



ANANTARA

DRAGON SESEH BALI  
RESORT & RESIDENCES

The first luxury  
resort & residences in Seseh, Bali

Available for investment



# Anantara Dragon Seseh Bali Resort & Residences

An innovative project with an extraordinary dragon-shaped design and cocoon-style residences by renowned British architect John Dawes. Anantara Dragon Seseh Bali Resort & Residences will be the first luxury beachfront resort and residences in Seseh offering world-class amenities: three swimming pools, restaurants and bars, a surf school, gym, yoga studio, spa, conferencing and coworking spaces, and a private helipad.



THE WORLD OF

# Anantara





## Anantara is a global luxury hotel & resort brand

Anantara has an intrinsic sense for authentic hospitality found in the most captivating locations around the world – from vibrant cities to vast deserts, from lush jungles to palm-fringed beaches – with ambition to create unforgettable memories for every guest in every destination.



# Anantara: A Minor Hotels brand

52

properties in 24 countries across Asia, the Middle East, the Indian Ocean, Africa, and Europe

17

hotels opened in the last seven years

550

hotels owned, managed and operated by Minor Hotels

45+

years' experience in hotels and hospitality

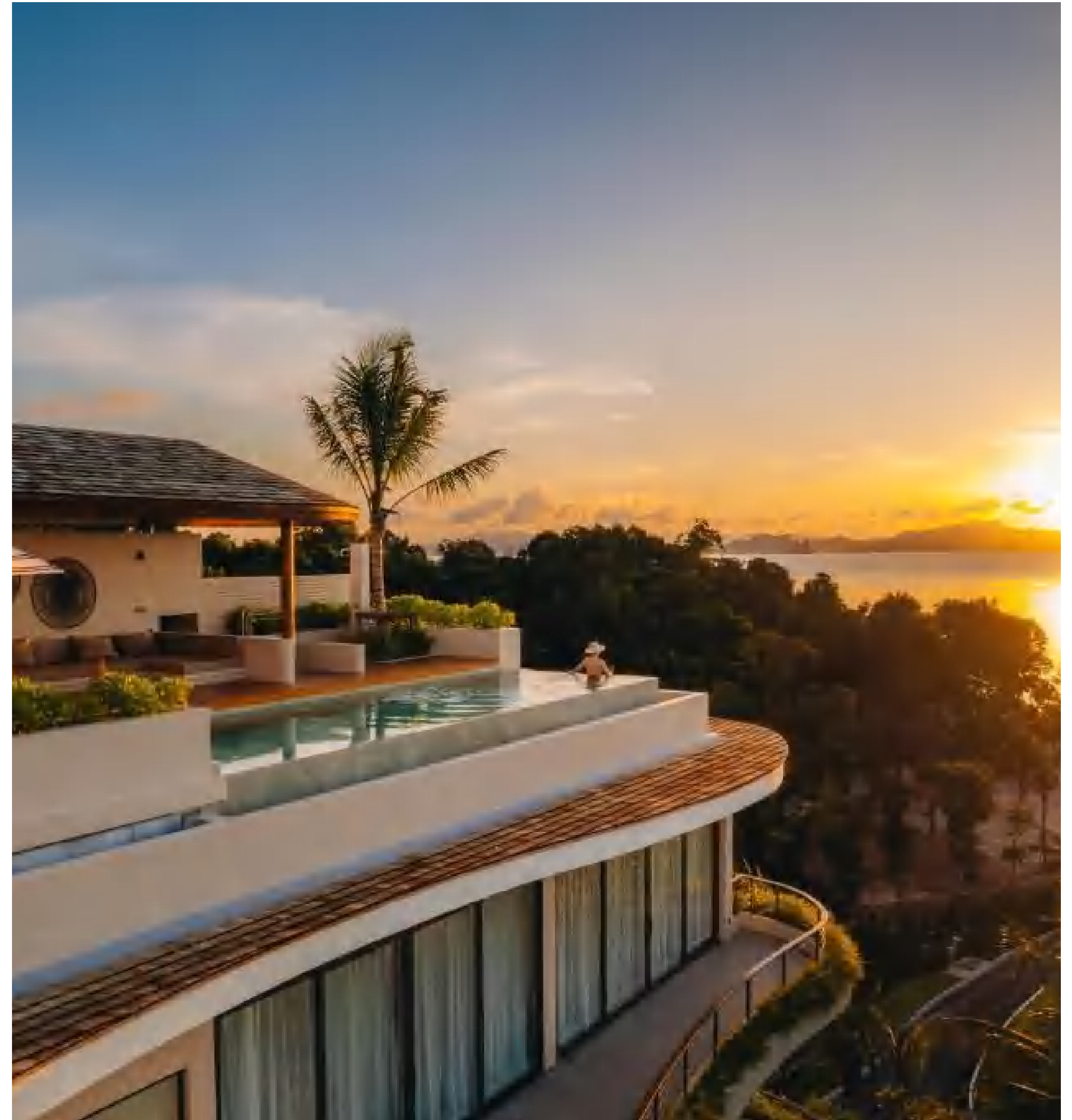
RECENT AWARD FOR HOTEL  
BUSINESS AND HOSPITALITY

Tripadvisor  
Travelers'  
Choice Awards



# 52 properties in 24 countries

Through the years, Anantara has evolved into a global hospitality name that is as at home on the streets of Rome and Amsterdam as it is on the islands and beaches of Thailand and the Maldives. Each of Anantara's city hotels is a haven of elegant simplicity and authentic luxury, inspired by a distinct set of standards and hallmarks that set them apart from our beach and nature destinations.







