

LOYO & BONDAR

COMPLETION / 2Q 2028

# PANDAWA DREAM

40-YEAR LEASEHOLD



LOYO & BONDAR

# SPECIAL OFFER

\$10 000

DISCOUNT  
WHEN PURCHASING 2 UNITS

+

10 YEARS  
LEASEHOLD

UP TO 30

months  
installment plan

30%

initial  
payment

8%

guaranteed return  
for 2 YEARS  
when buying 2 UNITS



LOYO & BONDAR



WE GIFT +10 YEARS OF LEASEHOLD  
WHEN PURCHASING

2 UNITS

LOYO & BONDAR

# PREMIUM OCEAN-SIDE COMPLEX

WITH ALL-IN-ONE CONCEPT

# 6 000M<sup>2</sup>

own  
infrastructure



LOYO & BONDAR

# TOP 5 BEACHES IN BALI WITHIN EASY REACH

PANDAWA  
BEACH



MELASTI  
BEACH



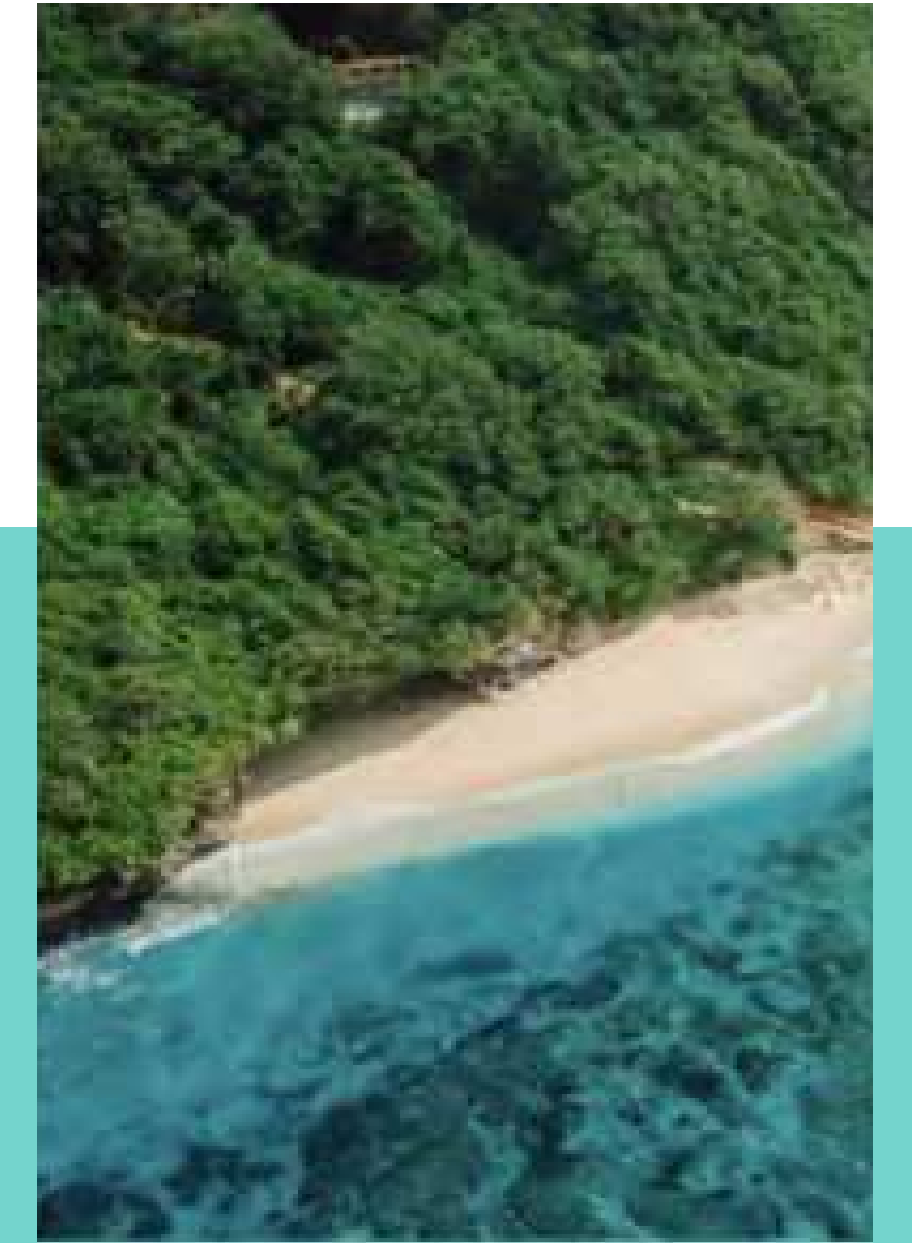
NUSA  
