

# JEY GREY CABANOS

Price

150 000\$

Land Color

YELLOW

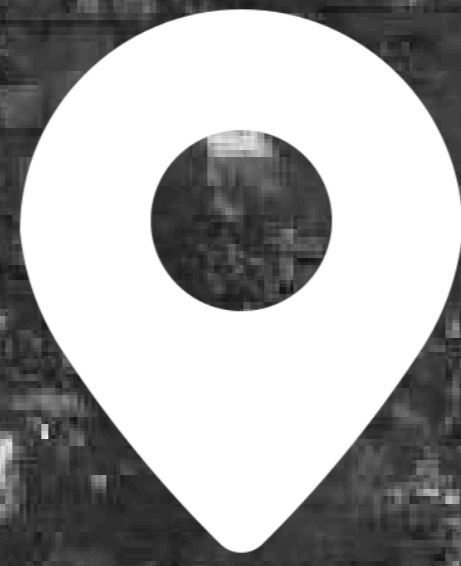
Ownership:

LEASEHOLD 30 YEARS  
+ 20 YEARS EXTENSION

READY BY 2025



# LOCATION



Bukit Pandawa Golf & Country Club



Pura Dhang Kahyangan Gunung Payung



Gunung Payung beach



Timbis beach



Timbis Flying Site



Pandawa beach

# WHY JEY GREY CABANOS

Buying a villa in Jey Grey Residence, you get not just real estate, but a private oasis and five-star hotel service. The concept of the complex guarantees the privacy and confidentiality of each resident. Thanks to a well-thought-out master plan, neighboring villas are not viewed, and high walls and lush vegetation provide visual and acoustic isolation.

The architectural concept of the complex combines a modern minimalist design, functionality and thoughtful use of space. The facades with clear lines and panoramic glazing organically fit into the surrounding tropical landscape. Open layouts and high ceilings create a sense of spaciousness and unity with nature.

The villas are built using a prefabricated technology from prefabricated elements produced in China. The load-bearing frame is steel. The walls are 10 cm sandwich panels with a concrete shell and foam concrete filler. Floor structures - plywood, mineral wool, corrugated board.

1 bedroom, living room, pool, garden.



Structural  
warranty period  
of 10 years

**100M<sup>2</sup>**  
Land area

**41,7M<sup>2</sup>**  
Villa area

**24/7**  
Service



  
ASIA PACIFIC  
PROPERTY  
AWARDS  
in association with  
  
AWARD  
WINNER  
2025-2026

## JEY GREY — WINNER OF THE ASIA PACIFIC PROPERTY AWARDS 2025

A HIGH-END INVESTMENT RECOGNIZED  
AT THE INTERNATIONAL LEVEL.

Jey Grey is not just a residential development — it is a visionary project honored among the best in Asia Pacific for its innovation, architecture, and development excellence. This prestigious award places Jey Grey among the elite, trusted by discerning investors and respected by industry leaders worldwide.



Winning the Asia Pacific Property Award means more than prestige — it drives real value. It builds trust, attracts high-profile tenants and buyers, and ensures strong ROI through increased visibility and long-term appreciation.

By investing in Jey Grey, you're securing a stake in one of the region's most talked-about projects — a future landmark with exceptional growth potential.

This is your opportunity to own a share in excellence. An asset that delivers not only architectural beauty but sustainable financial return.