## Taryan Group & Anantara

Anantara Dragon Seseh Bali Resort & Residences is developed and owned by the Taryan Group, a leading real estate and development company focused on progressive, innovative and ambitious development projects founded by Artur Mkhitarian.

Residences will be available for purchase exclusively through Taryan Group. The property will be operated by Minor Hotels under the Anantara Hotels & Resorts brand.





**TARYAN**  
GROUP

## Arthur Mkhitaryan

Businessman, founder, and CEO of the development company Taryan Group.

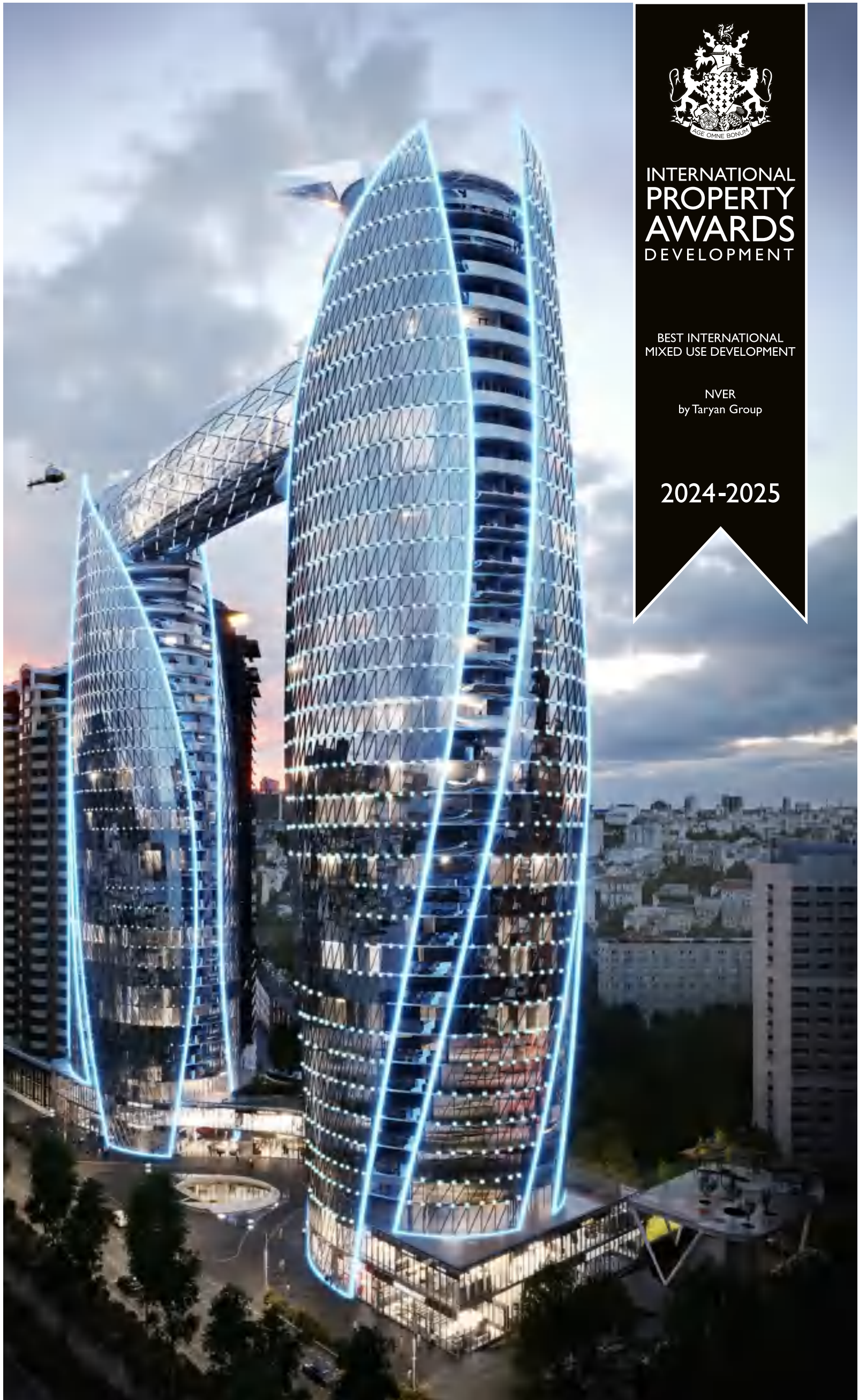
He graduated from the Faculty of Construction of the Kyiv National University of Construction and Architecture with a degree in Organization Management.