DUA



KARMA  
KANDARA

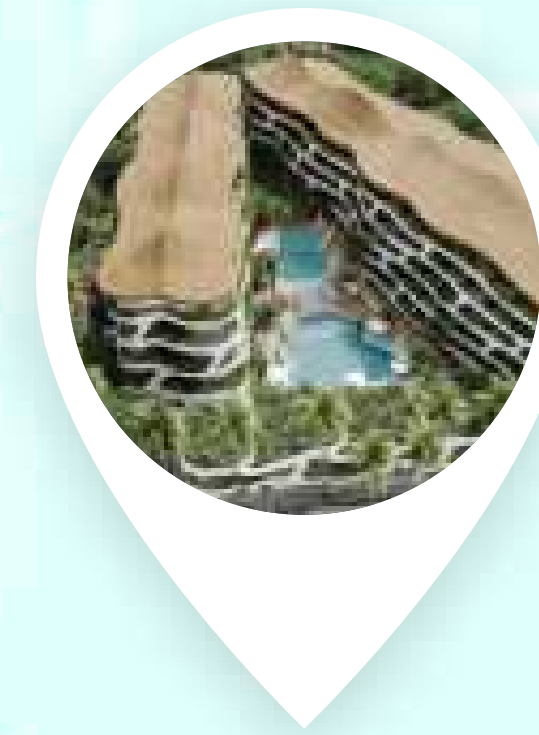


GREEN  
BOWL

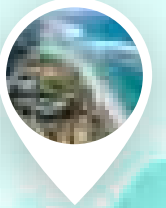


LOYO & BONDAR

PANDAWA  
DREAM



PANDAWA  
BEACH



MELASTI  
BEACH



GREEN BOWL  
BEACH

# LOCATION & POTENTIAL

Pandawa Dream will become an anchor for the area currently lacking in infrastructure, attracting both tourists and residents from neighboring residential properties.

 [Google Maps](#)

2 min  
to the  
ocean

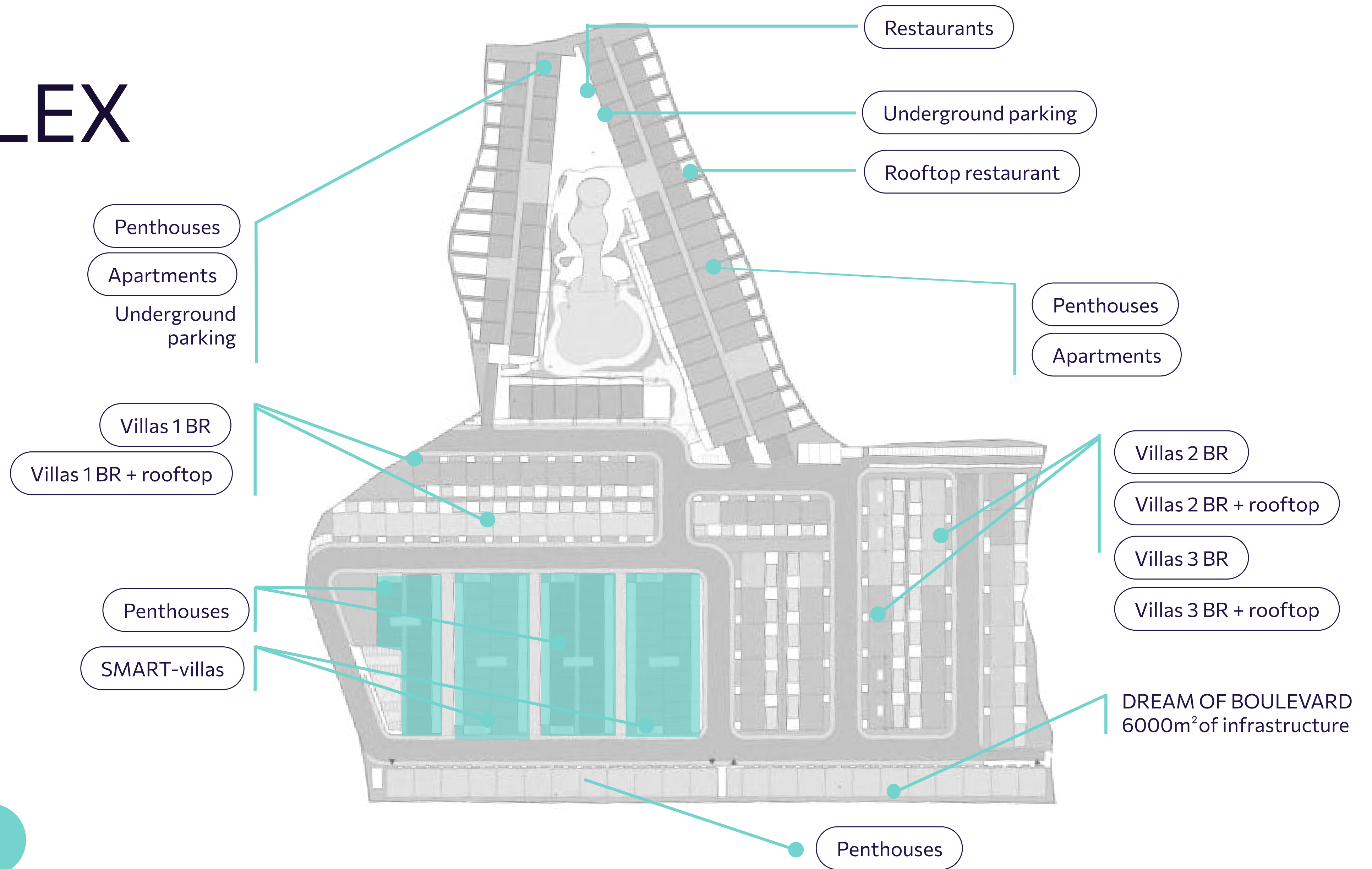
7 min  
to major  
hotel chains

7 min  
to major infrastructure  
projects

LOYO & BONDAR



# COMPLEX PLAN



[View construction progress](#)

