



MANTA LIVIN

ULUWATU



THE WORLD'S FIRST 5-STAR WELLNESS
RESORT BUILT USING 3DCP TECHNOLOGIES





INDONESIA

The largest market in Southeast Asia



A PROMISING MARKET FOR INVESTMENT

2ND PLACE

Indonesia ranks 2nd in the world in terms of economic growth

2,33%

average annual inflation over the last 5 years

24,1%

growth of foreign direct investment in the first half of 2025

Stable growth of the Indonesian economy increases the demand for real estate

Government investments in infrastructure increase attractiveness for investors

INDONESIA

No.1 in the world in terms of profitability and investments



70%
PER YEAR

average year-round occupancy rate



The demand for luxury villas and apartments in unique locations is growing

12-15%
PER ANNUM

from real estate investments



The growth is driven by infrastructure development, tourism, and limited supply



Simplification of legislation for foreign investors

The growing popularity of long-term rentals

The trend towards green building

BALI

Indicators of the attractiveness of the destination

Which tourists come to Bali

GREAT BRITAIN	2,3 %
FRANCE	3 %
CHINA	4,2 %
INDIA	4,6 %
AUSTRALIA	10,9 %

The growth of foreign tourism

2022	5,1 MLN
2023	5,3 MLN
2024	6,4 MLN
2025	7 MLN



Forbes
TOP 1

Bucket List Travel: Top 50 Places in The World in 2023

Forbes
TOP 1

Forbes 2024 Travel Rankings

 **Nomad List**
TOP 2

Best Place to Live for Digital Nomads in 2023

 **Tripadvisor**
TOP 2

Best Destination in The World in 2023

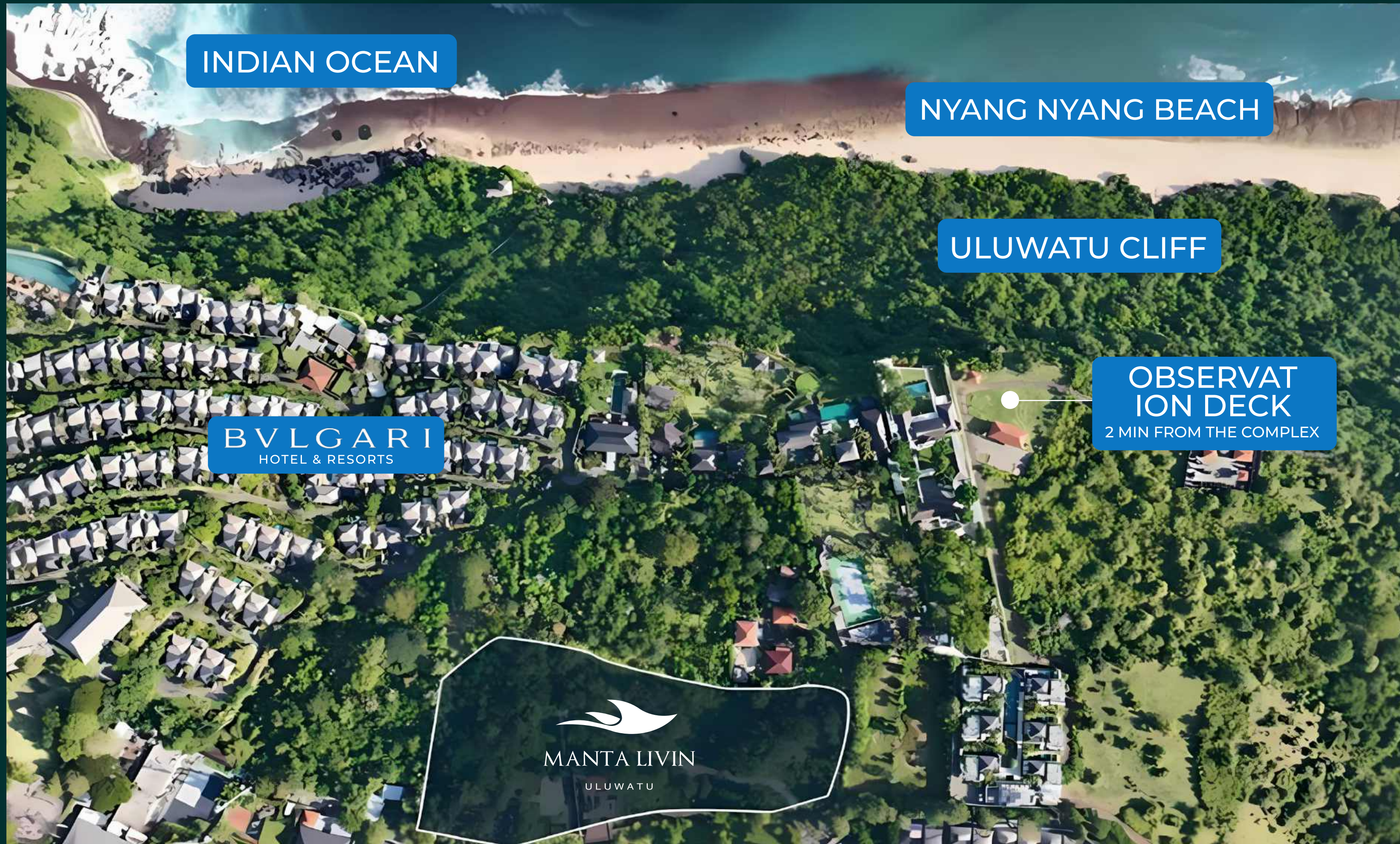
 **Tripadvisor**
TOP 2

Travelers Choice Awards 2025

 **DOLLAR FLIGHT CLUB**
TOP 2

Best Cities for Digital Nomads to Work Remotely

MANTA LIVIN



The 2.5 Hectare ecosystem concept that we plan to implement is inspired by the four elements. Water is the beginning.



