

A modern, multi-story apartment building with a courtyard. The building features large glass windows and balconies with lush greenery. A covered walkway with a white pergola structure runs along the side of the building. In the foreground, there is a swimming pool with a wooden deck and lounge chairs. The sky is clear and blue.

APARTMENTS AND VILLAS
by the ocean

PROJECT *advantages*

UP TO **48** YEARS

LEASEHOLD

PBG permit available
[View document](#)

DISCOUNTS
with 100% payment

DUE DILIGENCE [View document](#)

FROM **20%**

INITIAL CONTRIBUTION

25 YEARS

STRUCTURAL WARRANTY

ABOUT THE *Developer*

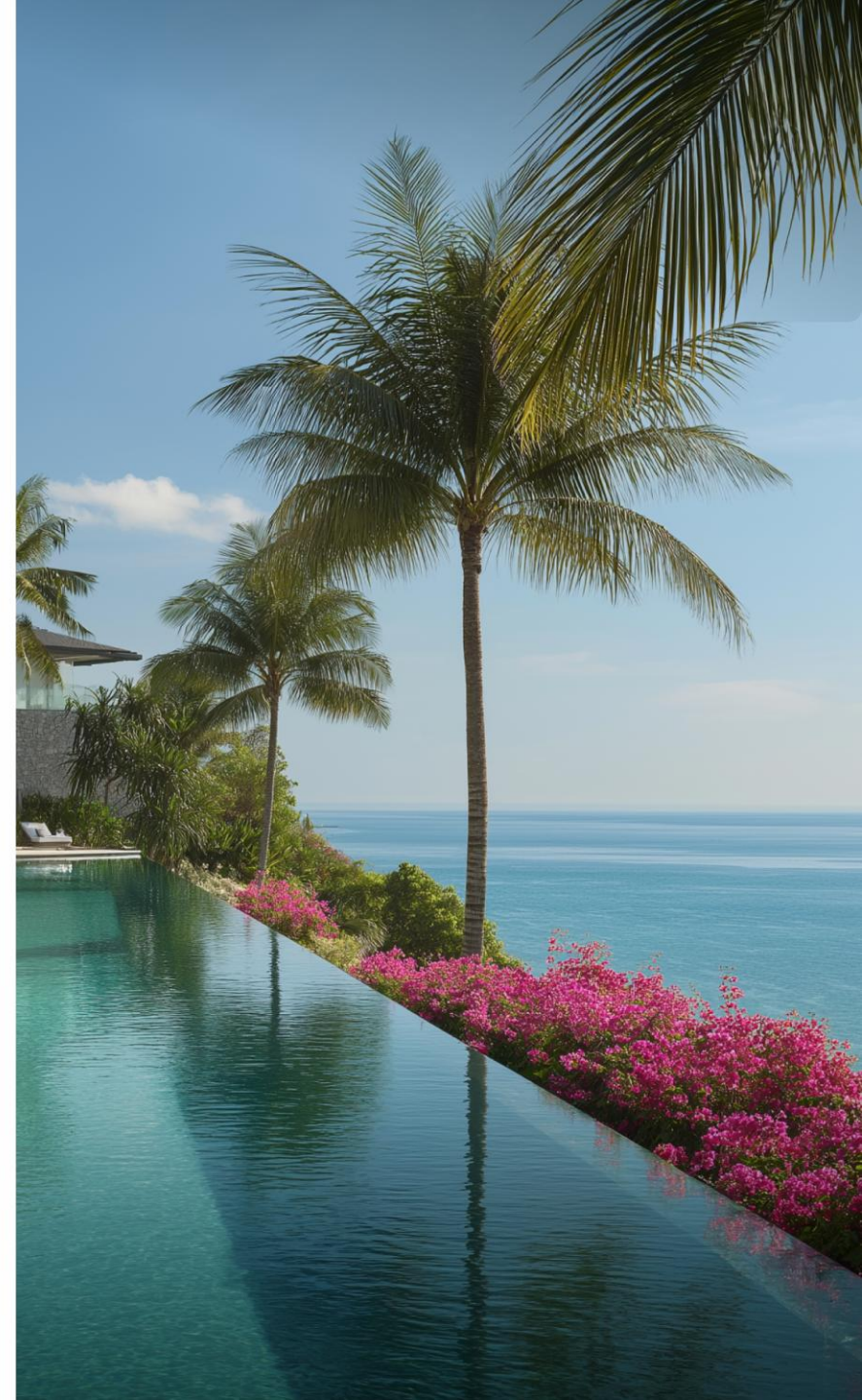
A PREMIUM REAL ESTATE DEVELOPER IN BALI, FOUNDED BY A VISIONARY ENTREPRENEUR WITH OVER 18 YEARS OF INTERNATIONAL EXPERIENCE IN THE CONSTRUCTION AND SALE OF HIGH-END RESIDENTIAL PROPERTIES



We do more than build villas or residences – we create private communities of like-minded individuals, where each project becomes a magnet for those who value uncompromising quality, environmental philosophy, and long-term investment value.

