



ROYALIN

Price

728 000\$ - 930 000\$

Land
Color

PINK

Ownership

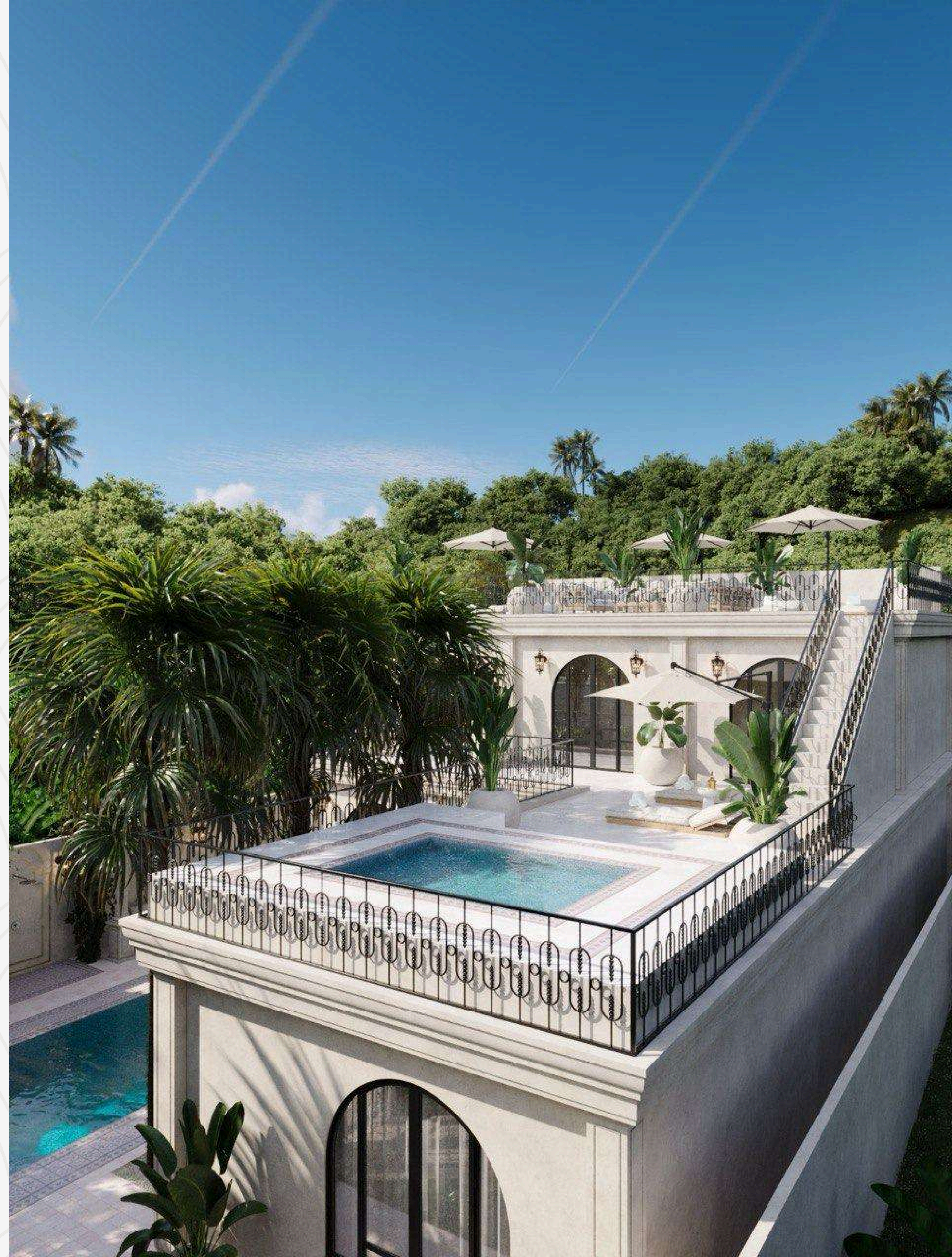
LEASEHOLD 30 YEARS
+ 20 YEARS EXTENSION

OVERVIEW

Royalin Villa project aims to create a luxurious Moroccan-style private retreat near Bali's Pandawa Beach. The design criteria focus on blending traditional Moroccan aesthetics with modern amenities, ensuring panoramic ocean views and high-end facilities such as private gyms, saunas, and spas for each villa.