WATER



LAND



FIRE



AIR

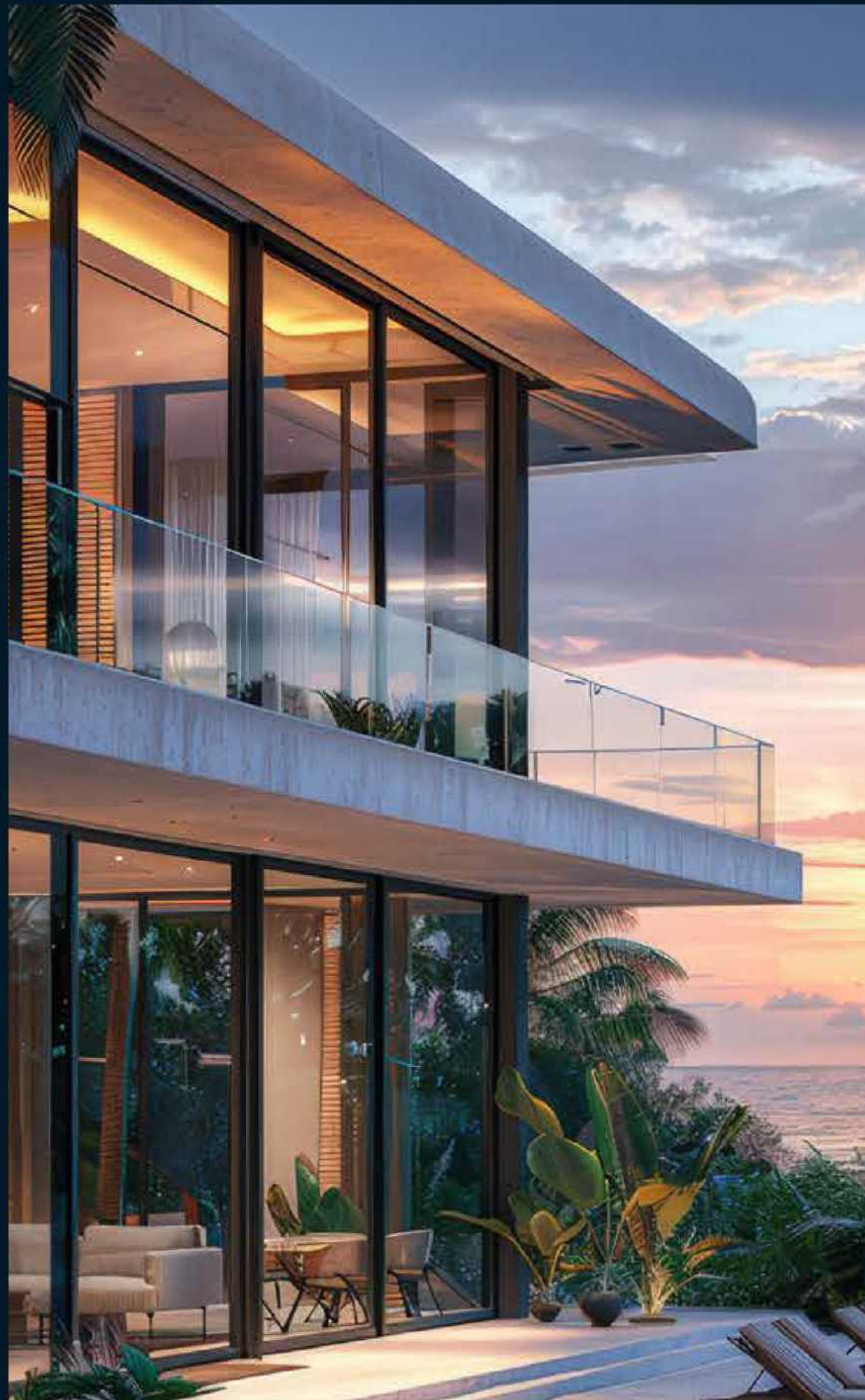
This is the idea of a space for conscious living in harmony with nature and technology, where man is at the center.



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MANTA



LIVIN



Premium Wellness-a complex of villas and apartments on a 0.8 hectare plot in a premium location on the highest cliff of the Bukit Peninsula

WELLNESS: THE INDUSTRY OF THE FUTURE



Global market

\$6,3 trillion

wellness industry volume (2023)

up to \$9 trillion

growth by 2028 (CAGR 7.3%)

84 %

consumers consider wellness a priority (McKinsey)



Wellness real estate

\$584 billion

in 2024 → \$1.1 trillion by 2029 (GWI)

CAGR 19,5 %

the fastest-growing segment of the industry

+10–25 %

to the value of properties with wellness infrastructure



Demand outpaces supply

79 %

buyers are willing to pay a premium for wellness features

The market is underserved

developers can't keep up with the growing interest

Post-COVID

a sharp rise in demand for homes that create a sense of health, privacy, and security

OUR APPROACH

We are creating a residential complex where wellness is not a service but the foundation of the project's philosophy.