By combining extensive international expertise with a refined approach to architecture and lifestyle, we develop projects where contemporary design, sustainability, and exceptional living comfort exist in perfect balance.

Our key advantage is a proprietary construction technology, refined across projects on multiple continents and proven to deliver reliability, speed, and the highest standards of execution.



Uniqueness

OF CONSTRUCTION TECHNOLOGY

THE LIGHTWEIGHT LGSF STEEL FRAME FORMS THE FOUNDATION OF A DURABLE AND SAFE STRUCTURE

Projects are built using Cold-Formed Steel technology – a cold-rolled steel profile with stiffening ribs and thermal breaks, widely used in international construction standards.

SEISMIC RESISTANCE – UP TO 9.0 MAGNITUDE

Laboratory-tested in Canada and the USA (IBC / IRC).

The structure maintains integrity even during earthquakes of up to 9.0 on the Richter scale.

100% CORROSION PROTECTION

Galvanized steel with a 275–350 g/m² zinc coating and an optional ZAM alloy (zinc–aluminum–magnesium).

In Bali's climate, the frame remains corrosion-free for over 100 years.

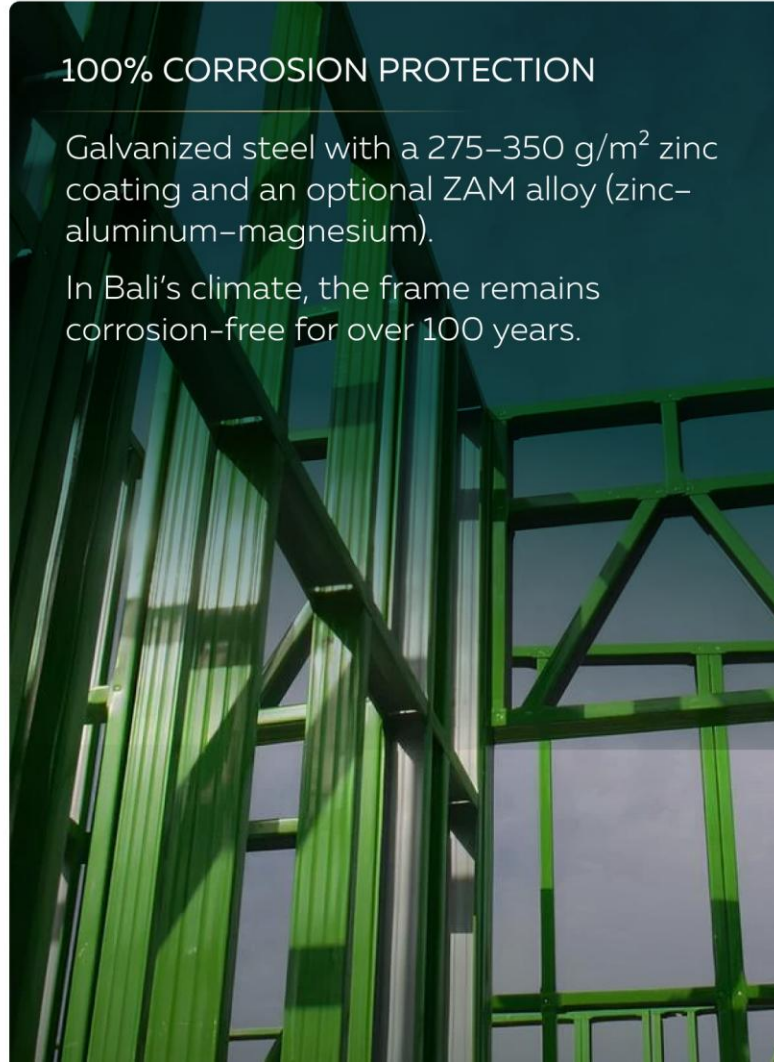
100% PROTECTION AGAINST MOLD AND INSECTS

Steel does not rot, mold, or attract pests. The thermoprofile with perforated shelves eliminates internal condensation and breaks all thermal bridges.

SOUND INSULATION – 60+ DB

Factory-assembled walls (Rw = 62–68 dB with eco-concrete and gypsum board) provide superior sound insulation compared to monolithic and brick structures.

Inside the villa, neighbors are inaudible – even during heavy tropical rainfall.



PROJECT *concept*

A PREMIUM RESIDENTIAL COMPLEX IN BALI, LOCATED JUST 2 MINUTES FROM THE OCEAN AND 20 MINUTES FROM NGURAH RAI INTERNATIONAL AIRPORT



The defining feature of the project is its proprietary artificial wave – River Surf.