The villa is built with an individual approach, ensuring it reflects the personality and desires of its future owner.

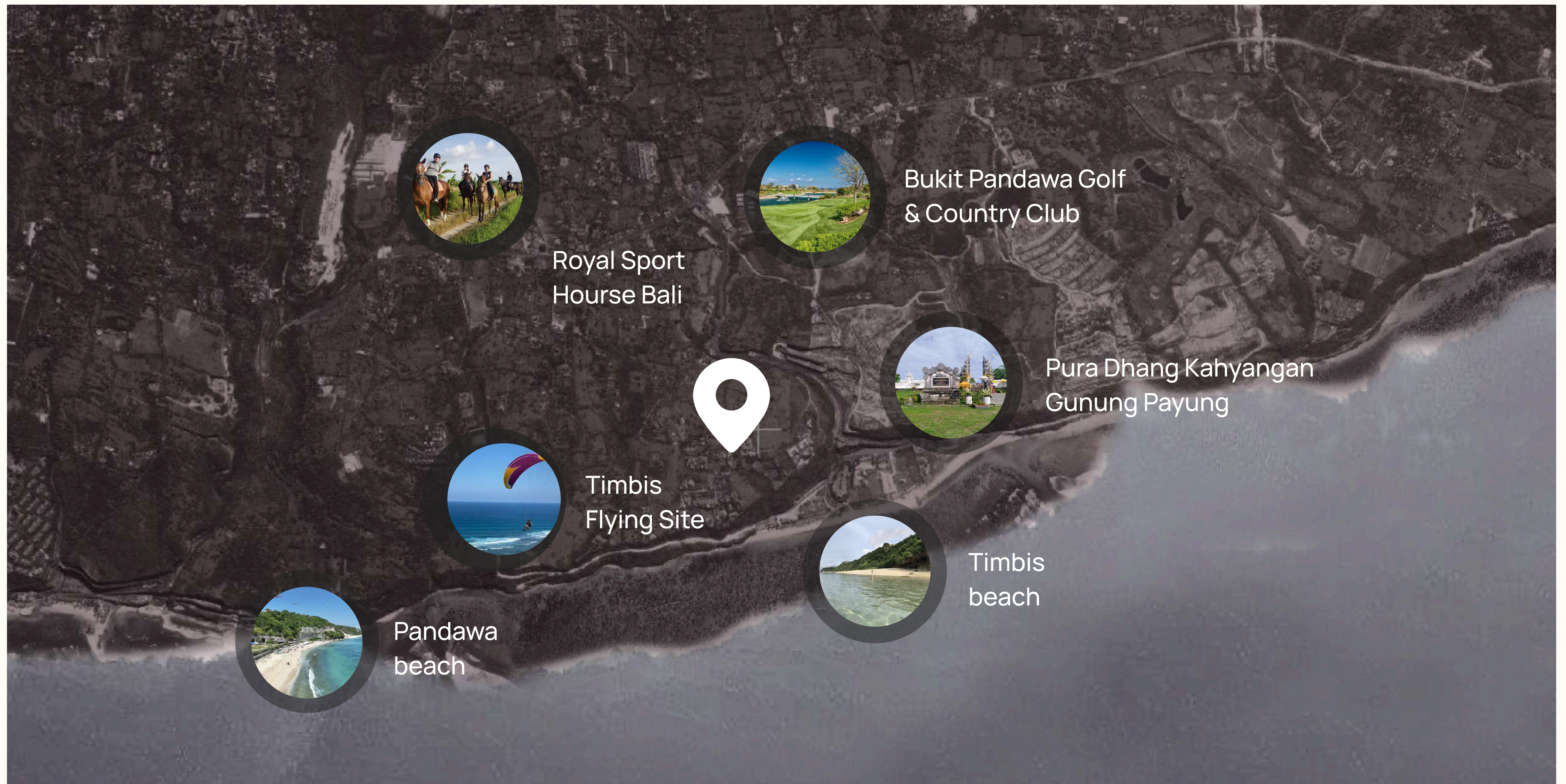
- 5 or 7 bedrooms
- Spacious living room
- Gym
- Swimming pool
- Ocean view
- Private sauna
- Rooftop jacuzzi with ocean view
- 600 meters walk from Pandawa beach
- BBQ area
- Kids playground



LOCATION

The villa is situated approximately 600 meters from Bali's renowned Pandawa Beach, offering residents both privacy and proximity to pristine shores. The elevated position provides unobstructed panoramic ocean views, enhancing the property's allure. The site layout is designed to maximize these vistas, with each villa strategically oriented to capture the beauty of the Indian Ocean.

