

# OASIS VILLA PANDAWA

A CONTEMPLATIVE SPACE IN THE HEART OF LIVING NATURE



98m<sup>2</sup> villa with three bedrooms  
and private pool

4.455.000.000 IDR

270.000 \$

Where the ocean breeze merges with a symphony of tropical sounds,  
where emerald green meets heavenly blue - your personal space for conscious living in Bali.

# YOUR CONTEMPLATING REFUGE IN THE HEART OF BALI

11 EXCLUSIVE VILLAS  
4 MINUTES TO PANDAWA BEACH

PRIVATE POOL  
IN EACH VILLA

3 BEDROOMS  
98 M<sup>2</sup> OF THOUGHTFUL SPACE

90% OCCUPANCY RATE  
OF EXISTING FACILITIES



Behind the wall of living greenery there is a place where time  
acquires its true value.

Where instead of urban chaos there is only the harmony of natural  
sounds and the rhythm of leisurely life.

**OASIS VILLA PANDAWA** — it is an opportunity  
to wake up every day in a space for reflection,  
where every square meter is thought out, your personal pool  
reflects the morning sky, and evening walks along the ocean  
promenade become a meditative ritual.





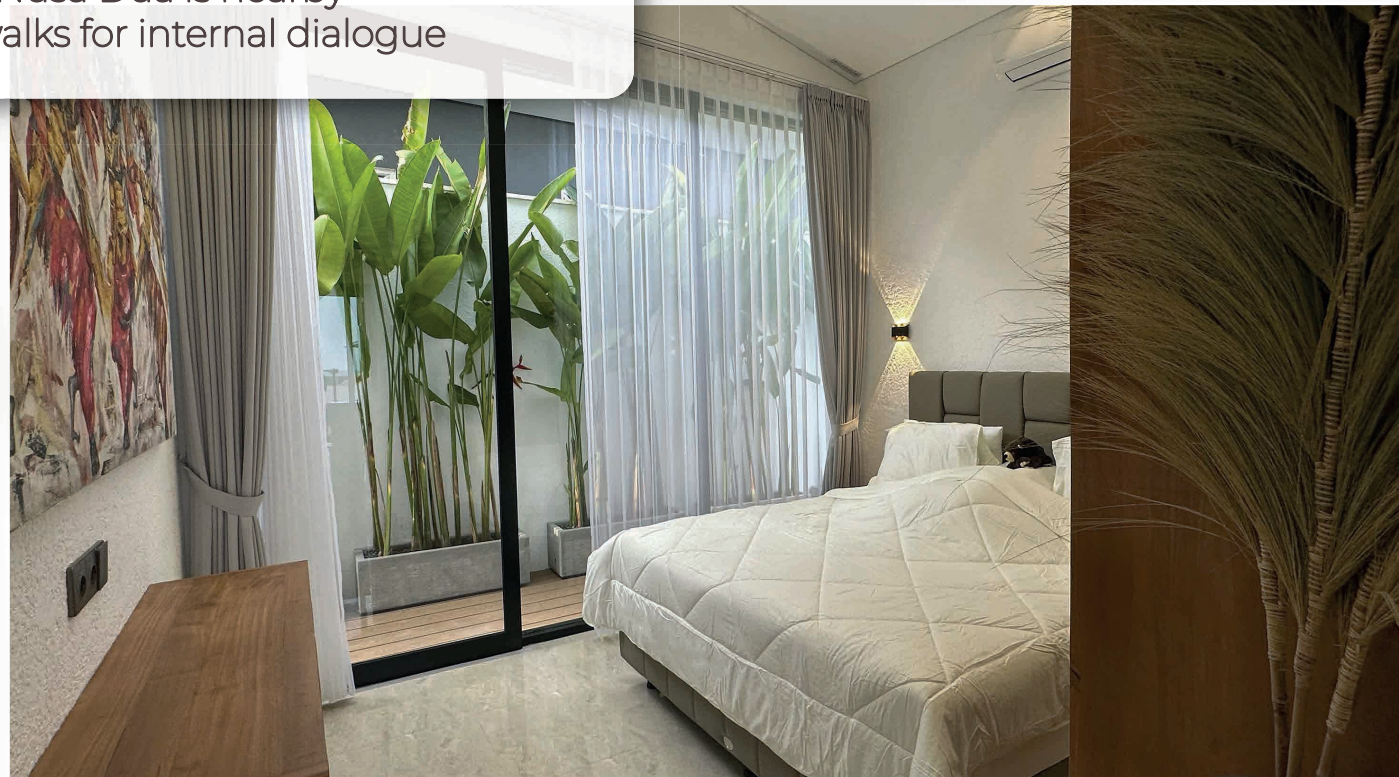
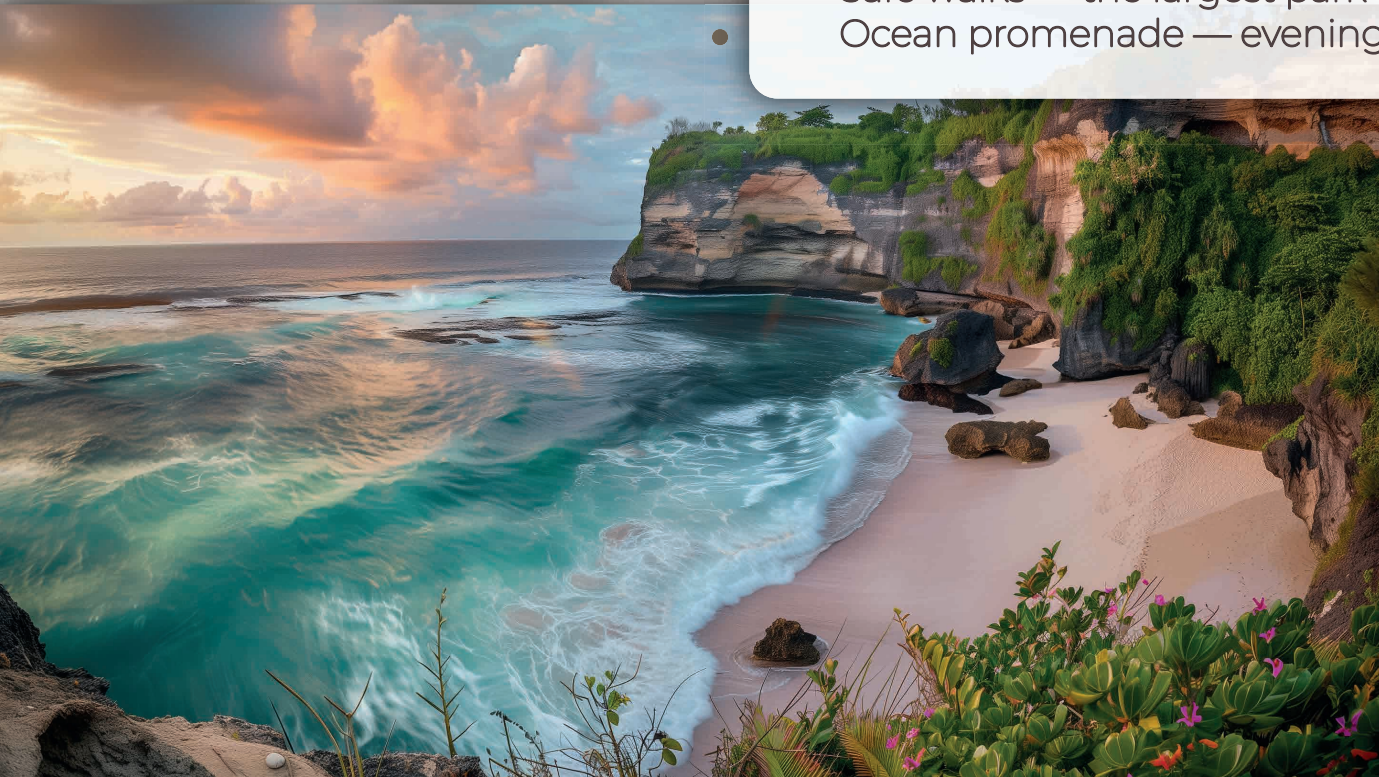
# THE CONCEPT OF CONTEMPLATING SPACE

A PLACE WHERE THE IMPORTANT BECOMES AUDIBLE

It's hard to find a place for meditative walks in Bali - the roads are narrow, the traffic is chaotic. This is an exception. The safety and comfort of walking routes become an affordable luxury.