A tropical forest scene with two people meditating in the foreground under a bright sun filtering through palm trees. The sun is positioned high in the center-right, creating a strong lens flare and illuminating the scene with a warm, golden light. The palm trees are silhouetted against the bright sky, and their fronds are visible in the foreground. The two people are sitting on mats on the ground, facing away from the camera, in a meditative posture. The overall atmosphere is peaceful and serene.

Human through the elements

At the heart of our concept is the human.

For us, wellness is not a service industry but a return to the natural state: physical, emotional, and mental.

And nature is the most accurate model of this wholeness.

Inspired by ancient systems (natural philosophy, medicine, architecture, Ayurveda), we draw on the four fundamental elements that for centuries have described the structure of the world and the human within it.



reset

Water — body and emotions

restoration

Air — breath and consciousness

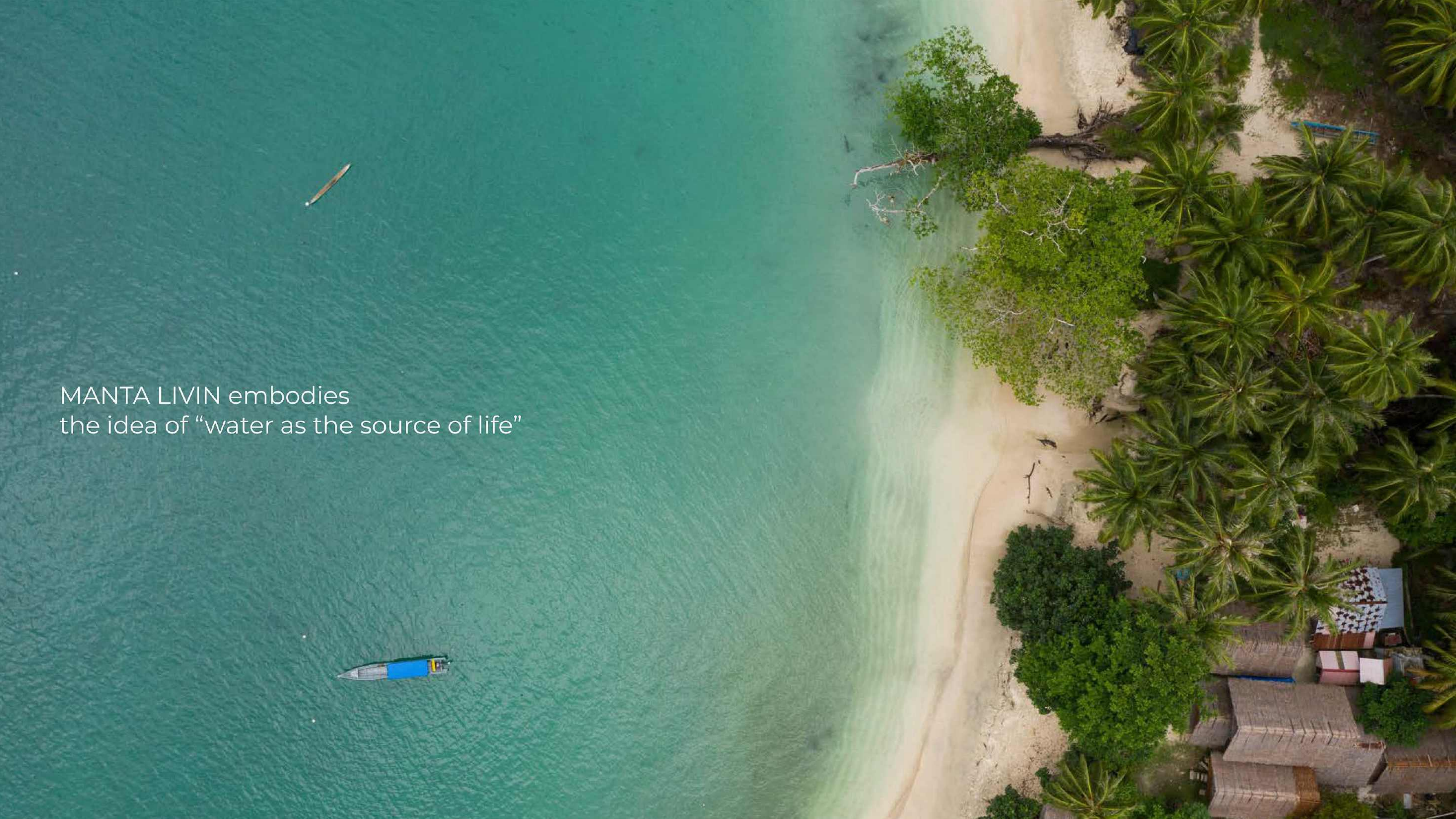
gaining support

Earth — support and form

rebirth

Fire — energy and will

We have integrated the elements into the space of the complex not as a metaphor, but as a functional living structure of the cycle — from reset to inspiration.