Royale Residence is a sanctuary of elegance and exclusivity, set just steps from Bali's iconic Pandawa Beach. Located in the prestigious Pandawa area, it's just a short walk to top attractions like royal sport hourse, Timbis Flying Site, Bukit Pandawa Golf & Country Club and the stunning Timbis and Pandawa beaches.



ELEVATION COMMERCIAL OFFICE NEAR ROYAL RESIDENCE

WHAT IS INCLUDED IN THE COMMERCIAL CENTER:



- Open restaurant with bar and panoramic views of nature and the ocean
- Coffee shop
- Healthy food store
- Areas for large groups of visitors, areas with fire, areas for relaxation in a casual atmosphere, romantic tables for two.
- Mediterranean cuisine, steaks, properly stored wine.

- Beauty clinic: laser treatments, body shaping.
- Spa with Balinese rituals: flower baths, massage with ulu-ulu oil, seaweed wrap
- Nail bar
- Hairdressing salon for men and women

- Brand Shop for swimwear and beachwear
- Offices and stores
- Indonesia tour operator
- Office of a helicopter company
- Co-working room
- Niche perfume store

PRIVATE POOL

Our pools feature chlorine-free salt filtration, ensuring pure water without harsh chemicals.

1. No hair discoloration
2. No risk of rashes, allergies, or dry skin
3. No strong chemical odors
4. Safe for children





ROOFTOP

The rooftop terrace of Royale Residence is an elevated retreat designed for relaxation, entertainment, and breathtaking views. Featuring elegant sun loungers, a shaded pergola, and lush greenery, this space seamlessly blends comfort with natural beauty.



LIVING ROOM



KITCHEN





SAFETY, SECURITY, SUSTAINABILITY AND INNOVATION

List of features that improve the safety, security, accessibility and well-being of people in and around the facility:

Security and CCTV:

Utilization of state-of-the-art video surveillance systems.
Availability of professional security guards for round the clock security.

Safe Zones:

Designation of safe areas and evacuation routes.
Use of safes for guests' valuables.

Access Control:

Restricting entry to registered visitors only.
Entrance to the complex is strictly through the reception desk.

Fire Safety:

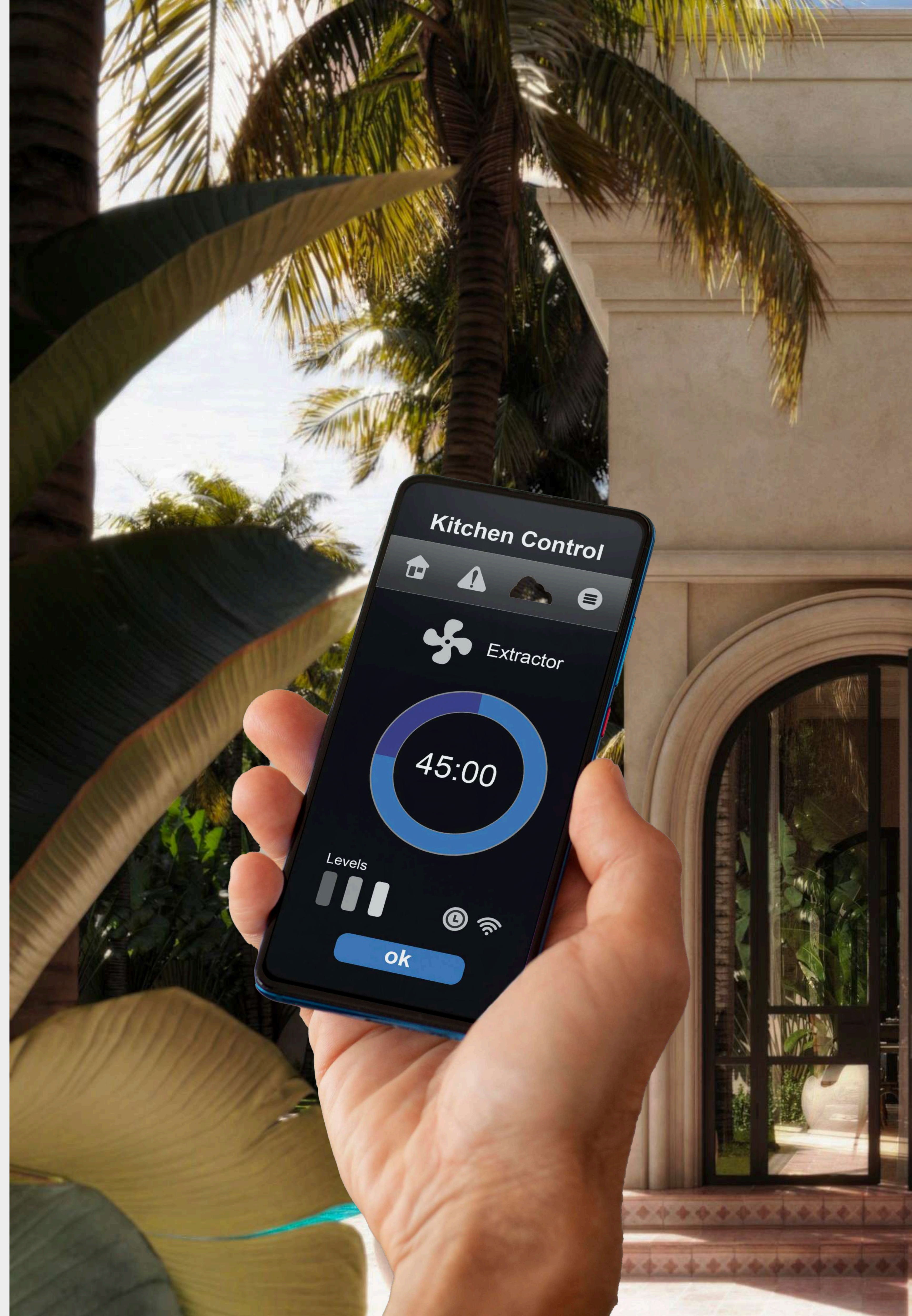
Installing fire extinguishing equipment and smoke detectors.

Emergency Assistance:

Organization of medical service for emergency cases.
Safety instructions and contact numbers for guests.

Hospitality and Service:

Trained staff ready to provide high quality service.
Feedback systems to improve service quality.



LIGHTNING

We use energy-saving, long-lasting Philips LED lights

WATER FILTRATION FOR VILLAS

Our Mission is to providing clean water needs for customers by paying attention to various aspects such as environmentally friendly technology, after-sales service, maintenance service and being able to provide the best service

OMEGA WATER FILTER Provide solutions and consulting in water treatment and reverse osmosis systems. With more than 10 years of experience since 2005 [formerly named Mega Water Filter] and now has been an Omega Water Filter since 2016, we have served customers from almost all industrial sectors such as for homes, villas, restaurants, hotels & spa's, laundry and other sectors. We provide distribution of clean and drinking water filtration, installation, maintenance service, spare parts and repair of treatment systems and purification of water systems.

Go classic, vintage or modern

Do you prefer classic design, vintage or something a bit more modern? Philips Decorative LEDs are available in all your favourite shapes and sizes. You can choose dimmable or non-dimmable versions. Not sure if your dimmer is compatible, check [this list](#).