- Symphony of nature — natural acoustics instead of city noise
- Green cocoon — each villa is surrounded by tropical vegetation
- Safe walks — the largest park in Nusa Dua is nearby
- Ocean promenade — evening walks for internal dialogue





## OASIS VILLA PANDAWA

# PRESTIGIOUS LOCATION PANDAWA AND NUSA DUA

AN ELITE AREA CHOSEN BY WORLD BRANDS

### PANDAWA —

one of the most harmonious and picturesque areas of Bali. A place where the pristine beauty of the island has been preserved with a developed world-class infrastructure.

To the ocean - 4 minutes.  
To the park - 10 minutes.  
To the city bustle - quite far.

### WORLD-CLASS NEIGHBORS:

Westin  
Melia  
Grand Hyatt  
St.Regis  
Kempinski

### INTERNATIONAL RECOGNITION:

G20 Summits,  
Forums on Sustainable Development

### UNIQUE ADVANTAGE:

A magnet for travelers  
from all over the world

# ACCESS TO THE BEST BEACHES IN BALI

CONVENIENT ACCESS ROADS ARE A RARITY IN BALI, BUT A REALITY FOR OUR RESIDENTS.

## PANDAWA BEACH

White sand, calm waters, pristine beauty  
Landscaped road with pedestrian areas.

Private territory with sun loungers and a beach cafe.

 4 minutes




## GEGER BEACH

A quiet, cozy beach with clear water and a pleasant entrance to the sea.

Comfortable sun loungers, cafes at the water's edge, few people even in season.

An atmosphere of calm and privacy surrounded by nature.


 12 minutes



## NUSA DUA BEACH

Wide, clean beach with soft light sand and calm, safe sea.  
Well-groomed paths, shade of palm trees, developed infrastructure.

One of the most prestigious and well-appointed areas for recreation in Bali.


 15 minutes



## MELASTI BEACH

A spacious beach at the foot of the cliffs with a spectacular landscape. Golden sand, clear sea, convenient access directly to the shore.

An ideal place for photo sessions, romantic walks and investment properties with a view.

 13 minutes





# NUSA DUA PARK

SAFE WALKS IN A PICTURESQUE PLACE

The largest park in the area is 10 minutes away  
Safe walking routes are a rarity for the island  
Tropical flora - orchids, frangipani, banyans  
Wildlife - exotic birds and butterflies

Morning jogging, evening walk, meditation among the banyan trees - all this is just a few steps from your villa.

It is almost impossible to find a place for quiet walking in Bali - narrow roads, motorcycles, no sidewalks. Nusa Dua Park is an exception. Wide paths, thoughtful lighting, well-kept territory.

# OCEAN PROMENADE - YOUR EVENING RITUALS

5 KM OF WALKING TRAILS ALONG THE COASTLINE

Dawn runs -  
along the ocean line

Sunset walks -  
to the natural melody of the waves

Romantic Dinners -  
Ocean View Restaurants

Live music -  
in the beach bars and lounges



After a busy day, you go for an evening stroll. 5 kilometers of landscaped paths along the ocean.

Along the way, there are exquisite restaurants where you can stop for dinner with a view of the sunset. This is not a dream - this is your new reality.

# PROXIMITY TO KEY LOCATIONS

IDEAL TRANSPORT ACCESSIBILITY  
DEVELOPED TRANSPORT NETWORK. HIGH-SPEED METRO IN THE FUTURE.



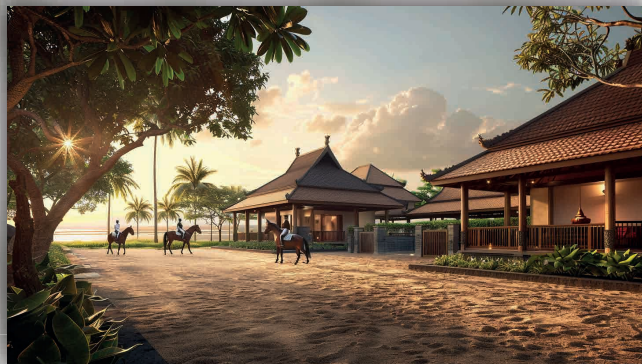
**NGURAH RAI AIRPORT**  
30 minutes by car