In 2006, he assumed the position of President of the Kyiv construction company Poznyakizhilstroy. In 2009, he temporarily moved to the United States, where he received an Executive MBA from NOVA Southeastern University in Miami in 2012.

In 2011, he founded the investment and development company Taryan Group, with its first project being the TSARSKY fitness club. In December 2015, Poznyakizhilstroy became part of Taryan Group.

In 2020, he founded and held the motivational forum DreamBIGForum in Kyiv. By the end of 2020, the Taryan Towers building was recognized as the best high-rise residential complex project in the world by the International Property Awards.





INTERNATIONAL  
PROPERTY  
AWARDS  
DEVELOPMENT

BEST INTERNATIONAL  
MIXED USE DEVELOPMENT

NVER  
by Taryan Group

2024-2025



INTERNATIONAL  
PROPERTY  
AWARDS  
DEVELOPMENT

BEST INTERNATIONAL  
RESIDENTIAL HIGH  
RISE DEVELOPMENT

Taryan Towers  
by Taryan Group

2020-2021

**2024-2025:**

**Nver is the Best in the World in the category "Mixed Use Development"**

The only high-rise complex in Europe boasting a true architectural feat — a 50-meter multi-functional bridge with indoor and outdoor panoramic pools.

**2020-2021:**

**The Taryan Towers is the Best in the World in the category "Residential High-Rise Development in the World" at the International Property Awards**

The first and only Ukrainian project to receive such a distinction worldwide.

# Anantara Dragon Seseh Bali Resort & Residences

The project has received two prestigious awards at the Real Estate Asia Awards 2024:

Luxury Residential Development of the Year (Indonesia)  
and Resort Estate Project of the Year (Indonesia).

In addition, we have gained recognition at the Asia Pacific Awards 2025 in the following categories:

Best New Hotel Construction & Design (Indonesia),  
Best Hotel Architecture (Indonesia),  
Best Mixed Use Development (Indonesia),  
Best Developer Website (Indonesia).

The image shows four vertical award banners on the right side of the page. Each banner features the Royal Coat of Arms at the top, followed by the award name, the association partner (American Standard or GROHE), a star rating, the award category, the project name and developer, and the year 2025-2026. The banners are set against a background of the resort's architecture and tropical landscape.

Award Name	Association	Rating	Category	Project/Developer	Year
ASIA PACIFIC PROPERTY AWARDS DEVELOPMENT	American Standard	★★★★★	BEST DEVELOPER WEBSITE INDONESIA	www.anantaradragon.com by Taryan Group	2025-2026
ASIA PACIFIC HOTEL AWARDS	GROHE	★★★★★	BEST MIXED USE DEVELOPMENT INDONESIA	Anantara Dragon Seseh Bali Resort & Residences by Taryan Group	2025-2026
ASIA PACIFIC HOTEL AWARDS	GROHE	★★★★★	BEST HOTEL ARCHITECTURE INDONESIA	Anantara Dragon Seseh Bali Resort & Residences by Taryan Group	2025-2026
ASIA PACIFIC HOTEL AWARDS	GROHE	★★★★★	BEST NEW HOTEL CONSTRUCTION & DESIGN INDONESIA	Anantara Dragon Seseh Bali Resort & Residences by Taryan Group	2025-2026



**REAL ESTATE ASIA  
AWARDS 2024**

TARYAN DRAGON  
LUXURY RESIDENTIAL DEVELOPMENT  
OF THE YEAR - INDONESIA



**REAL ESTATE ASIA  
AWARDS 2024**

TARYAN DRAGON  
RESORT ESTATE PROJECT  
OF THE YEAR - INDONESIA

## LOCATION

Anantara Dragon Seseh Bali Resort & Residences sits on a prime beachfront location on the rich, volcanic sands of Seseh Beach. Known as the quieter neighbor of bustling Canggu, Seseh is set to experience sustained growth and development in the coming years, driving up real estate prices. It is conveniently located 15 minutes from Canggu and one hour from Denpasar Airport.

## Seseh: an authentic and serene destination



## LOCATION

The only beachfront investment project near Canggu



# Why choose Anantara Dragon Seseh Bali Resort & Residences?

- **Global visibility**, higher occupancy, premium rental yields, and sustained demand as a result of strategic positioning.
- **High quality and consistent asset care**, aimed at preserving long-term value, maximizing returns, and ensuring hassle-free ownership.
- **Design excellence and asset durability**, contributing to reduced maintenance costs and increased long-term appreciation.
- **Investor connections and strategic partnerships**, unlocking long-term investment opportunities and expanding personal and business networks.

## Key highlights:

1.

**BRAND CREDIBILITY & MARKET TRUST**

Managed by Anantara, part of Minor International, a leading global hospitality group listed publicly, ensuring absolute transparency.

2.

**INTERNATIONAL MARKETING & VISIBILITY**

Strong global sales network and international marketing strategies leveraging Anantara’s global presence and clientele.

3.

**HIGH ROI & LEASEBACK**

Professionally managed, offering stable and long term income security.

4.