It is the largest open artificial surfing wave in Southeast Asia, transforming the project into a global destination for surfers.

The wave ensures year-round high occupancy of the premium hospitality component and attracts an expert surfing community, bloggers, and premium tourists – even during the low season.

At the same time, residents enjoy private ocean-view villas, a gated territory, and top-tier infrastructure, creating an ideal balance between lifestyle comfort and long-term investment value.





PANDAWA

River Surf

WAVE ZONE SPECIFICATIONS

- Wave bowl size: 16 × 26 m, flow width: 8 m, depth: up to 1.3 m
- Up to 10 riders simultaneously

WORLD CHAMPIONSHIP 2026

- The World River Surfing Championship 2026 will be hosted at River Surf Bali
- Participants: 200+ top surfers from around the world

WAVE TECHNOLOGY

- Based on the principles of a natural river rapid
- A stable flow creates a predictable and safe wave

BOARD COMPATIBILITY & UNIQUENESS

- Suitable for classic surfboards – for beginners and advanced riders
- Similar technologies are used in Germany, Austria, France, the USA, Singapore, Israel, and Japan

FIRST IN *Indonesia*

Why?

BALI



Indonesia —

PROMISING MARKET FOR INVESTMENTS

THE LARGEST ECONOMY OF SOUTHEAST ASIA
AND PROMISING REGION FOR LONG-TERM INVESTMENTS

24,1%

GROWTH OF DIRECT FOREIGN
INVESTMENTS ACCORDING TO THE
RESULTS OF THE FIRST HALF OF 2025

2,33%

AVERAGE ANNUAL INFLATION
OVER THE LAST 5 YEARS

2 PLACE
IN THE WORLD

OCCUPIES INDONESIA IN TERMS
OF ECONOMIC GROWTH RATES

USE THE OPPORTUNITIES TO BE PART OF ACTIVELY GROWING ECONOMY WITH HIGH PROFITABILITY!

№ 1 IN THE WORLD FOR PROFITABILITY *and investments*

BALI CONFIDENTLY MAINTAINS THE POSITION
OF THE WORLD LEADER IN PROFITABILITY OF
REAL ESTATE INVESTMENTS

Average profitability reaches 12-15% per annum.
At the same time cruise occupancy of objects
holds at the level of about 70% – noticeably
higher, than in such popular directions as
Sihanoukville, Dubai, Spain and Thailand



THE MOST IN-DEMAND DIRECTION *for tourism*



TRAVEL+
LEISURE

«THE BEST WELLNESS PLACE ON THE PLANET,
WHICH IS WORTH VISITING»
according to Travel + Leisure rating

Condé Nast
Traveler

«THE BEST WINTER DIRECTION»
award from Conde Nast Traveler

lonely planet

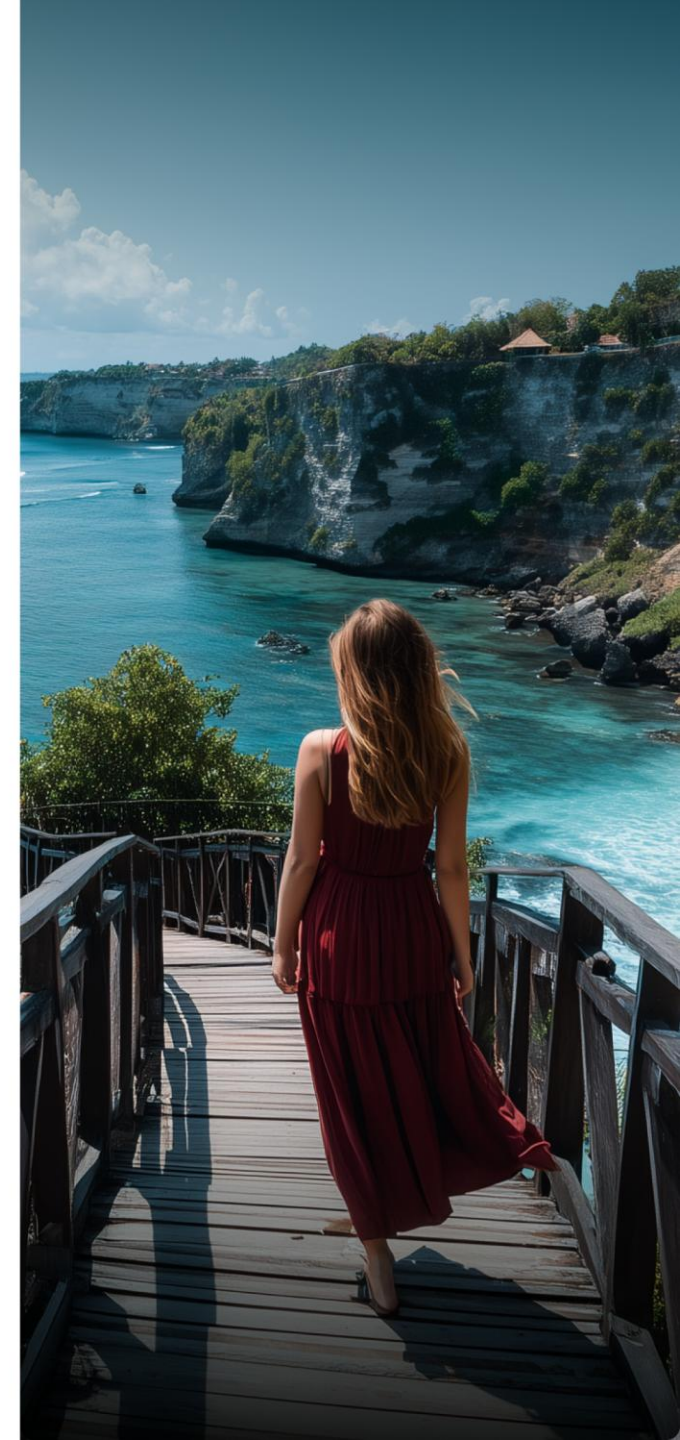
«THE MOST POPULAR DIRECTION
IN THE WORLD ACCORDING TO TRAVELERS»
according to Lonely Planet rating