**FLY BALI HELIPORT**  
helicopter tour agency



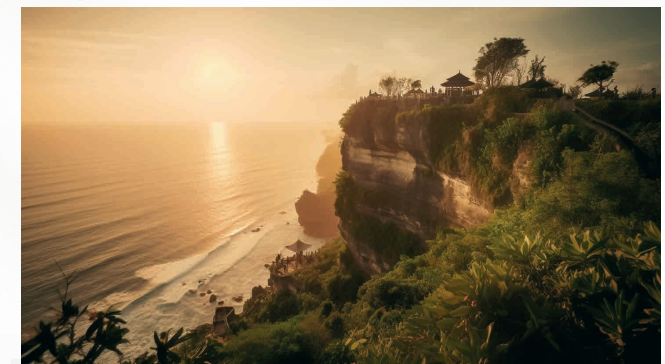
**BALI NATIONAL GOLF CLUB**  
best golf on the island



**ROYAL SPORHORSE BALI**  
premium horse riding



**WORLD CLASS SPA**  
Heavenly SPA, Rosehill SPA, Apurva SPA



**ULUWATU TEMPLE**  
temple and observation deck

# BALI COLLECTION

## OPEN-AIR SHOPPING MALL

Premium Shopping & Entertainment  
60+ World Brand Stores



20 restaurants of international cuisine



🕒 10 minutes

Everything for a comfortable life  
is 10 minutes away  
from the complex.

Cinema and family recreation areas

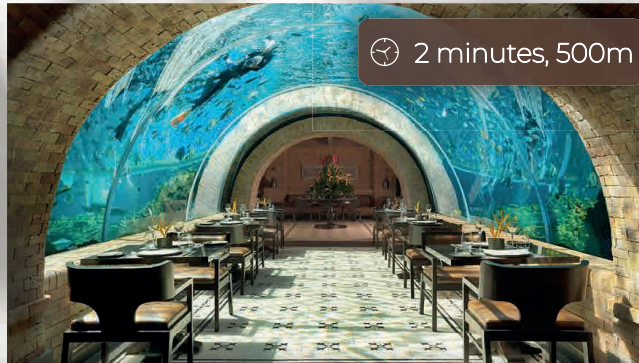


Supermarkets with organic products



# GASTRONOMIC ENVIRONMENT

THE BEST RESTAURANTS WITHIN WALKING DISTANCE



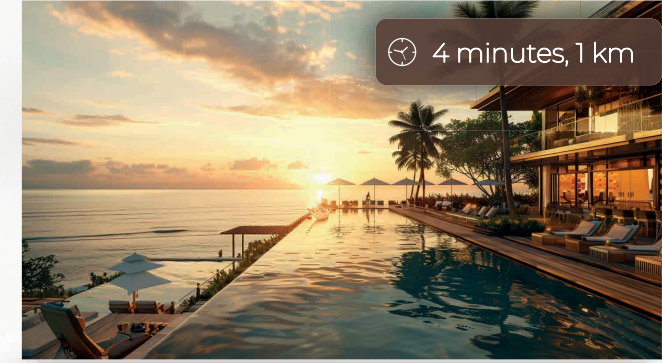
🕒 2 minutes, 500m

**KORAL**  
underwater restaurant



🕒 3 minutes, 800m

**BAI YUN HOT POT**  
asian cuisine



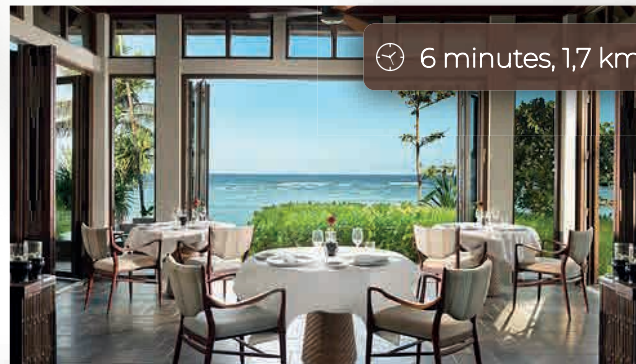
🕒 4 minutes, 1 km

**CANNA BALI**  
modern european cuisine



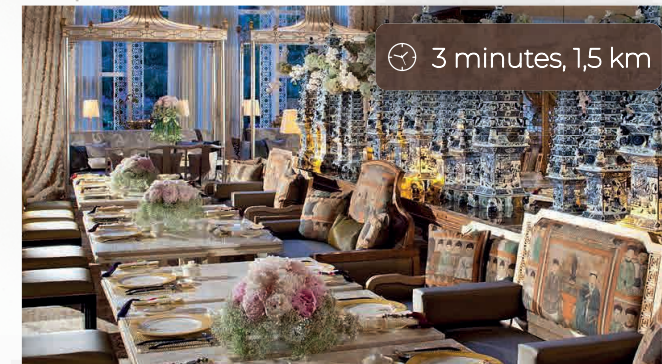
🕒 2 minutes, 500m

**IZAKAYA BY OKU**  
Japanese delicacies



🕒 6 minutes, 1,7 km

**THE BEACH GRILL**  
ocean seafood



🕒 3 minutes, 1,5 km

**TABLE8**  
international cuisine

# INVESTMENT ATTRACTIVENESS

DEMAND SIGNIFICANTLY EXCEEDS SUPPLY

GROWTH  
IN BOOKINGS:

# +87%

COMPARED TO LAST YEAR

INCOME GROWTH:

# +17%

AVERAGE COST PER NIGHT

HIGH DEMAND  
FOR PREMIUM:

PANDAWA AND NUSA DUA'S  
REPUTATION AS ELITE DESTINATIONS

CURRENT INDICATORS:



# 90%

OCCUPANCY RATE OF EXISTING VILLAS

BOOK A MONTH IN ADVANCE  
STABLE DEMAND

HIGH DEMAND  
FOR PREMIUM:

160\$  
night

VILLA RENTAL

against

100\$  
night

FOR A STANDARD  
HOTEL ROOM

# ABOUT THE PROJECT

# OASIS VILLA PANDAWA

4 MINUTES  
TO PANDAWA BEACH

BOUTIQUE COMPLEX

11 VILLAS

PLOT SIZE

29 ACRES

LAND STATUS  
TOURISM (PINK ZONE)

RENTAL PERIOD

30+20 YEARS  
WITH TRANSPARENT CONDITIONS

START OF CONSTRUCTION

SUMMER 2024

FULLY FURNISHED  
TURNKEY

GUARANTEED PROFITABILITY

8% WITHIN 3 YEARS

PROJECT DELIVERY

AUGUST 2025

# INFRASTRUCTURE OF THE COMPLEX

EVERYTHING FOR A COMFORTABLE LIFE  
IN A CONTEMPLATIVE SPACE

EACH VILLA INCLUDES:  
Private pool with relaxation area



CAFE ON SITE  
morning coffee with a view of greenery



MASSAGE AREA  
relaxation without leaving the territory



# PHILOSOPHY OF THE COMPLEX

EVERYTHING YOU NEED IS NEARBY,  
BUT NOTHING SUPERFLUOUS -  
NOTHING DISTURBS THE HARMONY OF PEACE.



**FRUIT SHOP**  
fresh tropical fruits daily

**SOUVENIR SHOP**  
Balinese tableware and local hand-made goods



**CONCIERGE SERVICE**  
personal attention to each guest



# OASIS VILLA PANDAWA

YOUR REFUGE IN PARADISE



11 EXCLUSIVE  
residences



3 BEDROOMS, 98 M<sup>2</sup>  
space for the whole family



FURNITURE AND APPLIANCES  
turnkey, thought out to the smallest detail



PRIVATE POOL  
in each villa with a relaxation area



PANORAMIC WINDOWS  
view of tropical garden



WATERPROOFING  
protection from tropical humidity



10 YEARS WARRANTY  
on structure and pool



1 YEAR WARRANTY  
on finishing



GENERAL PLAN  
OF THE COMPLEX

The background of the entire page is a photograph of a lush garden. Large, vibrant green leaves, likely from a Bird of Paradise plant, dominate the foreground and middle ground. In the background, a building with a facade of vertical wooden slats is visible, partially obscured by the foliage. The lighting is bright and natural, suggesting a sunny day.