Clean & Drinking Water for your family and bussiness

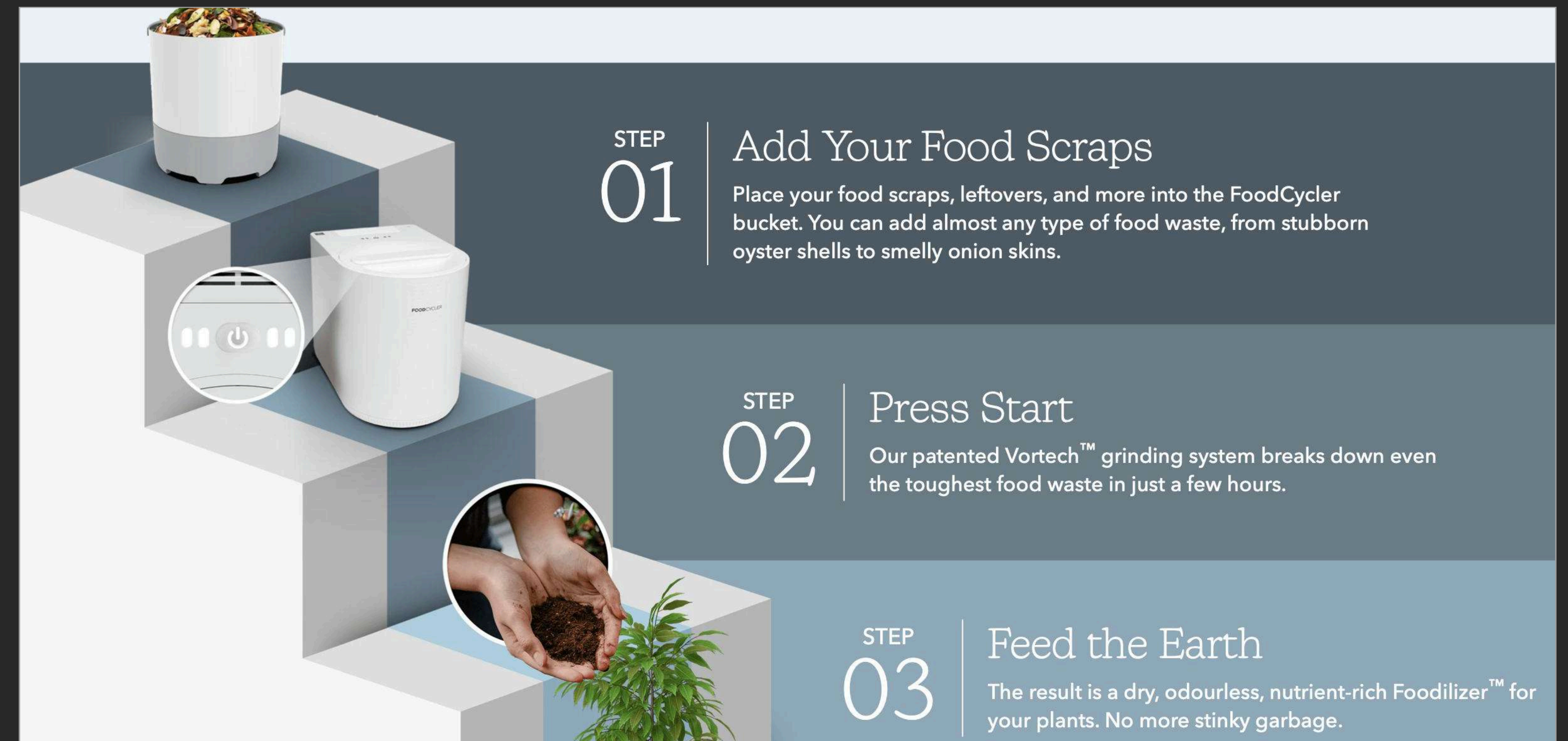
LEARN MORE



RECYCLING

Composting organic waste for fertilizer and reducing pressure on landfills for every our villa

Say Goodbye to Food Waste. It's time to rethink recycling. Our powerful technology, sleek design and easy operation make the FoodCycler® a game-changer in your kitchen.



STEP 01 | **Add Your Food Scraps**
Place your food scraps, leftovers, and more into the FoodCycler bucket. You can add almost any type of food waste, from stubborn oyster shells to smelly onion skins.

STEP 02 | **Press Start**
Our patented Vortech™ grinding system breaks down even the toughest food waste in just a few hours.

STEP 03 | **Feed the Earth**
The result is a dry, odourless, nutrient-rich Foodilizer™ for your plants. No more stinky garbage.

SUSTAINABLE WATER CONSERVATION SANITARY TOTO

HYBRID ECOLOGY SYSTEM combines two innovative water streams—one from the plumbing system and one from a small tank inside the toilet—to maximize flushing efficiency.