Forbes

«THE MOST INVESTMENT
ATTRACTIVE PLACE IN THE WORLD»
according to Forbes version

NATIONAL
GEOGRAPHIC

INCLUDED BEACHES OF BALI IN THE RATING
«100 BEST BEACHES IN THE WORLD»
according to National Geographic version



Bukit Peninsula — BALI'S MOST PREMIUM AREA

THE PROJECT CREATES A NEW POINT
OF ATTRACTION ALONG THE COASTLINE

The project's infrastructure will be enhanced
by access to nearby luxury hotels, offering an
extended range of services beyond restaurants
and swimming pools

2 MINUTES
to the ocean

20 MINUTES
to Ngurah Rai
International Airport





BUKIT IS BALI
AT ITS BEST:

privacy, luxury, returns, and views.
Everything else is a compromise.

Bukit Peninsula — BALI'S No1 AREA IN 2025*

CONFIRMED BY GOOGLE TRENDS: HIGH
DEMAND, TOP BEACHES, AND THE HIGHEST
CONCENTRATION OF LUXURY HOTELS

01 BUKIT'S BEACHES RANK AMONG
THE MOST POPULAR BEACHES
IN THE WORLD

DreamLand, Padang Padang,
Pandawa, Melasti

02 CLOSE TO THE AIRPORT:

10-15 min to DPS,
convenient for transit

03 BEACHES OF BUKIT ENTER
THE WORLD SURFING VENUES

Three permanent world surfing
competitions on surfing: WSL
Championship Tour, Rip Curl Cup,
Quiksilver Uluwatu Challenge

04 70% OF ALL 5-STAR HOTELS
ARE LOCATED IN BUKIT

Absolute majority luxury-segment: Bvlgari
Resort Bali, Raffles Bali, Jumeirah Bali, The
Apurva Kempinski, Four Seasons Jimbaran,
Ayana Resort & Spa

05 CLIFF-TOP SUNSETS OF BUKIT

The sun sets into the Indian Ocean.
Spectacular cliff-view sunsets —
unmatched anywhere else in Bali.

06 PRIVACY, CALM & SILENCE

No traffic congestion, no noisy bar streets,
vast natural landscapes and peaceful
surroundings