# PHILOSOPHY OF CONTEMPLATING SPACE

A PLACE WHERE TIME FINDS ITS TRUE VALUE

HERE TIME FINDS ITS TRUE VALUE - EVERY MOMENT  
BECOMES A CONSCIOUS CHOICE

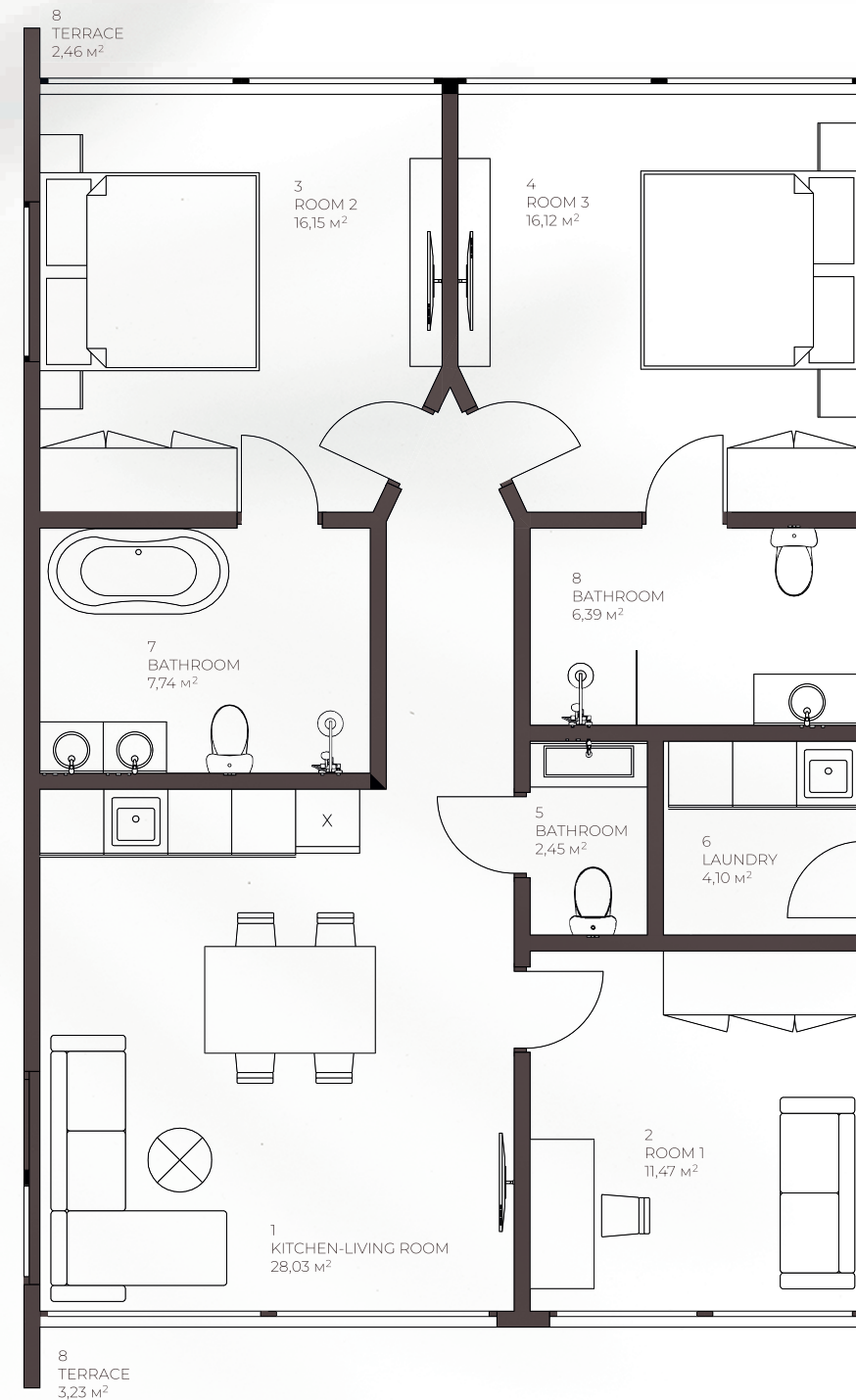
**OASIS VILLA PANDAWA** — This is not a hotel where you are a guest. This is your home, where you are the master of your own inner world. Here, the morning begins with a natural awakening, not with an alarm clock. Breakfast is by the private pool, not in a crowded restaurant. Walk along the shady alleys of the park, not along the noisy streets.

# VILLA LAYOUT

**98**<sub>M<sup>2</sup></sub> WITH THREE BEDROOMS  
AND A PRIVATE POOL

Every detail of the villa is designed to make you feel protected and free at the same time.