Using minimal water, HYBRID ECOLOGY SYSTEM is so effective at removing waste that a second flush is never required. What's more, the flushing power remains strong regardless of how high up in a building the toilet is located.



Preventing wasted water

Using just 3.8L of water, the Powerful TORNADO FLUSH uses a lower volume of water without sacrificing performance. Auto flush automatically determines whether to use a small or full flush, preventing wasted water.

CLEAN SYNERGY means eco-friendly

CLEAN SYNERGY technologies offer a sustainable way to maintain sanitary conditions inside your toilet. Since waste does not accumulate and create stains, there is less need for manual cleaning with detergents.



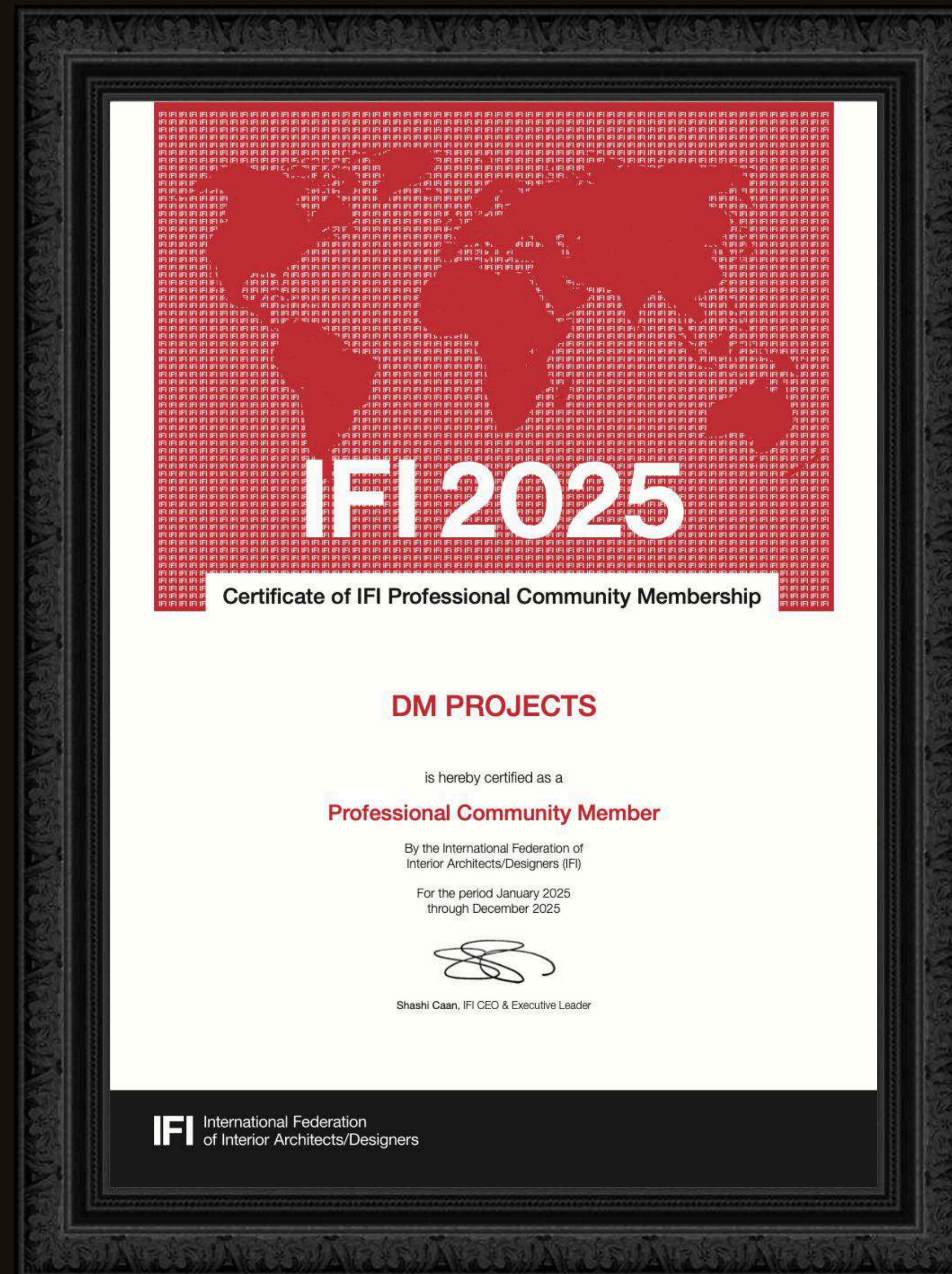
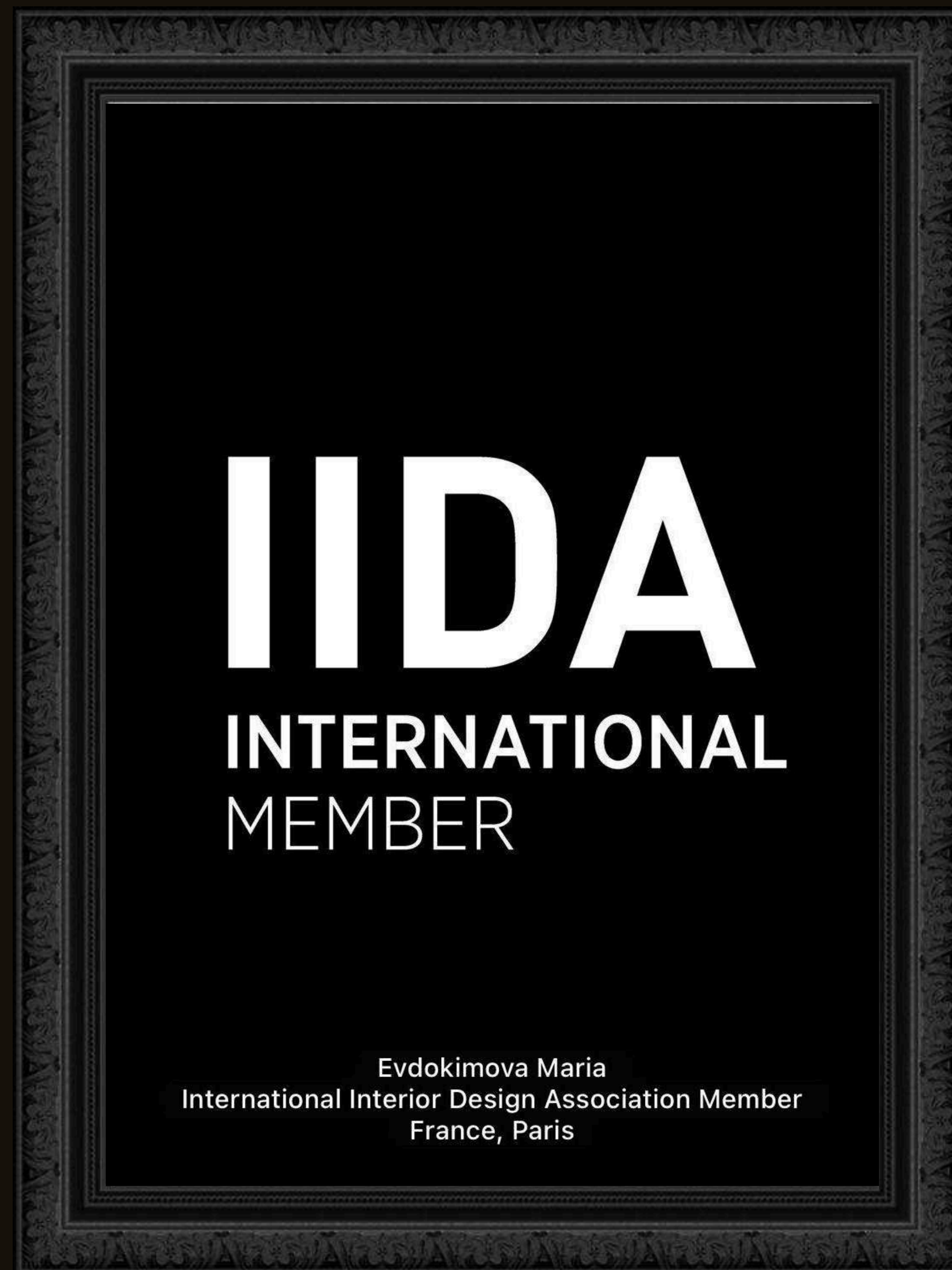
WHY DM

