



#

LOCATION

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Nusa Dua

2 minutes
from the ocean

[Build a route](#) ↗

Aravita Residence

Luxury club complex for mindful
living in harmony with nature

2025

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2 minutes from the
beach SAWANGAN



Long-term
living



Club
system

About the project

Aravita Residence is a premium club complex designed for mindful **long-term living**, offering a harmonious blend of luxurious comfort, absolute privacy, cutting-edge technology, and a deep connection to pristine nature. Created for refreshment and inspiration.



Infrastructure
for living



Format
ALL IN ONE
ALL FOR YOU



Floating
architecture

2
min.

from
the beach
Sawangan
by bike or
a 10-minute
walk



About the complex

Number of villas:

75

Ownership: Leasehold

31+30 years



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1BR

51m²

2BR

90m²

3BR

121m²

4BR

173m²

LUXURY

272m²

 Construction start — Q1 2026

 Guaranteed return — 6% for 3 years

 Operational launch — Q2 2028



Nusa Dua Location

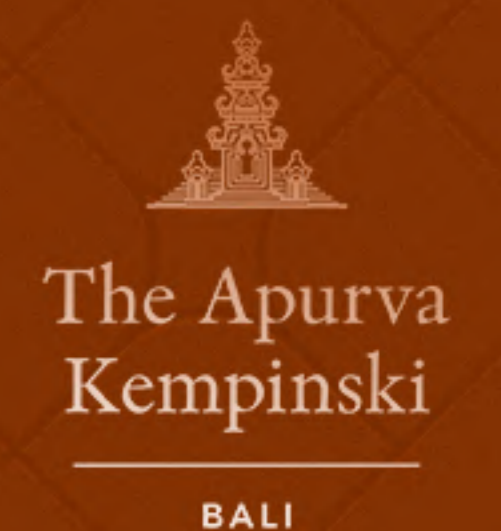
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Nusa Dua is a quiet and luxurious part of Bali. A prestigious coastline with world-class hotels, green surroundings, and a calm rhythm ideal for long-term living.

- 🛡️ Safe beaches with soft sand and a gentle entrance to the ocean
- 🏡 Rich infrastructure: schools, restaurants, parks, shops, shopping centers, and leisure activities
- 🚗 Safety, excellent transportation access, and world-class hotels

The location is already chosen by leading international hotel brands:



Nusa Dua Area Infrastructure

Excellent transport accessibility

-  Coastal promenade — 5 km
-  Beaches: Sawangan — 2 min, Geger — 5 min, Nusa Dua — 8 min
-  Bali Collection shopping center — 10 min
-  Sovereign School — 15 min
-  Restaurants: Koral, Canna, Boi, Table 6 — 5 min
-  Shops — 10–15 min
-  Airport and marina — 25 min
-  Bali National Golf Club, Lighters — 8 min
-  SPA — 5–15 min



Open location 

2
min.

from
the beach
Sawangan
by bike or
a 10-minute
walk



Sawangan Beach

SAWANGAN
950 meters

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Sawangan beach

A private and scenic stretch of shore. Soft golden sands, crystal-clear waters, and an easy going entrance to the ocean.

The closest residential project to the ocean in Nusa Dua.

Infrastructure

How does Aravita meet the needs of its target audience?



Yoga chalet



Gym



2 restaurants



Sunset lounge



Community center



Kids club

development and supervision



SPA complex

with sauna and plunge pools

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Aravita's infrastructure naturally reflects the project philosophy — everything here is created for living in harmony with yourself and nature.

Infrastructure

Restaurants & smoothie bar

Light snacks with high-quality ingredients and healthy nutrition.

Sunset lounge

Tea ceremonies immersed in Chinese cultural traditions — a practice of taste, and silence.

Community center

Combines a coworking space, meeting room, and lecture hall — a place for work, meetings, and events that fosters connection, growth, and inspiration.

Yoga shala with hammocks

An atmospheric space designed for yoga and meditation.

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Infrastructure

Gym

A modern space for daily workouts, suitable for strength and functional training.

SPA complex

A complex with a sauna and ice plunge pool — a space for reset and restoration.

Kids club

A cozy and safe space for play, creativity, and development. Workshops and engaging outdoor activities.



Service

Concierge service & reception

24/7 reception and concierge service to assist with any request.

Security & video surveillance

Enclosed territory, security post at the entrance, access supervision and multiple parking areas.

Storage rooms

A convenient solution if you leave Bali and plan to return.

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Architecture & design

Japandi style is a fusion of the Japanese wabi-sabi philosophy and Scandinavian minimalism.
It is warm and restrained, simple, and full of meaning.



Japandi: Japanese roots, Scandinavian light, Balinese energy.
Natural materials, no visual noise.



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Architecture & design

Mirrored facades, floating terraces, and soft lighting **create**
an atmosphere of peace and privacy.



1 Bedroom

2 Bedroom






3 Bedroom



4 Bedroom

Guaranteed return
6% for the first 3 years





Built as if
for ourselves!

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10

years

warranty on load-bearing
structures and pool
structures

/

12

months

warranty on interior
finishing works

Financial terms

Payment options:

- ✔ We accept convenient international payment methods.
- ✔ All payments are processed officially and verified by documents.
- ✔ All settlements are carried out in local currency (IDR).

Installment plan up to

2,5 years

First payment

25%

Final payment

5%

payable after
key handover





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A place of power where
life is filled with harmony

2025