MANTA LIVIN embodies
the idea of “water as the source of life”



MASTER PLAN

STAGE#2
COMING SOON

STAGE#1
Shell Villa 1BDR — 2
Delmar Villa 3/4BDR — 3
Haven Villa 2BDR — 16
Apartments 1/2BDR — 85



Haven Villa

Shell Villa

MANTA POOL-BAR

Swimming pool 320 m²

The area around
the pool is 1220 m²

Apartments

Haven Villa

Delmar Villa



The developer of the project



LEGENDS 3D

LEGENDS 3D is a new generation developer who creates projects using the latest 3DCP (3d concrete printing) technologies that shape the face of the future.



5 YEARS IN BALI MARKET

extensive experience, proven processes,
and a solid reputation



Full-cycle development

from land acquisition and legal support to construction, branding, sales, and project management.



200+ completed projects in the USA and China

proven construction experience in international markets.



Strong team

chinese engineers and builders with high technical qualifications.



Complex architectural structures

Including art and infrastructure projects in Nuanu.



Projects of the future

bionic forms, organic design, nature-inspired aesthetics.



In-house 3DCP printers

a patented material used in the construction process



Eco-friendly and efficient approach

minimal waste, optimized time and resources.



High quality

durability, resistance to climate and seismic activity.

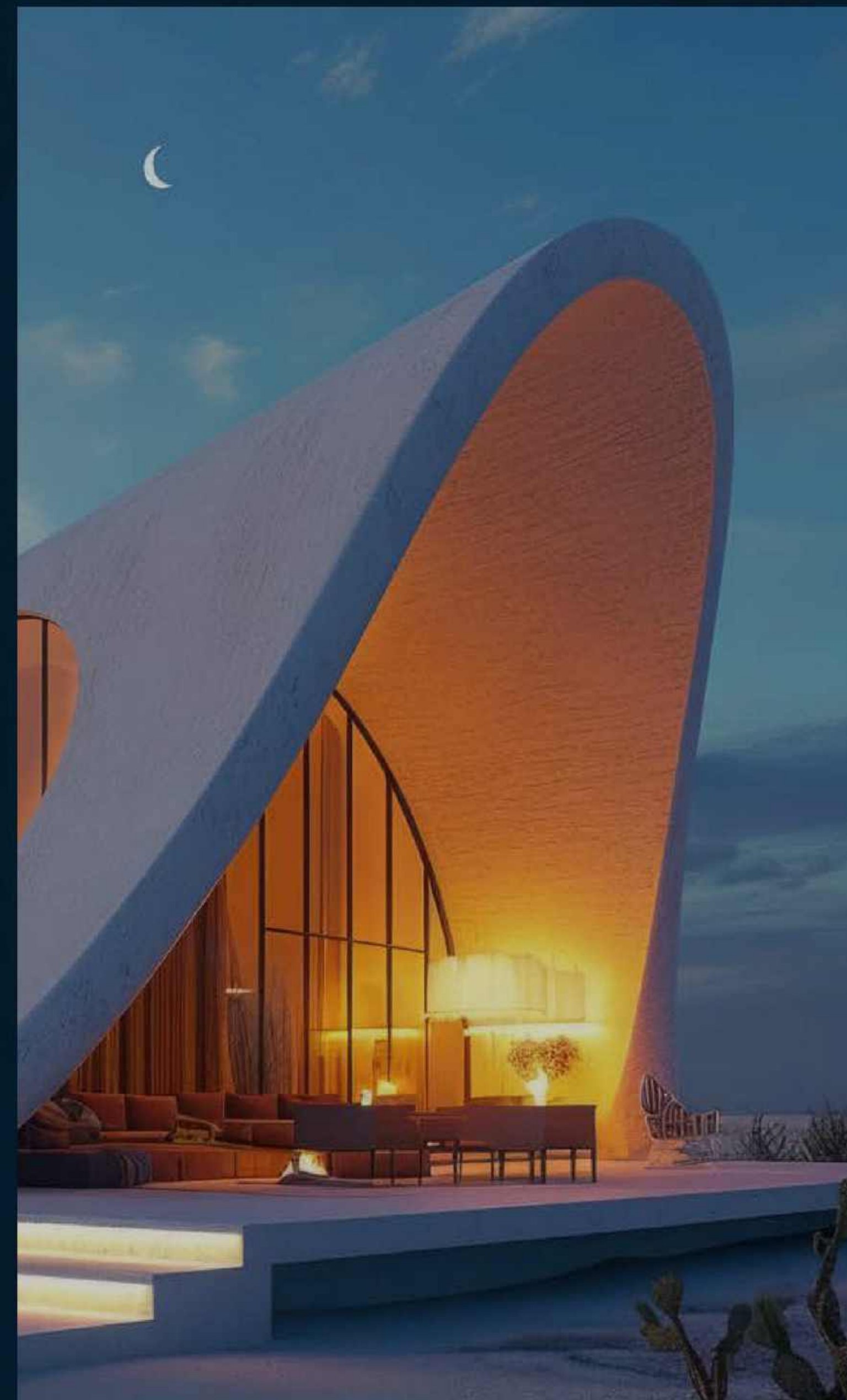


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UNIQUE FEATURES

OF THE COMPLEX





100 meters from the ocean



The complex is located in a private, unique, premium location on the highest cliff in South Uluwatu.