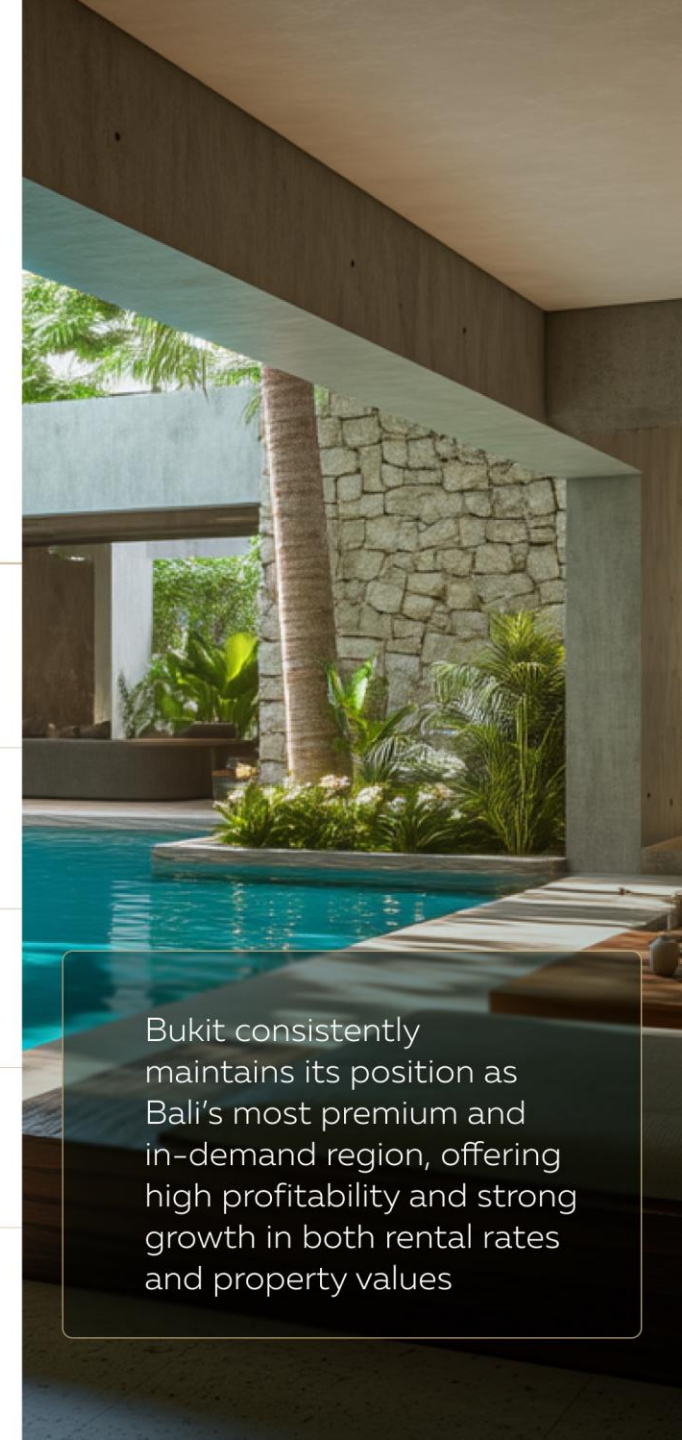
*according to
<https://www.bukitvista.com>

AVERAGE NIGHTLY RATE

Villas



LOCATION	AVERAGE PRICE FOR 1-BEDROOM VILLAS (USD / NIGHT)
BUKIT	180-500
CANGGU	120-280
SEMINYAK	140-300
UBUD	80-150
KUTA / LEGIAN	90-120



Bukit consistently maintains its position as Bali's most premium and in-demand region, offering high profitability and strong growth in both rental rates and property values

AVERAGE NIGHTLY RATE

Apartments



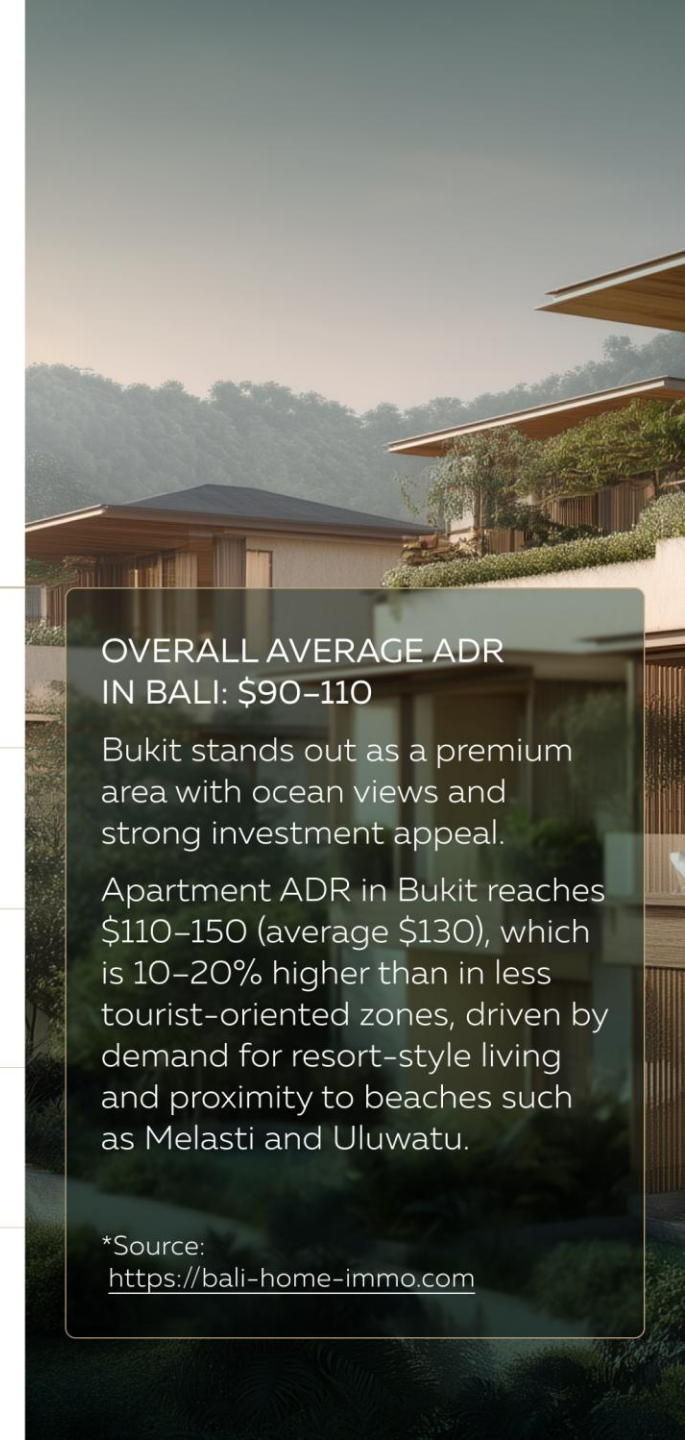
LOCATION	AVERAGE PRICE FOR APARTMENTS (USD / NIGHT)
BUKIT	110-150
SEMINYAK	100-140
CANGGU	90-120
UBUD	70-100
SANUR	60-90