LOYO & BONDAR



LOYO & BONDAR

# UNIT TYPES

PANDAWA DREAM BY LOYO & BONDAR

LOYO & BONDAR



LOYO & BONDAR



LOYO & BONDAR



LOYO & BONDAR





LOYO & BONDAR



# INFRASTRUCTURE

- Restaurants ♦ Rooftop ♦ Coworking & business-zone ♦ Bars ♦
- Wellness & SPA ♦ Coffeeshops ♦ Kids center ♦ Pools ♦ Fitness

PANDAWA DREAM BY LOYO & BONDAR

LOYO & BONDAR

# DREAM BOULEVARD

## STREET OF RESTAURANTS



4 restaurants



1 coffeeshop



2 bars with  
author's cocktails



Create your culinary memories  
at Pandawa Dream!



LOYO & BONDAR

# 4 RESTAURANTS

The complex features four restaurants,  
each offering the unique flavors of world cuisines



LOYO & BONDAR

# COWORKING

A modern workspace designed for productive work and creative ideas



**High-speed internet**  
stable connection  
for video calls  
and remote work



**Spacious work areas**  
individual and group  
spaces for comfort



**A quiet atmosphere**  
ideal conditions  
for concentration  
and productivity



**Networking and ideas**  
a place for networking  
and sharing experiences



LOYO & BONDAR

# SPA & FITNESS

300m<sup>2</sup>



HIGH-TECH  
FITNESS CENTER



PREMIUM  
SPA-COMPLEX

LOYO & BONDAR

# KIDS CENTER

500m<sup>2</sup>

Designed for safe and engaging children's recreation

1

Interactive activities, games and workshops for all ages

2

Spacious and safe playgrounds where children can have fun

3

Experienced educators and animators ensure comfort and safety

4

Spaces adapted for different age groups



# COMMERCIAL AREAS

300m<sup>2</sup>



## SHOPS & BOUTIQUE

Spaces with a wide range of products – from clothing and accessories to daily necessities



## ENTERTAINMENT VENUES

Locations for leisure and family recreation

LOYO & BONDAR

# ROOFTOP

The rooftops at Pandawa Dream are unique spaces offering panoramic ocean views.

Here you can watch sunsets in comfort and privacy, enjoy evenings with friends or host events.



rest areas



stylish lounge-zones



Everything you need to make your moments special



# LANDSCAPING

300m<sup>2</sup>



## MODERN UNDERGROUND PARKING

A 12,000 m<sup>2</sup> space ensures safety and convenience for cars and bikes, preserving the aesthetics of the ground-level areas.



## SPACIOUS WALKABLE AREAS

Pedestrian pathways stretching 2–3 km, surrounded by greenery are ideal for walking, jogging, and outdoor relaxation.

LOYO & BONDAR

# LOYALTY PROGRAM

BECOME A PART OF THE GREAT LOYO COMMUNITY

1

A unified booking system for all complexes in the network

2

EXCHANGE Program: the ability to switch your residence among the network's properties

3

High level of service

4

Discounts and bonuses: Unique offers on services within the complex as well as services from our partner network across the island.



Ubud Dream



Melasti Dream Residence



Pandawa Dream



# LOYO & BONDAR

One of Bali's leading developers with 15 years of experience in construction and a focus on investment real estate. We create large-scale infrastructure projects with high profitability, controlling the entire cycle: from design and construction to management, resale, and reinvestment.

100 000+ m<sup>2</sup>  
real estate

12  
residential  
complexes



own  
management  
company

4  
completed  
projects

2  
own factories  
aluminum structures  
and ceiling systems

# LOYO & BONDAR

Double-glazed window factory

Land selection company

Hidden installation door manufacturing

Stretch ceiling factory

Import company

Educational construction cluster

Equipment and vehicle rental

Advertising agency

LOYO & BONDAR

# MANAGEMENT COMPANY

LOYO & BONDAR X MARRIOTT BONVOY

**LB** MANAGEMENT

**TOP-5**  
private  
management  
companies in Bali

**300 +**  
in-house  
staff

**FROM 10%**  
confirmed annual ROI  
with a transparent  
financial model



**HOMES & VILLAS**  
by MARRIOTT BONVOY

LOYO & BONDAR villas are connected to Homes & Villas by Marriott Bonvoy – a global luxury rental platform.

Certified compliance with Marriott International standards.