50 meters from Bulgari Resort, 1 minute from Khayangan Estate.

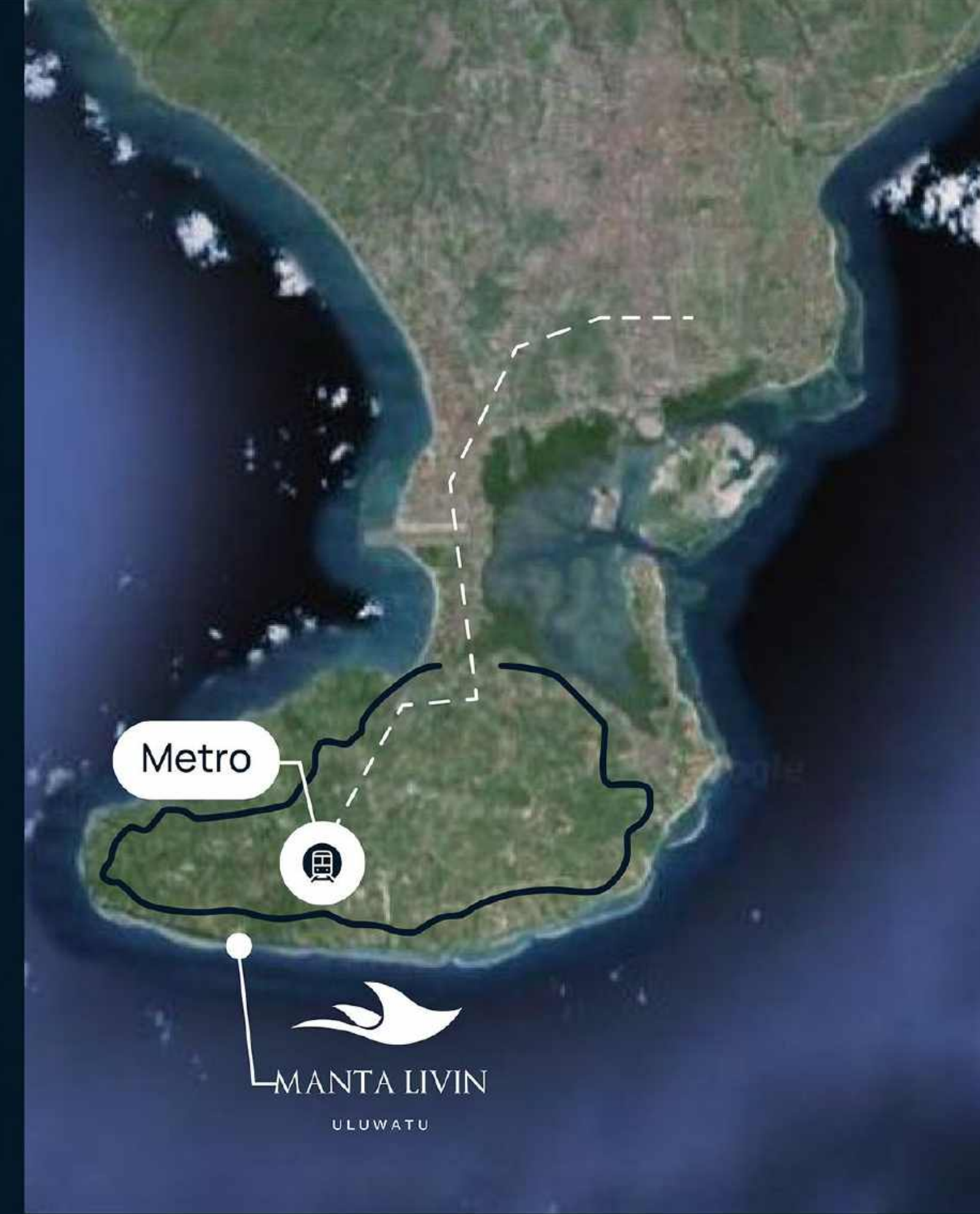
KHAYANGAN ESTATE

NYANG NYANG BEACH

BVLGARI

MANTA LIVIN

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Transport accessibility



New and comfortable entrance group. the road leading to all key points of the Bukit peninsula



100 m from the ocean, 5 minutes to Nyang Nyang Beach, and 10 minutes to Melasti.