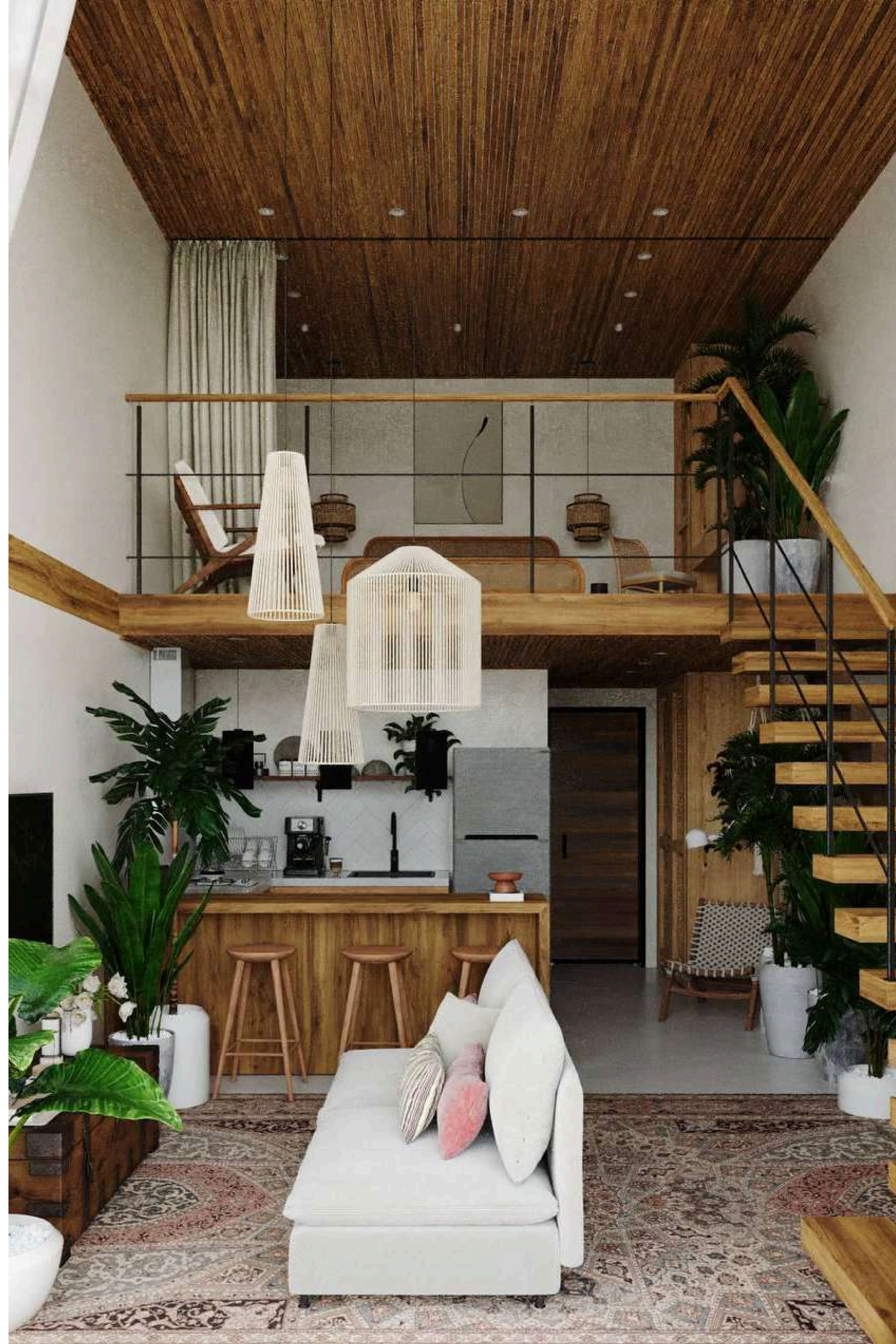


# EXTERIOR





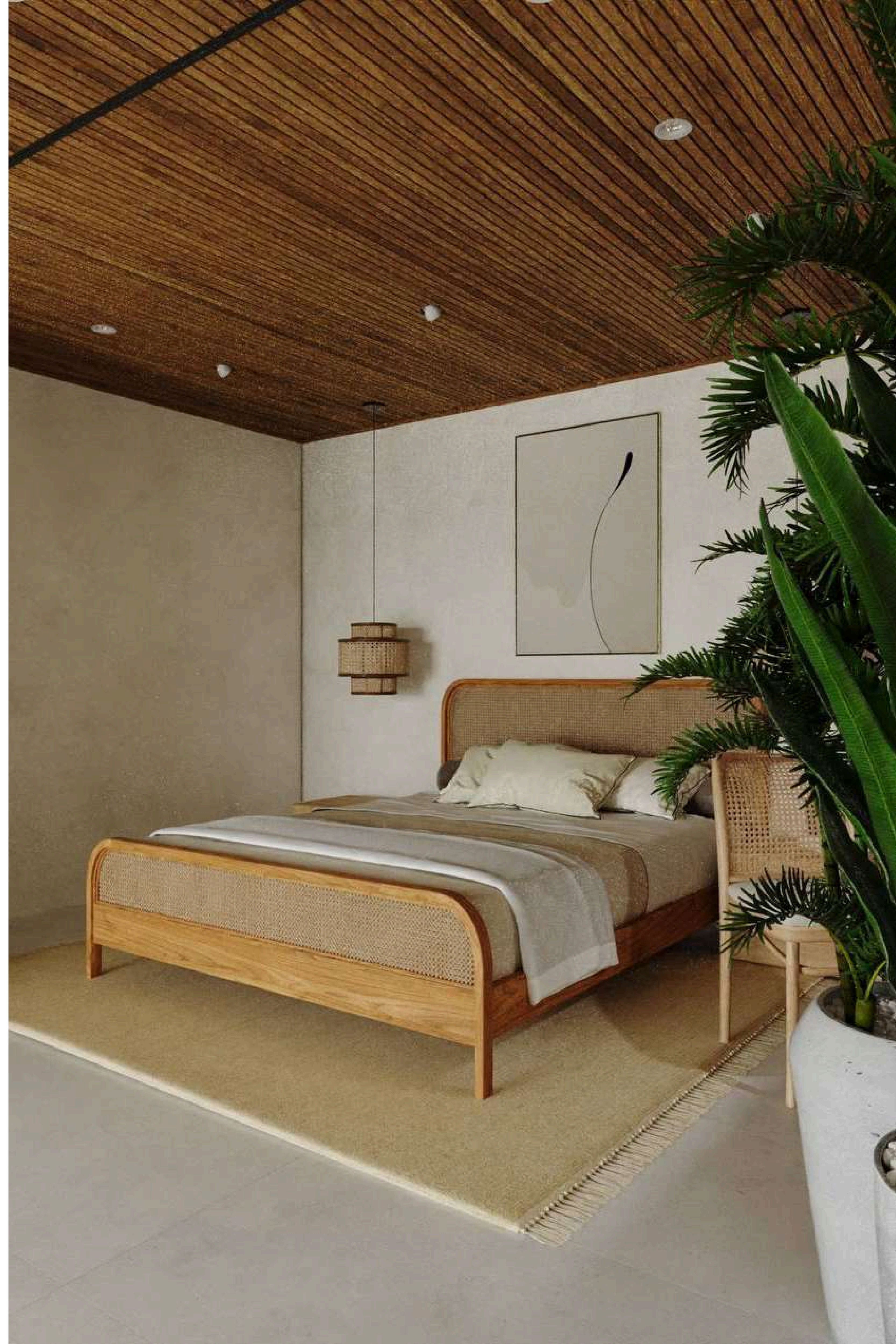
# LIVING ROOM







# BEDROOM 2 FLOOR





# BATHROOM





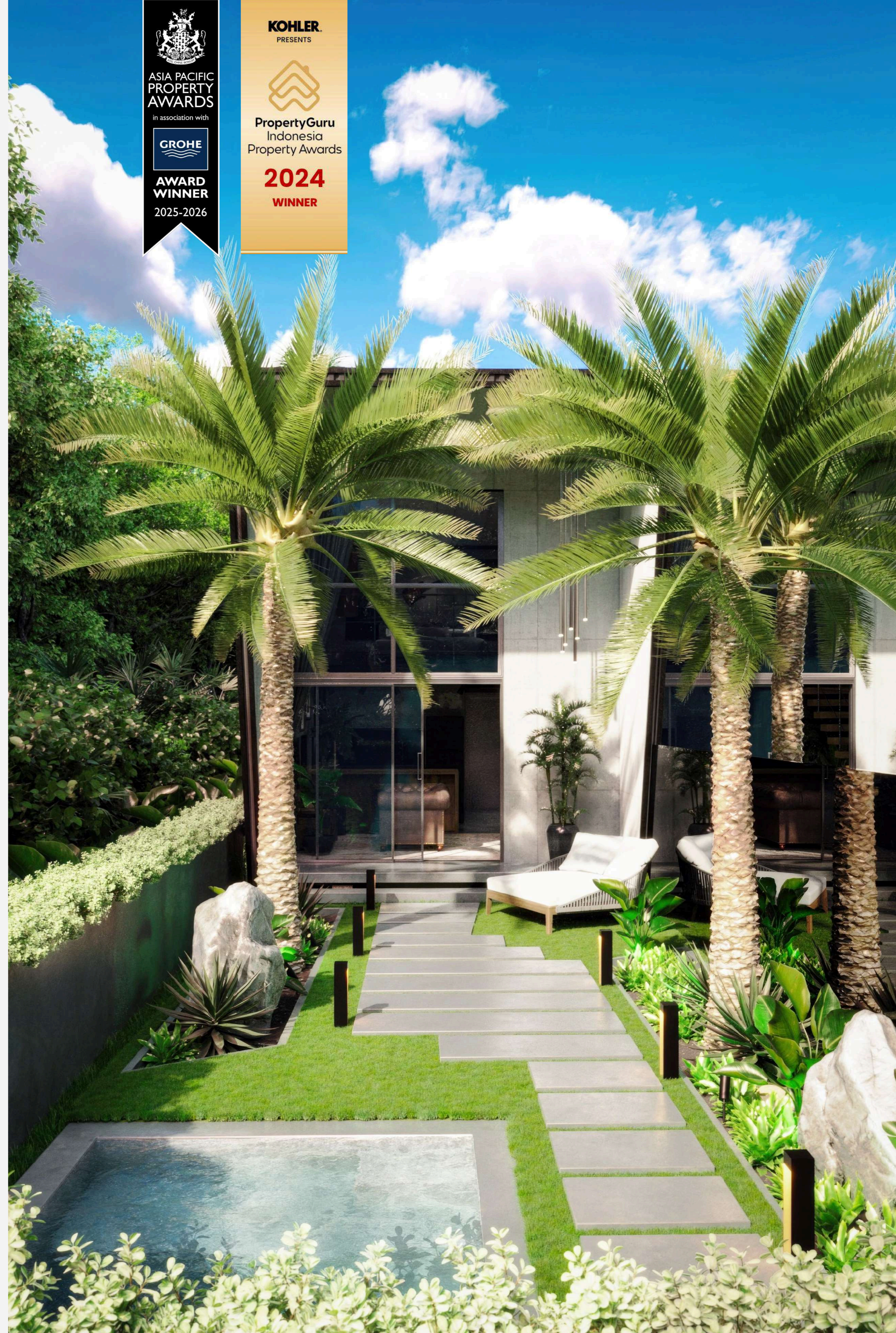
# JEY GREY TOWNHOUSE

Land Color

**YELLOW**

Ownership:

**LEASEHOLD 30 YEARS  
+ 20 YEARS EXTENSION**



# WHY JEY GREY TOWNHOUSE

Buying a villa in Jey Grey Residence, you get not just real estate, but a private oasis and five-star hotel service. The concept of the complex guarantees the privacy and confidentiality of each resident. Thanks to a well-thought-out master plan, neighboring villas are not viewed, and high walls and lush vegetation provide visual and acoustic isolation.

The architectural concept of the complex combines a modern minimalist design, functionality and thoughtful use of space. The facades with clear lines and panoramic glazing organically fit into the surrounding tropical landscape. Open layouts and high ceilings create a sense of spaciousness and unity with nature.

The villas are built using a prefabricated technology from prefabricated elements produced in China. The load-bearing frame is steel. The walls are 10 cm sandwich panels with a concrete shell and foam concrete filler. Floor structures - plywood, mineral wool, corrugated board.

2 bedrooms, living room, pool, garden.