Nº	NAME	AREA
1	KITCHEN-LIVING ROOM	28,03
2	ROOM 1	11,47
3	ROOM 2	16,15
4	ROOM 3	16,12
5	BATHROOM	2,45
6	LAUNDRY	4,10
7	BATHROOM	7,74
8	BATHROOM	6,39
8	TERRACE	5,69
		<b>98,14 M<sup>2</sup></b>



# SPACIOUS LIVING ROOM

WITH ACCESS TO THE POOL AND TERRACE



# PRIVATE POOL VILLA

SURROUNDED BY TROPICAL GREENERY WITH A SEATING AREA



# MASTER BEDROOM

WITH PANORAMIC WINDOWS AND VIEWS OF THE TROPICAL GARDEN



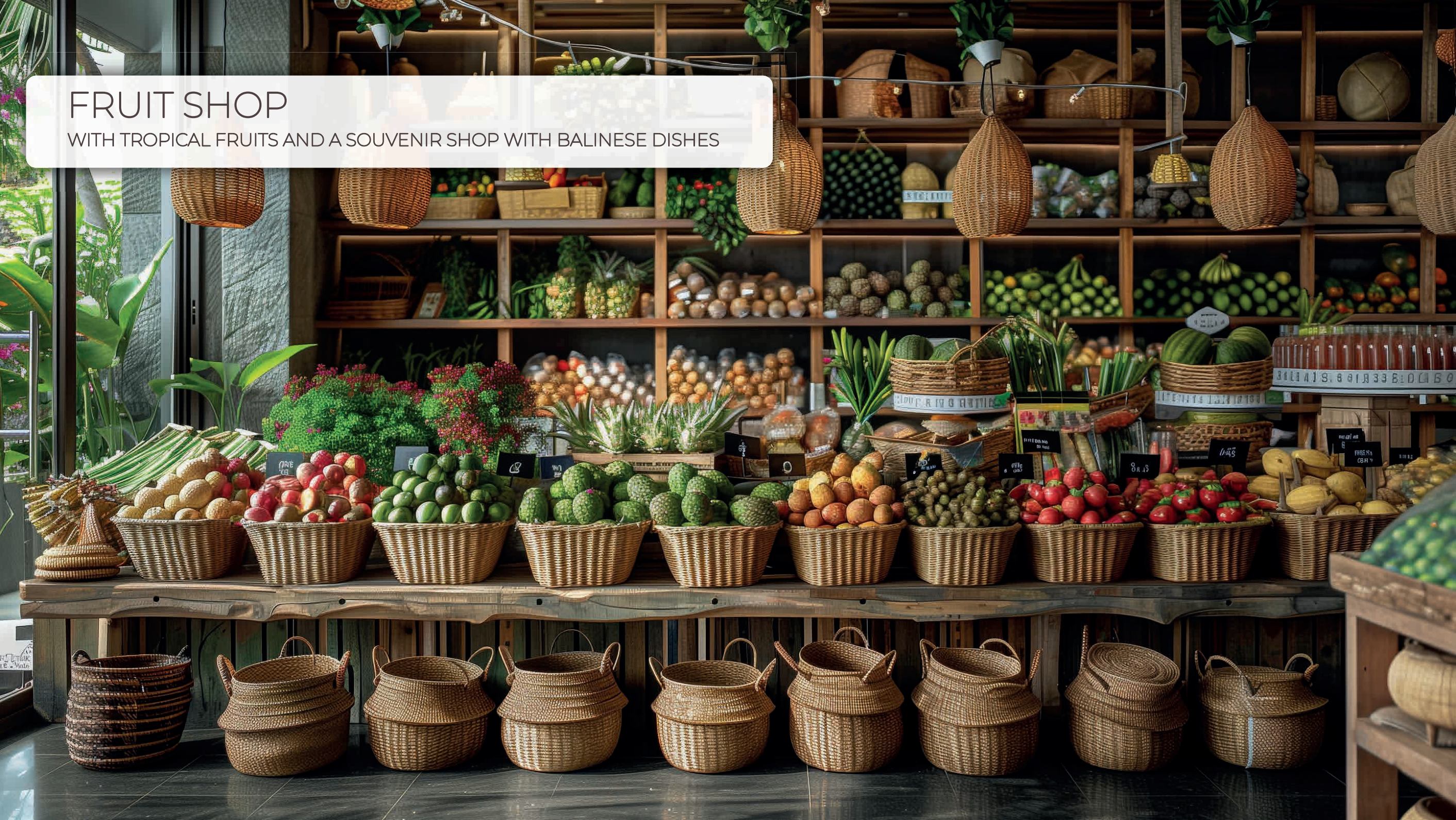
CAFE ON SITE

CAFE ON SITE



# FRUIT SHOP

WITH TROPICAL FRUITS AND A SOUVENIR SHOP WITH BALINESE DISHES



# MANAGEMENT COMPANY

PROVEN EFFECTIVENESS IN ACTION

## CURRENT INDICATORS:



90%

OCCUPANCY RATE  
OF EXISTING VILLAS

BOOK A MONTH IN ADVANCE  
STABLE DEMAND

HIGH DEMAND  
FOR PREMIUM:

160 \$  
night

VILLA RENTAL

against

100 \$  
night

FOR A STANDARD  
HOTEL ROOM

## THE ADVANTAGE OF OUR MODEL:

STANDARD HOTELS  
WITHIN 1 KM RADIUS:

ROOM SIZE — 25–30 M<sup>2</sup>

SHARED POOL, COMMON AREAS

PRICE — 90–110 \$/NIGHT

WE HAVE:

98 M<sup>2</sup> OF SPACE - 3 TIMES MORE

PRIVATE POOL - PRIVACY

PRICE IS ONLY 160 \$/NIGHT -  
A SMALL SURCHARGE  
FOR MUCH GREATER COMFORT

# RETURN ON INVESTMENT

# OASIS VILLA PANDAWA

RETURN  
ON INVESTMENT UP TO

18 %

GUARANTEED  
INCOME

8 %

POTENTIAL  
PROFITABILITY UP TO

18 %

GROWTH  
OF CAPITALIZATION

8 - 12 %

PAYBACK PERIOD  
FROM 5 YEARS

FOR 3 YEARS  
UNDER CONTRACT

AT CURRENT  
INDICATORS

YEAR TO 2030  
(KNIGHT FRANK DATA)

PURCHASE AT THE INITIAL STAGE  
=  
MINIMUM PRICE

MAXIMUM GROWTH  
OF CAPITALIZATION

STABLE INCOME  
WITHOUT PERSONAL PARTICIPATION  
IN MANAGEMENT

INVESTMENT SAFETY

# OASIS VILLA PANDAWA

YOUR RELIABLE CHOICE  
FOR DECADES TO COME

30 YEARS PAID  
(INCLUDED IN THE PRICE)

20 YEARS EXTENSION  
AT A FIXED  
CADASTRAL VALUE

GUARANTEED EXTENSION OF THE LEASE -  
THE LANDOWNER HAS NO RIGHT  
TO REFUSE OR INCREASE THE PRICE  
ABOVE THE CADASTRAL VALUE

CONSTRUCTION GUARANTEES:

10 YEARS ON  
THE STRUCTURE AND  
THE POOL BOWLS

1 YEAR FOR  
INTERIOR  
FINISHING

# WE BUILD FOR OURSELVES

QUALITY THROUGH SINCERITY



Our strategy is aimed at creating not just profitable real estate, but a place where you want to return again and again.



THE GROWING POPULARITY OF PANDAVA, THE DEVELOPMENT OF PARK INFRASTRUCTURE AND UNIQUE OPPORTUNITIES FOR CONTEMPLATIVE WALKS MAKE THIS AREA INCREASINGLY ATTRACTIVE.

# FINANCIAL TERMS

CONVENIENCE FOR INTERNATIONAL INVESTORS

INSTALLMENT FOR

4 MONTHS

50% DOWN PAYMENT

POSTPONEMENT OF NEXT PAYMENT  
UNTIL SEPTEMBER 2025

## PAYMENT METHODS:

- SWIT-TRANSFERS
- USDT WITH OFFICIAL EXCHANGE
- ALL PAYMENTS ARE OFFICIALLY DOCUMENTED

## CONVENIENCE OF THE TRANSACTION:

- THE CONTRACT IS CERTIFIED BY A NOTARY
- A REMOTE TRANSACTION VIA AN ELECTRONIC NOTARY IS POSSIBLE

# A CONTEMPLATING SPACE IN THE HEART OF BALI

NOT JUST AN INVESTMENT. IT'S A WAY TO LIVE IN HARMONY.

You can buy a hotel room. You can rent an apartment.  
Or — create your own atmosphere of peace.

**OASIS VILLA PANDAWA** — this is a place where every morning begins with a natural awakening, and every evening ends with a meditative walk along the ocean promenade.

Here your personal pool reflects the starry sky. The on-site cafe treats you to fresh tropical fruits. And the park just a few steps away offers a rare luxury for Bali - safe walking.

HERE TIME FINDS ITS TRUE VALUE - EVERY MOMENT BECOMES A CONSCIOUS CHOICE

BECOMING THE OWNER OF ONE OF THE 11 VILLAS MEANS INVESTING IN HARMONY, BEAUTY AND A CONSCIOUS LIFESTYLE.