1 minute to a helipad

A magnet for the premium segment



BVLGARI
RESORT BALI


ANANTARA
HOTELS & RESORTS


FOUR SEASONS
Hotels and Resorts

Alila

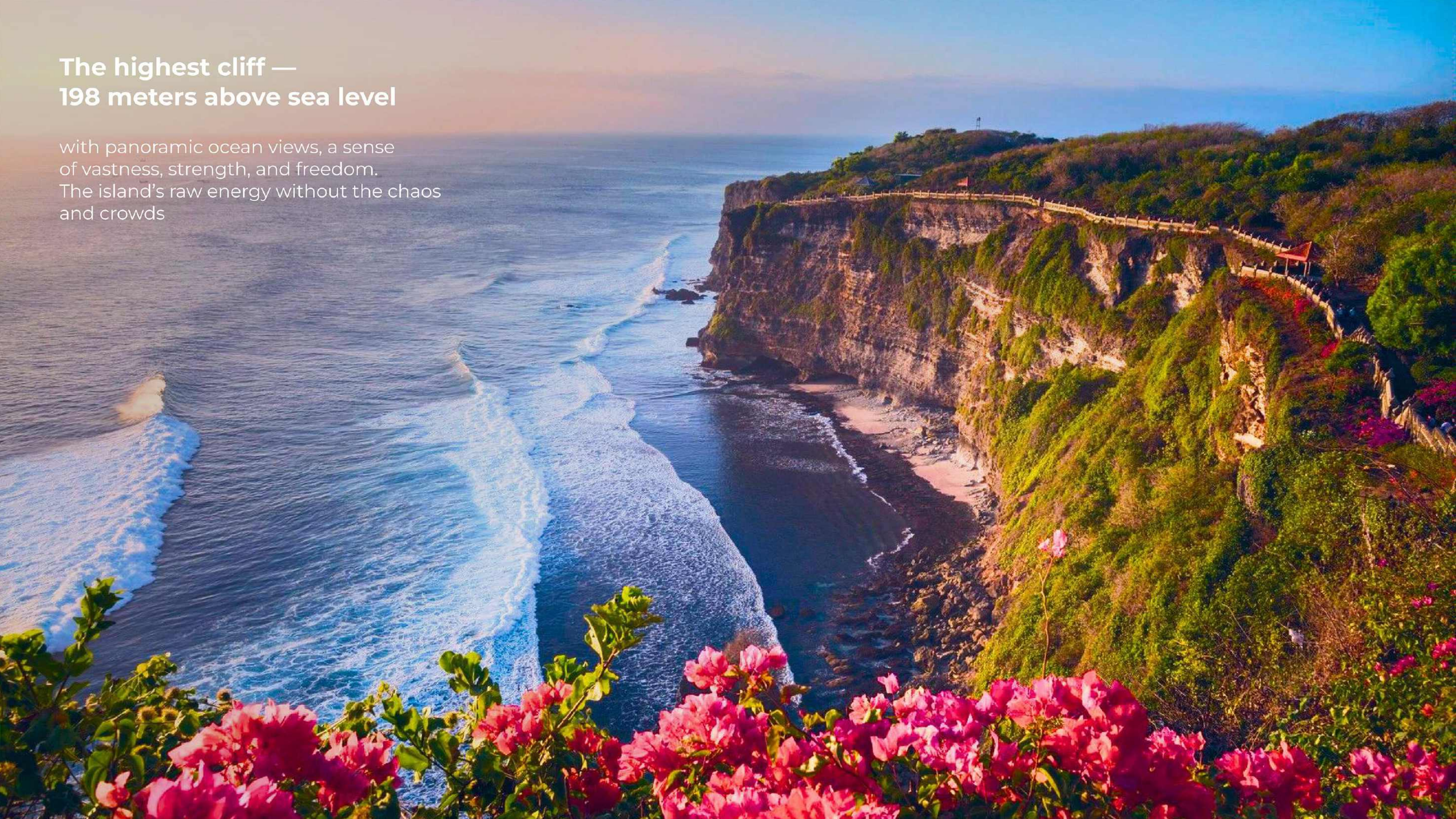

SIX SENSES

THE **edge**

SAVÂYA
BALI

The highest cliff — 198 meters above sea level

with panoramic ocean views, a sense of vastness, strength, and freedom. The island's raw energy without the chaos and crowds