OVERALL AVERAGE ADR IN BALI: \$90-110

Bukit stands out as a premium area with ocean views and strong investment appeal.

Apartment ADR in Bukit reaches \$110-150 (average \$130), which is 10-20% higher than in less tourist-oriented zones, driven by demand for resort-style living and proximity to beaches such as Melasti and Uluwatu.

*Source:
<https://bali-home-immo.com>



APARTMENTS AND VILLAS



VILLAS

101 M² – 234 M² 64
area units

\$259 600 – \$475 000
price range

APARTMENTS

40 M² – 50 M² 91
area units

\$120 000 – \$180 000
price range

TOTAL
SITE AREA

14 250 M²

PROJECT
COMPLETION

Q4 2026



BEDROOM



OPEN-PLAN KITCHEN
& LIVING AREA



BATHROOM



OPEN-PLAN KITCHEN
& LIVING AREA



BEDROOM



OPEN-PLAN KITCHEN
& LIVING AREA



BATHROOM



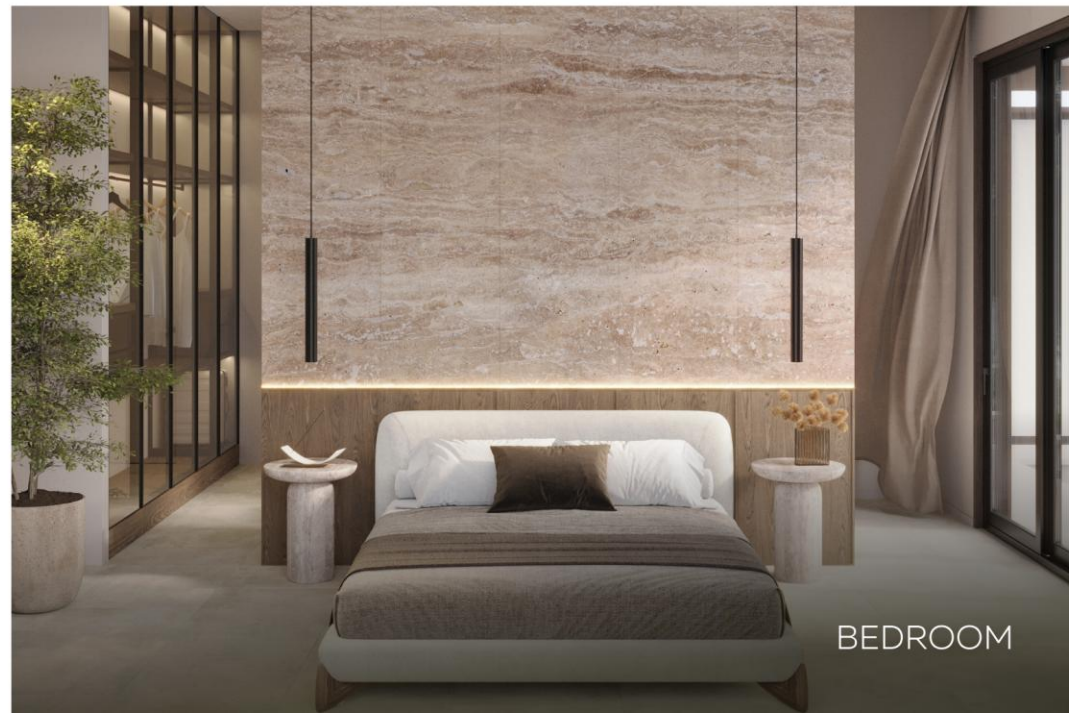
OPEN-PLAN KITCHEN
& LIVING AREA



BEDROOM



OPEN-PLAN KITCHEN & LIVING AREA



BEDROOM



BATHROOM

APARTMENTS

40 M²



APARTMENTS

50 M²



MASTER PLAN *of the Complex*

OFFICIAL
PRESENTATION
Q2 2026



COMPLEX *Infrastructure*

7 250 m²

Commercial and infrastructure areas

LIFESTYLE & WELLNESS INFRASTRUCTURE
THOUGHTFULLY DESIGNED SPACES CREATED TO
ENHANCE YOUR EVERYDAY COMFORT



SERVICES

- 24/7 concierge service
- Laundry service

ENTERTAINMENT

- Cinema
- Children's play area

WATER ZONE

- Main swimming pool with sun loungers