Crafting Timeless Luxury, Delivering Beauty & Profit

- **A Family Legacy:** Founded by an architect and designer duo, Daniel and Maria, who combine their passions to create beauty on the island while managing a thriving business.
- **13 Years of Expertise:** Redefining luxury villa design and construction in Southeast Asia.
- **Award-Winning Design:** Regularly recognized internationally, including Property Guru Awards and Asia Pacific Property Awards for high-end housing design and residential development.
- **End-to-End Excellence:** From land acquisition to interiors, all processes are managed in-house, ensuring unmatched quality.
- **Artistic Vision:** Each villa tells a unique story, blending custom furniture, rare art, and exclusive materials.
- **Built for Joy & Profit:** Surrounding people with beauty that not only inspires but also generates sustainable income.



DM PROJECTS IS A MEMBER OF INTERNATIONAL DESIGN AND ARCHITECTURE ASSOCIATIONS (3 ASSOCIATIONS)



Best Housing / Landed Interior Design (Asia)

PropertyGuru
Awards

PropertyGuru
Asia Property Awards



SALTY JIM VILLA BY DM PROJECTS GROUP



INDUSTRY RECOGNITION & AWARDS

DM projects is a multiple winner of the
2024 International Awards. (7 awards)



DM PROJECTS
Bali, Indonesia
 Best Luxury Villa Interior Design - Country Level

Congratulations..!

Celebrating excellence in Real Estate Construction industry

CONGRATULATIONS!
DANIEL & MARIA
 OWNER
 DM PROJECTS GROUP

THE WINNER OF CATEGORY:
**ASIA EXCELLENCE
 VILLA
 WINNER CHOICE**



REASONS TO INVEST WITH DM PROJECTS:

- 1 Construction time and quality (13-18 months)
- 2 Prime location (dead end, unlocked ocean view)
- 3 Spacious plot (11 are)
- 4 Exclusive design
- 5 Flexibility and loyalty (customizable)
- 6 Income-generating projects that grow in value

MANAGEMENT COMPANY

Our villas are managed by professional international companies. More than 10 years of experience in Bali, helping to ensure year-round 75% occupancy and guarantee careful operation and safety.

21% MANAGEMENT COMPANY COMMISSION
75% COMPLEX OCCUPANCY



WHAT IS INCLUDED:

GROUNDS MAINTENANCE

Maintenance and upkeep
common area

Staff of the complex

Annual land tax

Rubbish collection and disposal

24/7 security

Pool maintenance

Maintenance of landscaping and complex

UNIT MAINTENANCE

Daily cleaning

Replacement of bed linen and
towels

Maintenance of household appliances

Utility bills:
electricity, water, internet

Amortisation fund

Maintenance of building equipment

EXPENSES

Marketing and promotion

Placing adverts in online
services

Collection of rental payments

Monthly reporting

Receiving, placing and following up
communication with renters

Material supply and accounting

Overheads

Management staff

FACTS ABOUT BALI

Investing in property on the island of Bali gives rental yields of 10 per cent to 15 per cent per annum, while the average rental yield for such properties in Bali is while the average return on such for such investments in the world is 5%. The island of Bali is developing very rapidly and occupies the first in all world rankings in terms of tourist and investment attractiveness - they are growing every year!

75%

average annual occupancy

+29°C

average temperature

365

summer days

500.000+

tourists monthly

15-20%

real estate growth per year

10-15%

increase in rental cost per year

TRANSACTION STAGES

01

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BOOKING OF
SELECTED UNIT

02

.....

RECEIVING DOCUMENTS FOR
REVIEW AND VERIFICATION

03

SIGNING THE CONTRACT AND
PAYMENT OF THE FIRST INSTALMENT
UNDER INSTALMENT SYSTEM

04

.....

PAYMENT EXECUTION
ACCORDING TO THE SCHEDULE

05

.....

UNIT READY. PROVIDING
FINAL PAYMENT AND
NOTARY REGISTRATION

06

YOU'LL START EARNING
RENTAL INCOME THROUGH
MANAGEMENT COMPANY