**PREMIUM LOCATION & LONG-TERM APPRECIATION POTENTIAL**

Prime, exclusive beachfront location (Seseh Beach), with strong growth trajectory ensuring high long-term capital appreciation.





## Key points for investors

- **Financial safety, transparency, and investor confidence** ensured through global brand trust and publicly accountable management.
- **Financial stability and reduced investment risks** supported by global corporate governance and protection mechanisms.
- **Transparent, professionally managed investments** significantly lowering financial risks.
- **Stable and secure revenue streams**, professionally managed to ensure peace of mind and consistent financial returns.
- **Exit clarity and liquidity**, reducing long-term risk and enhancing investor confidence in capital access.
- **Legal and regulatory protection** that ensures smooth transactions and strengthens investment simplicity and safety.
- **Future-proof asset desirability**, attracting responsible international investors and securing long-term market positioning and demand.
- **Long-term capital appreciation**, greater resale potential, and sustained asset desirability guaranteed by strategic positioning.
- **International investment efficiency**, with simplified processes, reduced complexity, tax compliance, and improved financial performance.
- **Asset transparency and credibility**, offering investors clear visibility on appreciation, trustworthiness, and performance metrics.

# Why choose a premium Blue-Chip Hospitality brand

A blue-chip hospitality brand is a top-tier, publicly listed company known for financial strength, stability, and global recognition. These brands offer investors confidence through transparent operations, consistent returns, and well-established reputations built on decades of excellence

Anantara Dragon Seseh Bali Resort & Residences embodies this standard — backed by the world-renowned Anantara brand, it combines trusted hospitality with premium real estate.

## Key highlights:

Strong resale value due to global brand equity

Global loyalty program & booking engine (OTA, GDS)

Premium nightly rates enabled by 5-star service

Passive ownership model with professional management



# 5 reasons

## WHY HOTEL ROOMS IN BALI SHOULD BE YOUR NEXT INVESTMENT

Investing in hotel rooms represents a sophisticated, high-return strategy within the real estate sector, particularly appealing to investors seeking diversification and strong, stable returns.

Here's why Bali stands out as a prime location for this type of investment:



### 1. Rapidly growing tourism market:

Bali has solidified its position as a leading global tourist destination, welcoming over 6.7 million international visitors in 2024, with projections exceeding 8 million in 2025. This consistent growth translates into sustained demand and high occupancy rates.

### 2. Government incentives and infrastructure development:

Indonesia is committed to stimulating foreign investment in tourism through attractive incentives and significant infrastructure improvements, including enhanced connectivity, new airports, and expanded public facilities, making investments in Bali more appealing and secure.

### 3. High and stable ROI potential:

Bali's established tourism sector offers investors some of the highest returns in Asia, supported by premium daily rates, robust occupancy levels, and consistent demand from international travelers, particularly post pandemic, ensuring strong and stable financial performance.

#### 4. Global hub for wellness and luxury tourism:

The island's reputation as a premier wellness, retreat, and luxury travel destination continues to attract affluent, high-spending tourists. This niche appeal provides hotel room investors with opportunities for premium pricing and superior profitability.

#### 5. Proven resilience and market stability:

Post pandemic recovery has shown Bali's remarkable resilience, quickly rebounding to pre-pandemic visitor levels and occupancy rates. The island's global appeal and strategic positioning as a preferred beach holiday destination assure investors of reliable demand and long-term capital appreciation.



# Elevated infrastructure

PRIVATE HELIPAD



2 BARS, 200 SEATS



FITNESS & YOGA AREA, 300 SQM



235 PRIVATE COCOONS



CONFERENCE & COWORKING SPACES



SHOPS & BOUTIQUES



RESTAURANT, 280 SEATS



WELLNESS & SPA CENTRE, 700 SQM



UNDERGROUND PARKING



3 INFINITY POOLS



JAPANESE RESTAURANT, 180 SEATS



BEACH LOUNGE



SURFING SPOT & SURF SCHOOL



A wide-angle photograph of a modern, opulent resort lobby. The ceiling is a curved, golden-brown structure with a pattern of small, glowing lights. The floor is made of dark, circular tiles with a lighter, concentric pattern. In the center, a stone reception desk is illuminated from below. To the left, a large fountain features a fire and water display. In the background, a pool area with palm trees is visible. A man is sitting on a white sofa in the foreground, looking at his phone. The overall atmosphere is warm and sophisticated.

## Entering the resort & residences

Guests are greeted with opulence, from the floors metaphorically shaped like dragon scales to the exquisite use of precious natural materials. The stone reception anchors the space with elegance, leading eyes toward the lobby's centrepiece: a unique fountain where fire and water merge, symbolising harmony and duality. This stunning blend of elements creates an unforgettable welcome, setting the tone for a luxurious stay.