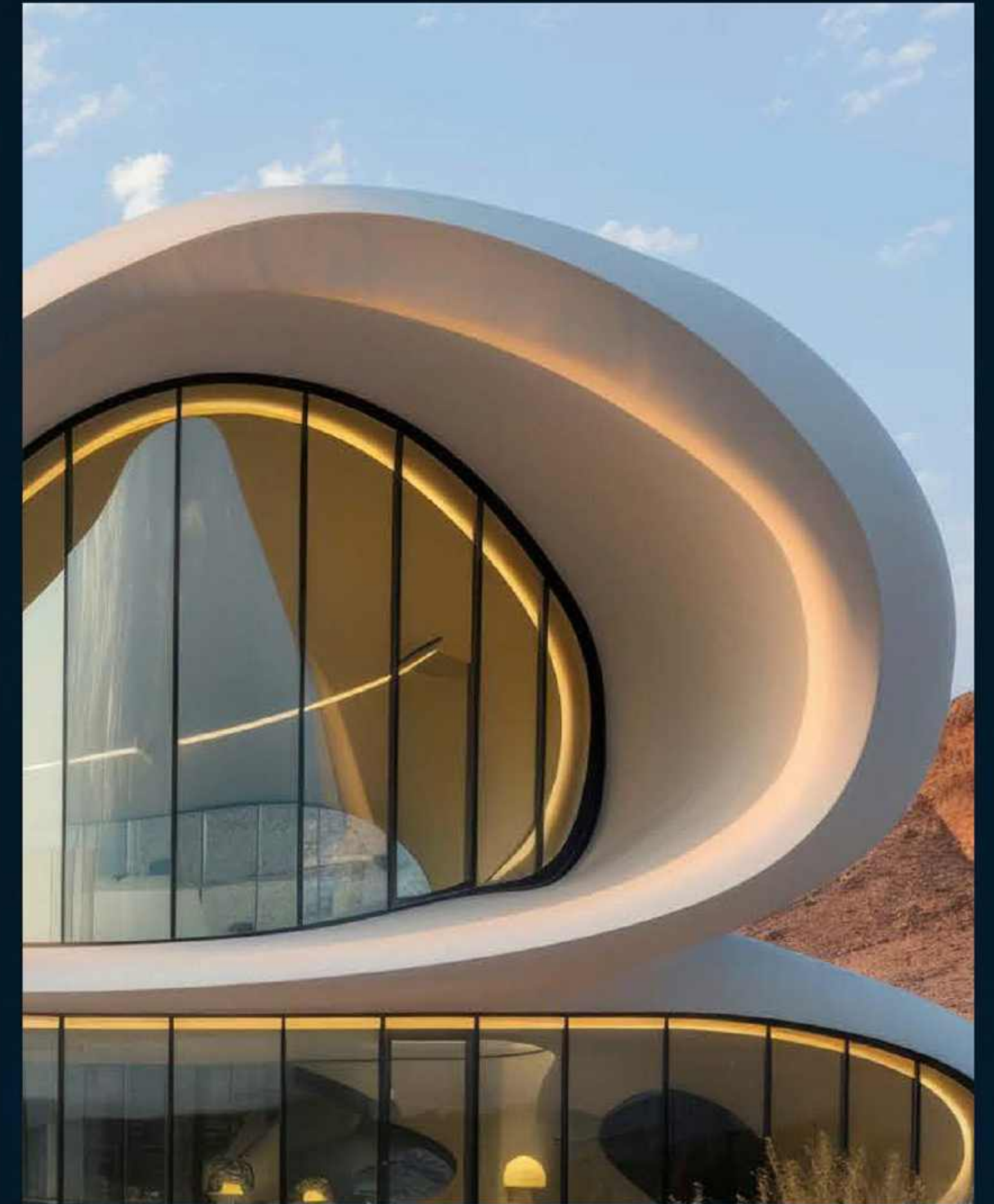
MANTA LIVIN
is the first residential
complex in Bali built
using **3DCP**
technology.



MANTA LIVIN
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LEGENDS3D



Eco,
Sustainable,
Recyclable



LEGENDS3D



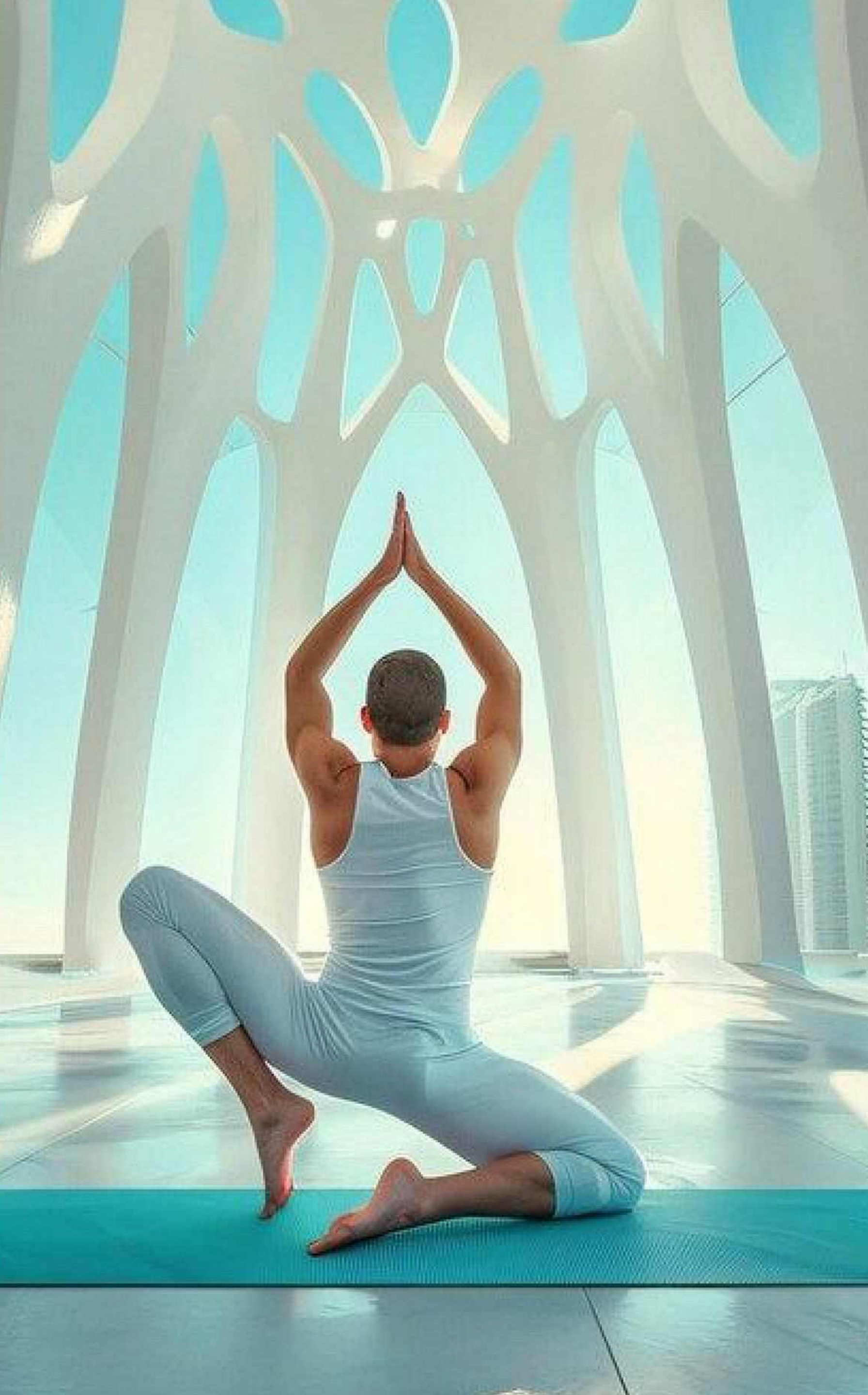
3DCP is a visual and technological marker of the future.