Structural  
warranty period  
of 10 years



110M<sup>2</sup>

Land area

77M<sup>2</sup>

Villa area

24/7

Service

# COMPLEX JEY GREY & NEAT HOUSE



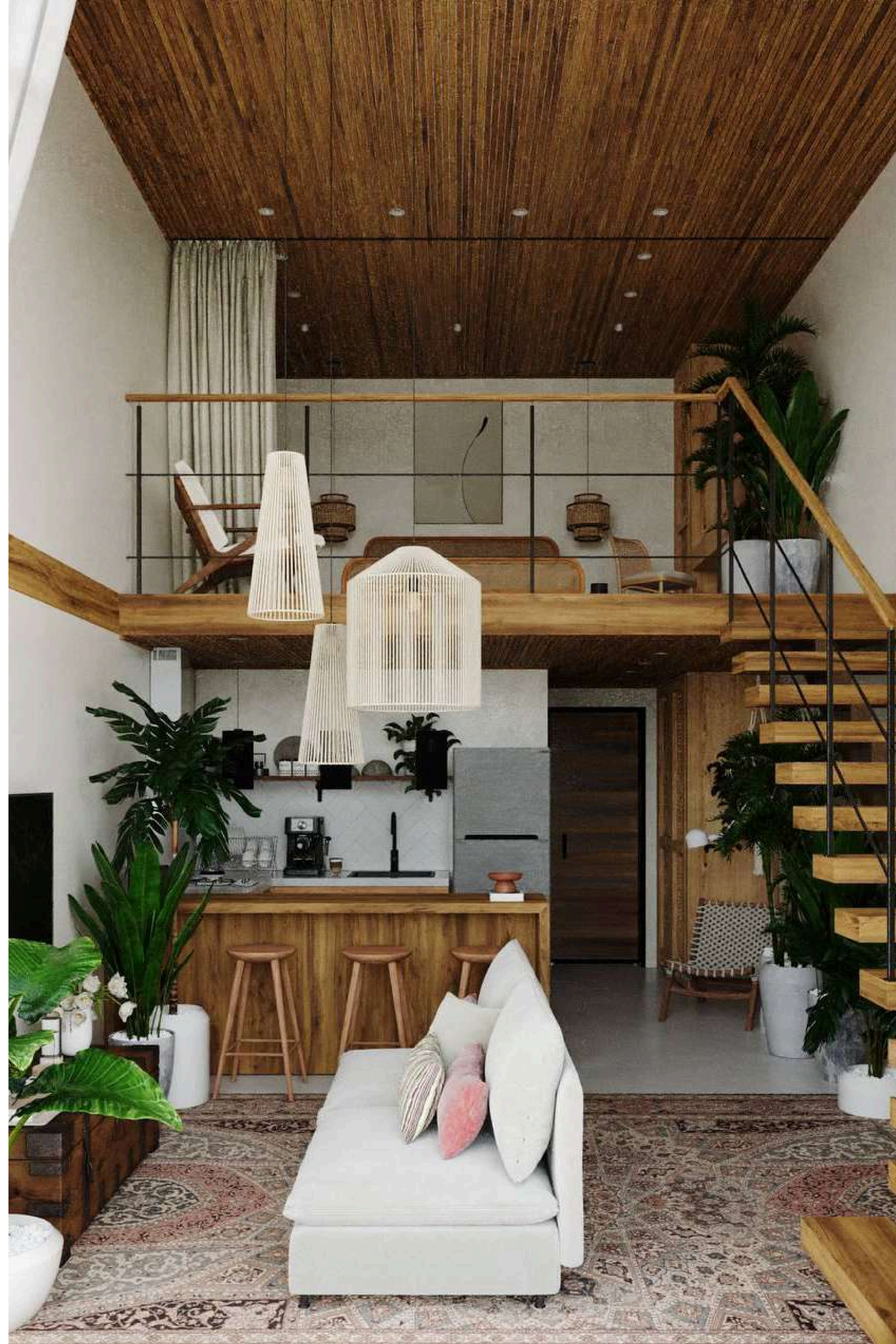
TOWNHOUSES

# EXTERIOR





# LIVING ROOM

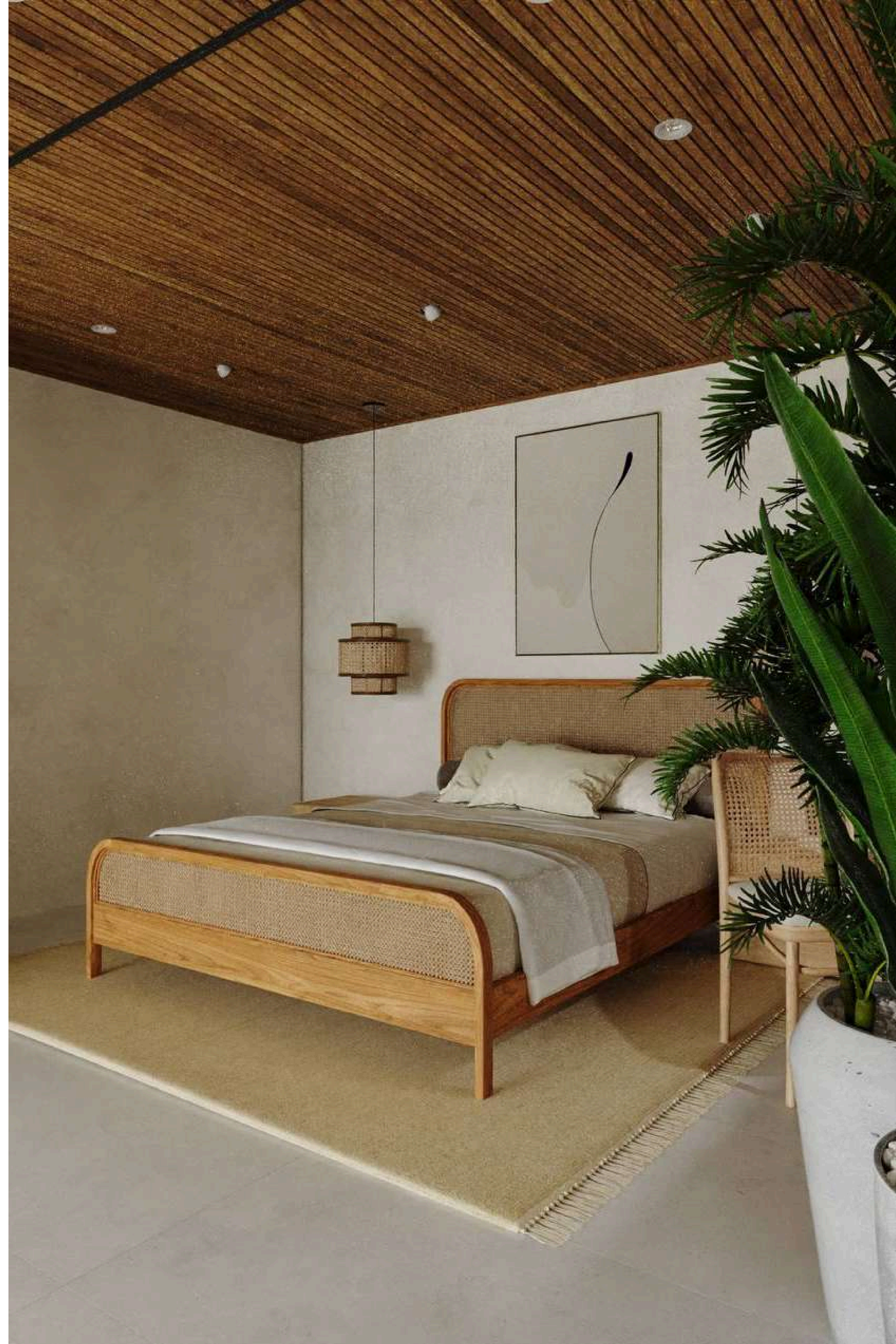