**ALL-DAY DINING RESTAURANT & BARS**



THREE INFINITY POOLS



**SPECIALITY JAPANESE RESTAURANT**



BAR



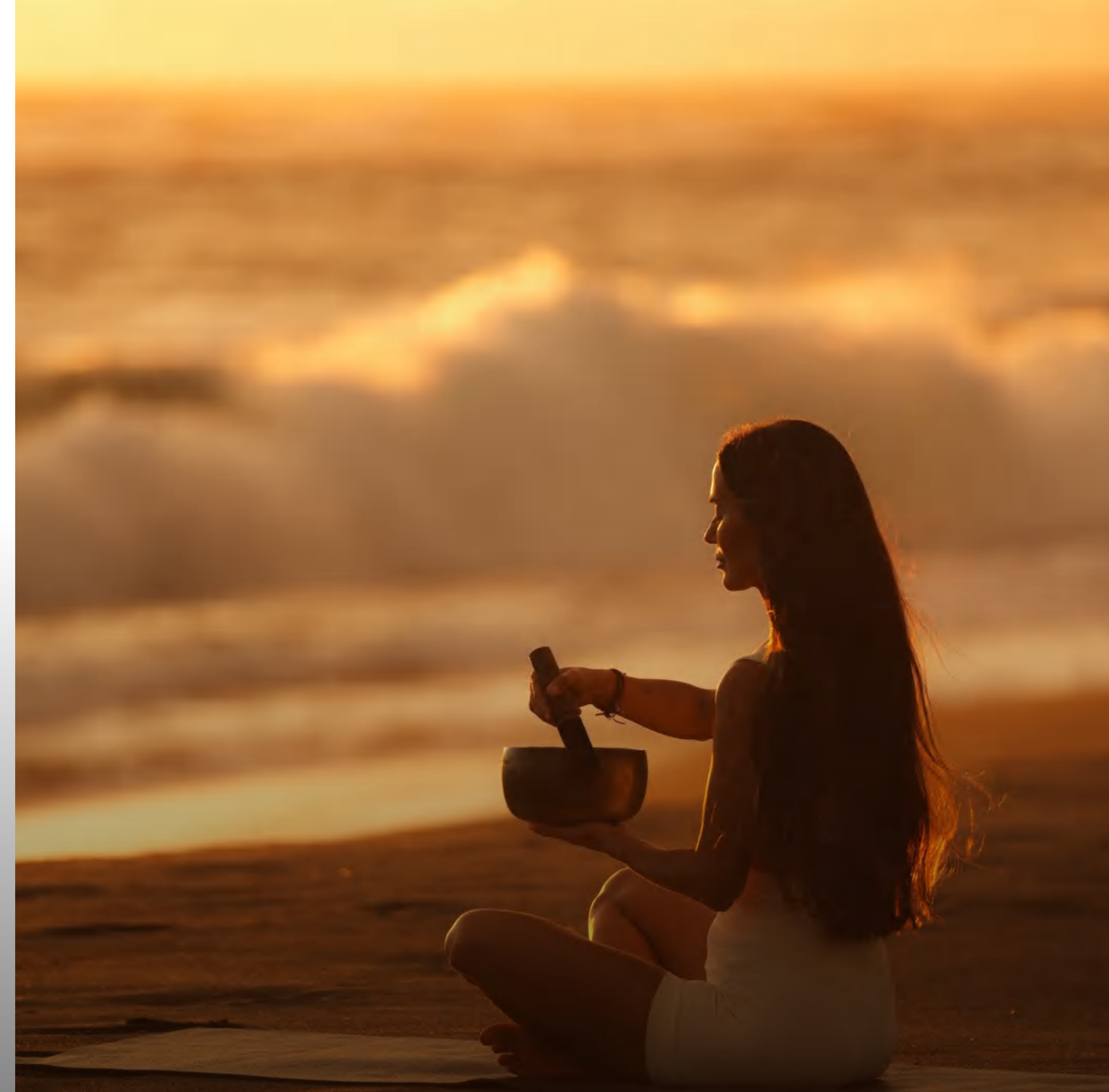
TOP-OF-THE-LINE FITNESS CENTRE



DEDICATED YOGA & MEDITATION STUDIOS

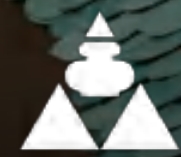


**BEACH YOGA & MEDITATION AREA**





ON-SITE SURF SCHOOL



ANANTARA

SPA

RECEPTION

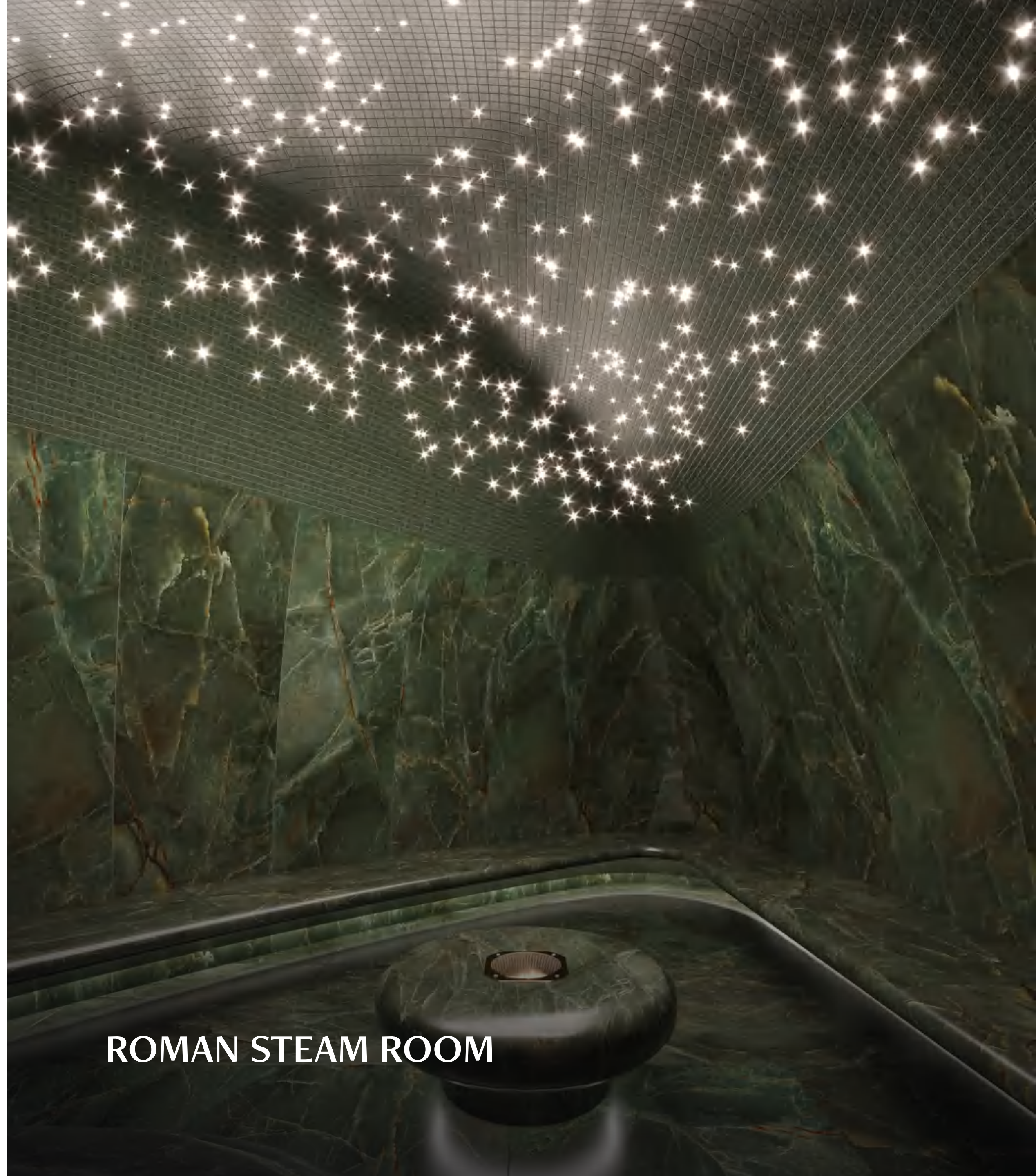




HAY ROOM



SAUNA



ROMAN STEAM ROOM



SALT ROOM





TREATMENT ROOM

SNOW ROOM





HALL