- Children's pool

GASTRONOMY

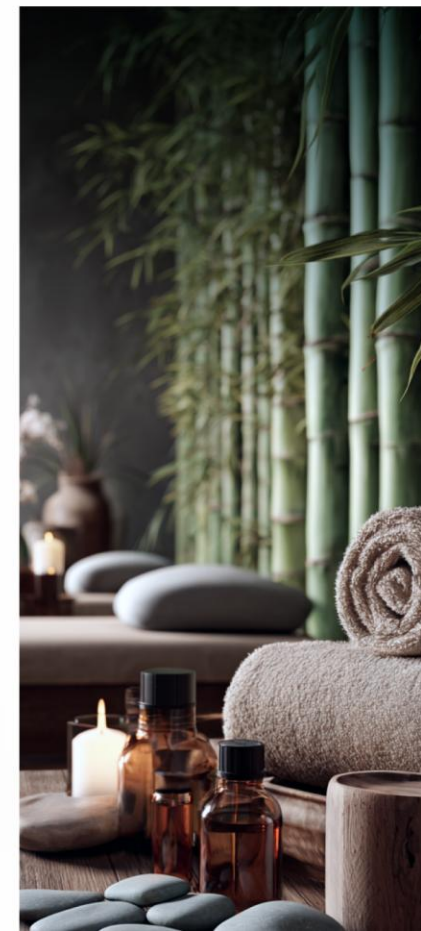
- Café
- Restaurant

WELLNESS & SPA

- Spa salon
- Fitness gym
- Yoga center

ACTIVITIES

- Artificial surfing wave

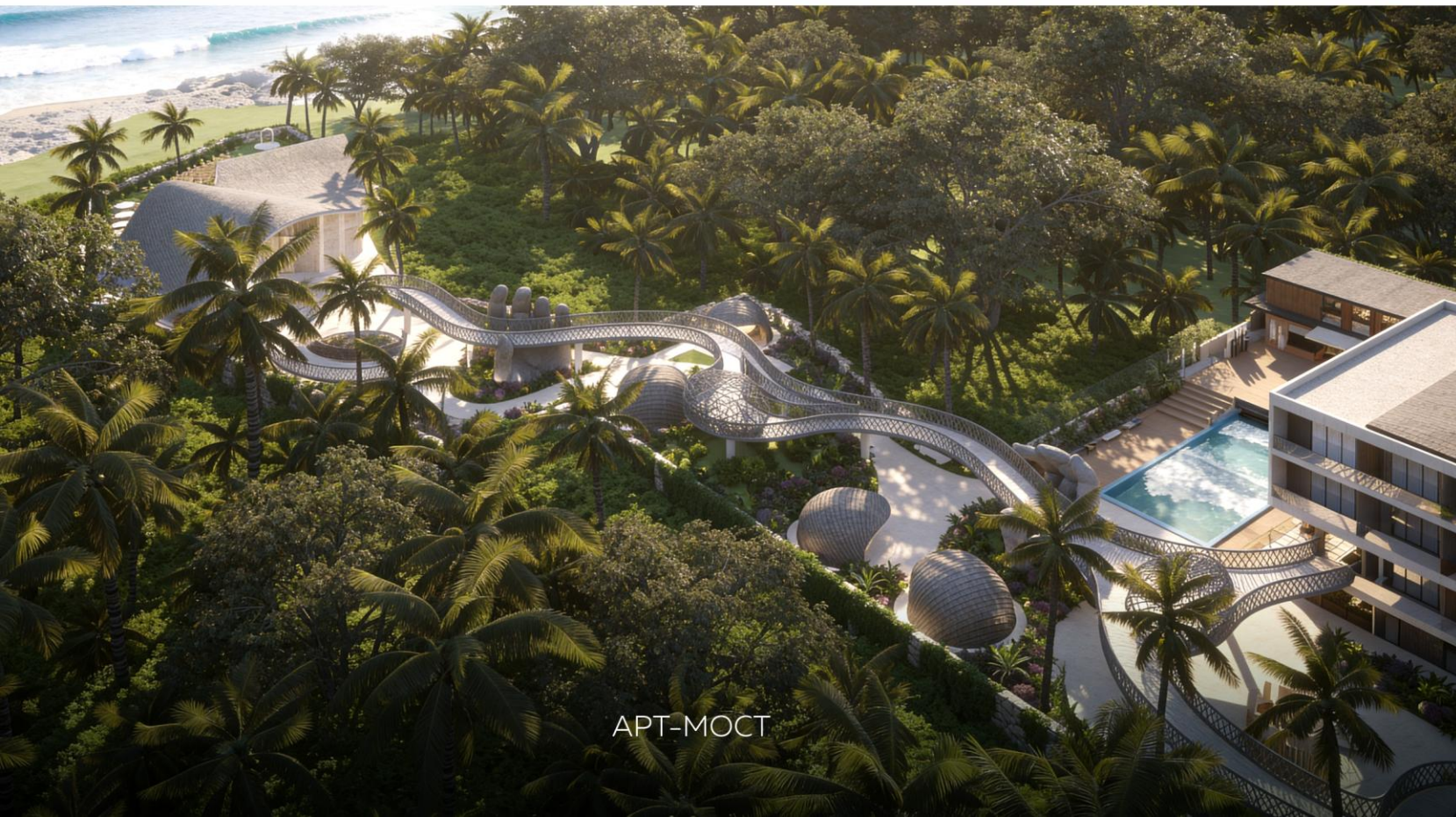


COMPLEX *Infrastructure*

7 250 m²

Commercial and
infrastructure areas

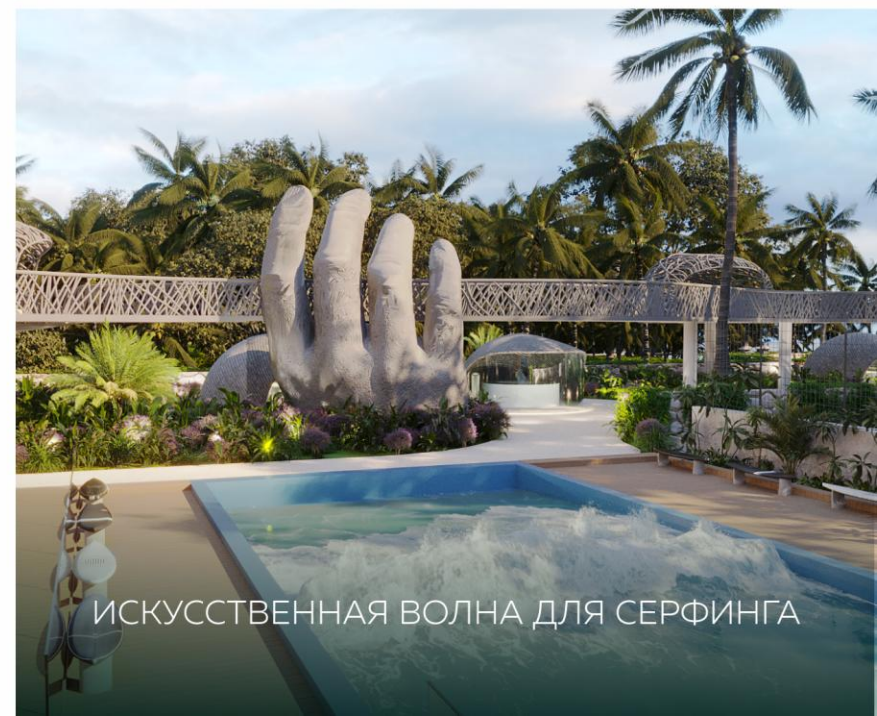
AN IMMERSIVE ENVIRONMENT WHERE ARCHITECTURE
AND NATURE SHAPE NEW LIFESTYLE EXPERIENCES –
FROM STROLLS ACROSS THE ART BRIDGE TO SURFING
ON A MAN-MADE WAVE.



APT-МОСТ



СВАДЕБНАЯ ПЛОЩАДКА



ИСКУССТВЕННАЯ ВОЛНА ДЛЯ СЕРФИНГА

WALKING AREAS



WEDDING VENUE



SURF WAVE AREA



CAFE



POOL & LOUNGE AREA