# BEDROOM 1 FLOOR



# BEDROOM 2 FLOOR





# BATHROOM





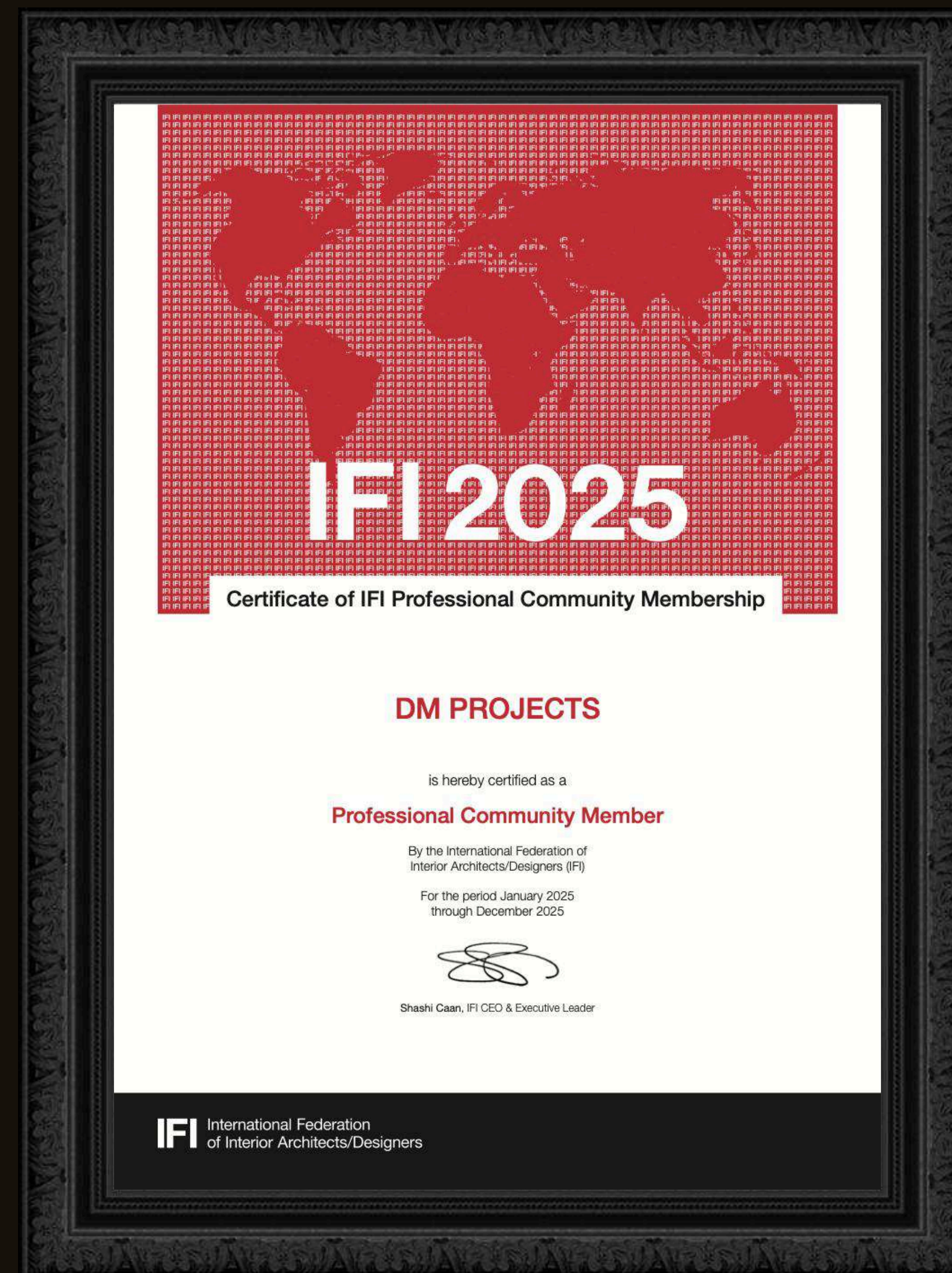
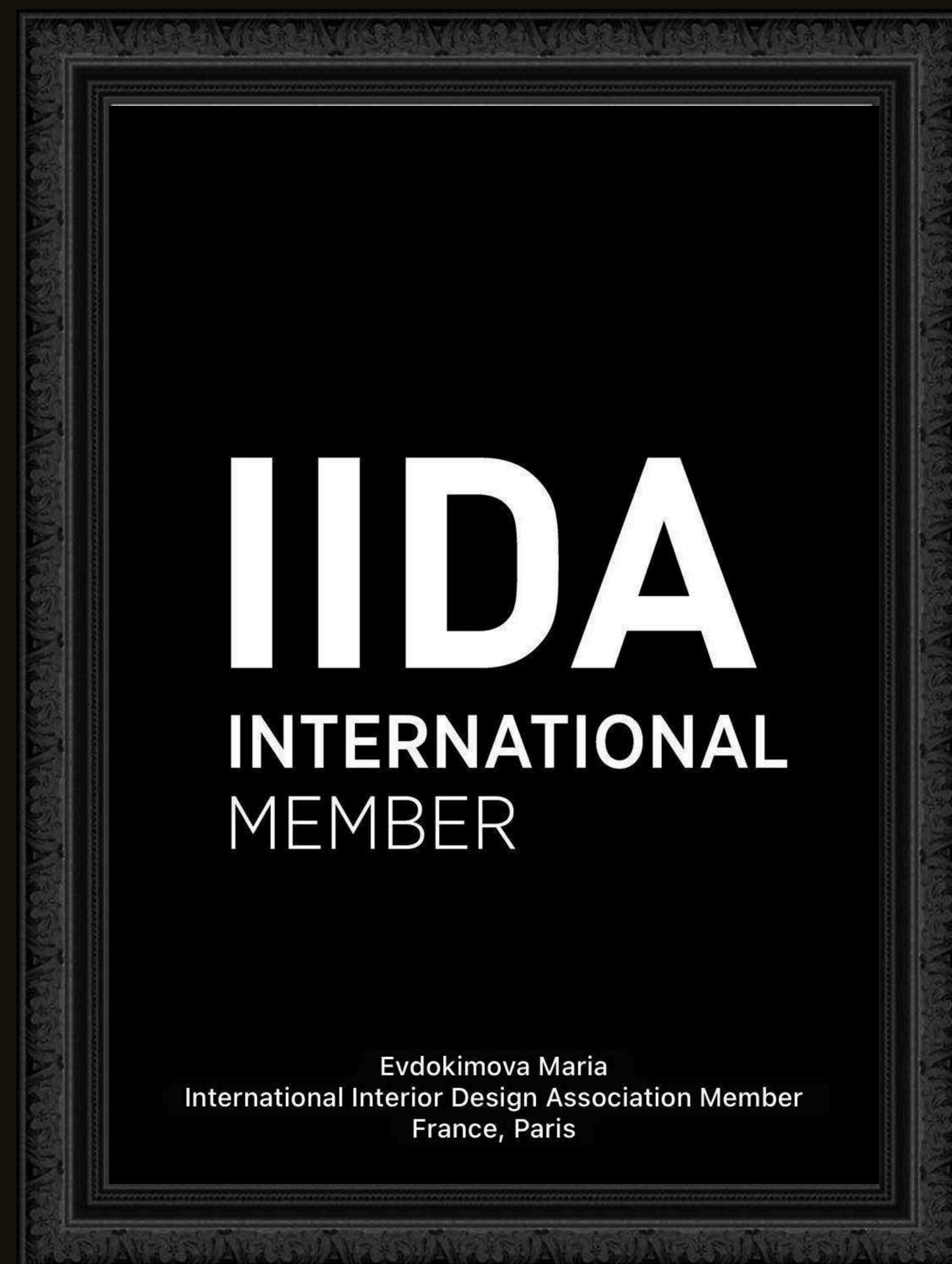
# WHY DM

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

# TRANSACTION STAGES

01

.....

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