HAMMAM



FINNISH SAUNA





JAPANESE BATHS

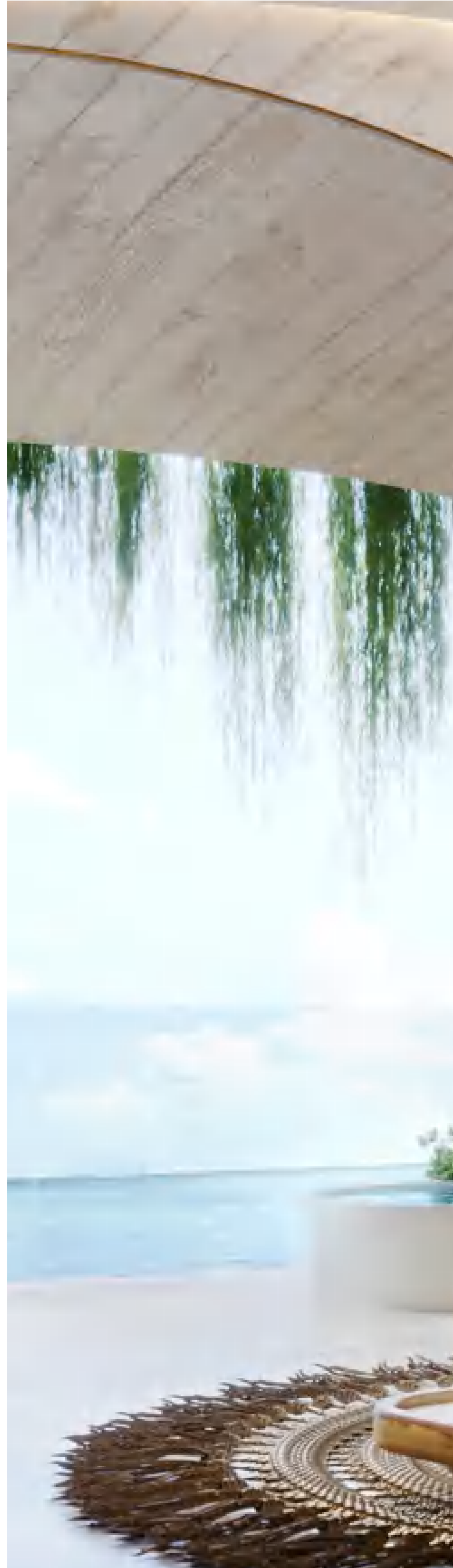




JACUZZI POOL

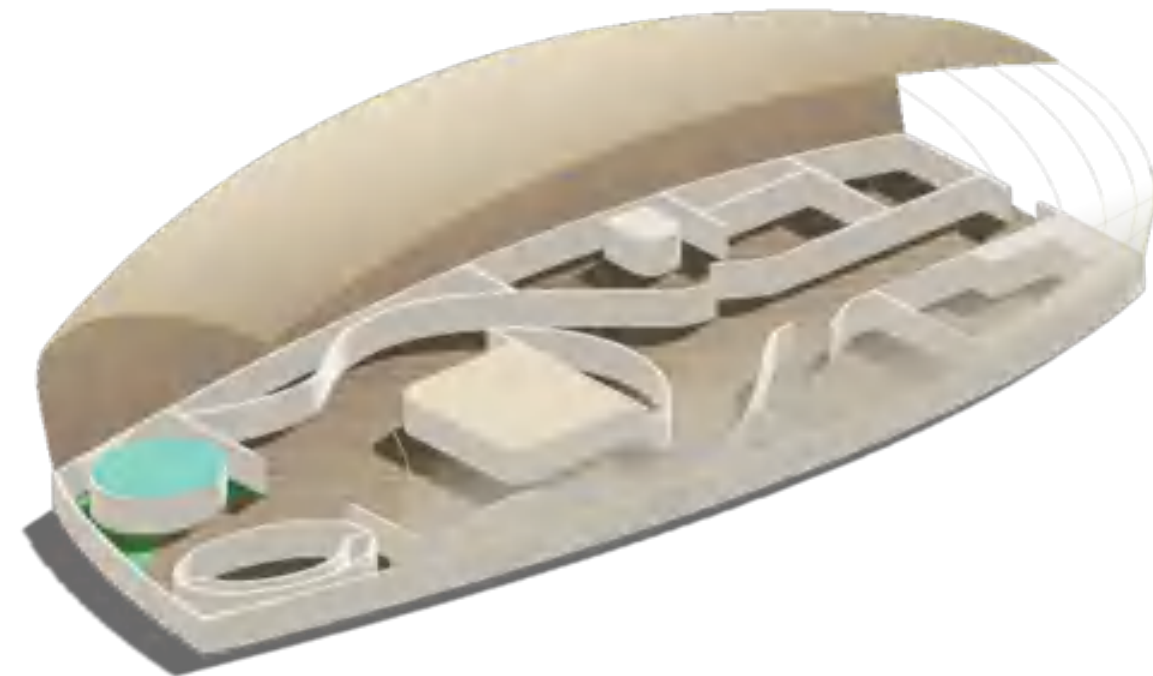


PRIVATE HELIPAD



## Cocoon residences

Invest in a distinctive beachfront cocoon residence. Over 200 spacious units, ranging from 52,5 – 120 sqm, frame breathtaking views of the ocean, sunrises, and sunsets. The cocoon concept, inspired by its use in nature, is your sanctuary to find inspiration, harmony and serenity.



# The cocoon concept

The cocoon, historically considered a protective barrier, transforms into a private refuge, ensuring safety and comfort. A secluded space where you can retreat from the outside world, in harmony with nature.









# Benefits of investing in Anantara Dragon Seseh Bali Resort & Residences

## 01 UNIQUE CONCEPT

A new landmark project in Bali with multi-award-winning design.

## 02 BEACHFRONT LOCATION

Located directly on the beach in a quiet neighbourhood just 15 minutes from Canggu.

## 03 INTERNATIONAL LUXURY HOTEL BRAND

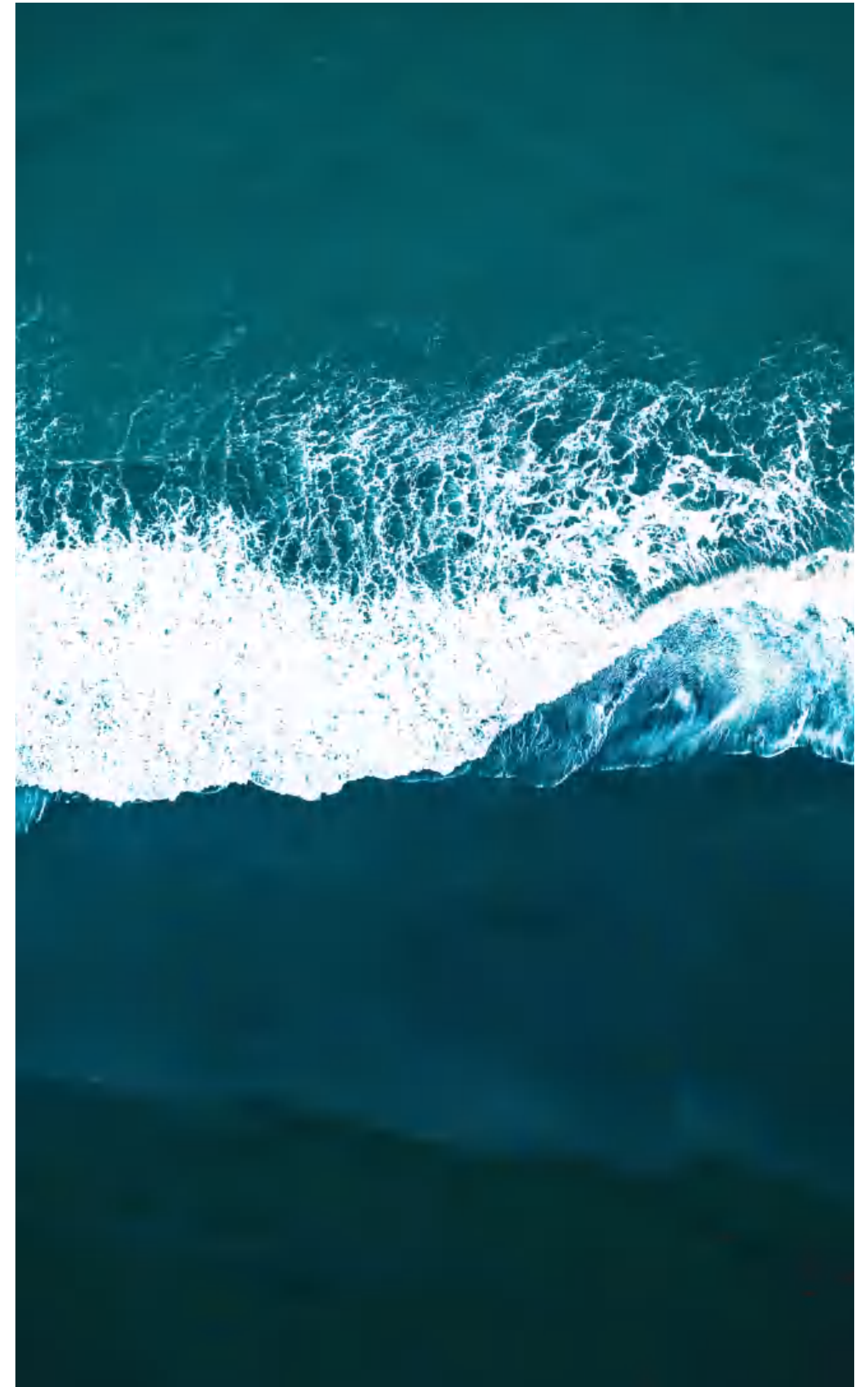
Anantara Hotels & Resorts will operate the property, providing the highest standards of luxury hospitality.

## 04 ATTRACTIVE INVESTMENT PRODUCT

Investors will have the ability to enjoy their residence for a period of time each year and earn a share of the rental revenue for the rest of the year through a Rental Programme undertaken by Taryan Group.

## 05 PRICE APPRECIATION

Branded residences appreciate in value and can command a price premium over the residential market when they are resold. International hotel brand recognition and appeal also help to improve sales velocity.





# The Anantara advantage

## LOCALLY INSPIRED DESIGN

A beautifully designed development that immerses guests in the destination through local materials and artisanal detail.

## A LEGACY OF LUXURY

The proven pedigree of the Anantara Hotels & Resorts brand helps maximise occupancy and return on investment.

## SEAMLESS MANAGEMENT

The entire property is managed by Anantara, ensuring the very highest standards at every step.

## EXCEPTIONAL FACILITIES

Full access to all hotel facilities, including dining venues, fitness, three swimming pools, and more.

## UNPARALLELED HOTEL SERVICES

All the advantages of a luxury resort experience, including 24-hour reception, daily housekeeping, in-room refreshments and more.



# Project highlights

- 01.** The only oceanfront investment project near Canggu.
- 02.** Designed by renowned British architect John Dawes.
- 03.** Developed by the globally recognized Taryan Group.
- 04.** Awarded as the Best Project in Indonesia.
- 05.** Managed by the world-class brand Anantara Hotels & Resorts.
- 06.** Features exceptional infrastructure, including three swimming pools, restaurants, a spa, and a fitness center.
- 07.** Offers high investment returns.





# Construction Progress

## TOTAL CONSTRUCTION MATERIALS USED:

Concrete: 2,778.6 m<sup>3</sup>  
Reinforcement Steel: 330.1 tons

## NEXT STEPS:

- Finalizing concrete wall foundations
- Excavation for main structures
- Structural framework & vertical expansion

## PROGRESS UPDATES

To keep buyers informed, regular updates will be shared via newsletters, site visits, and media releases.