It allows for significant optimization of construction time and ensures high precision in execution.

We stand out in the global market and this increases our investment attractiveness.





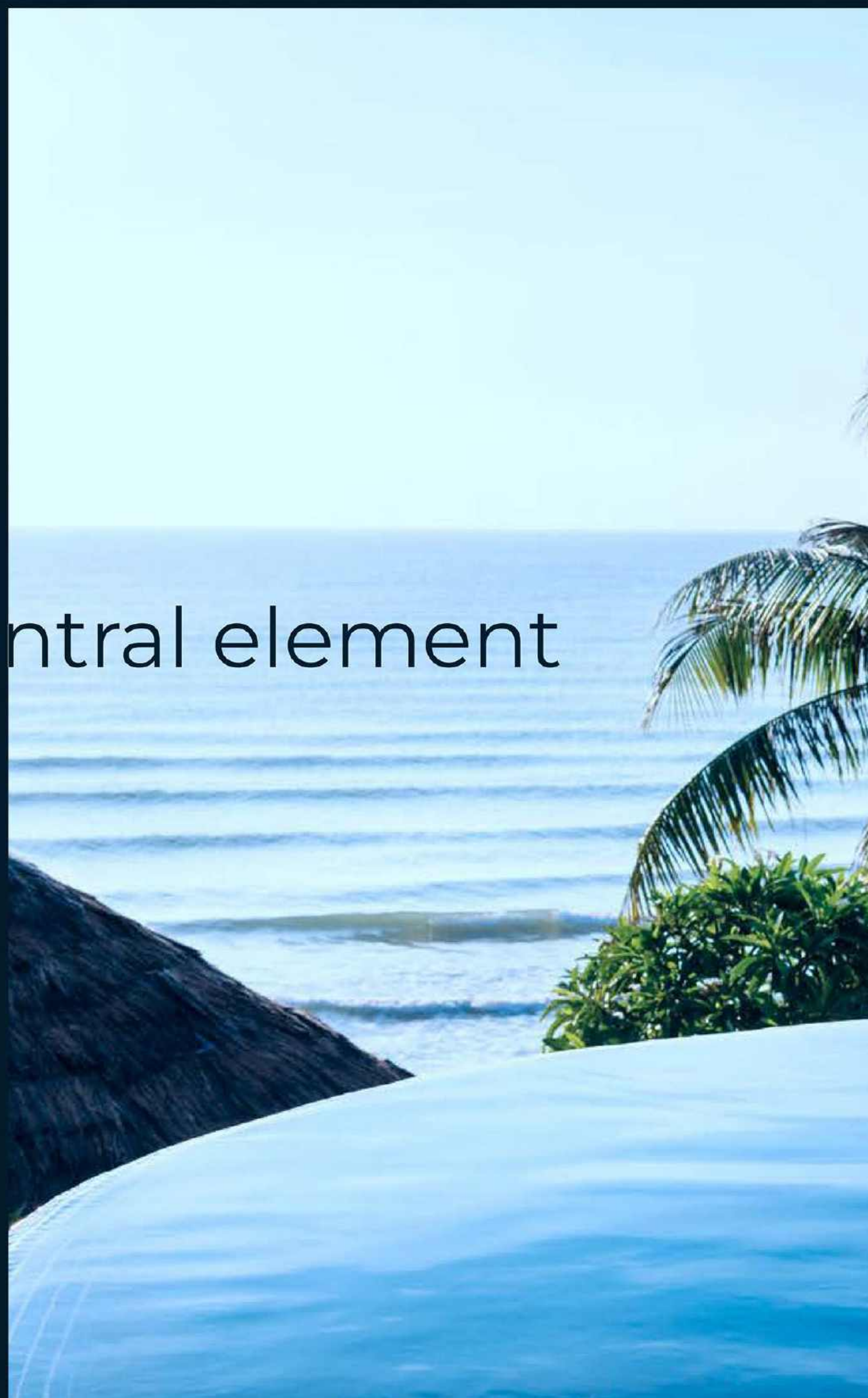
Wellness — next-generation infrastructure



The wellness trend is growing worldwide. There are few such spaces in Bali; the niche is just forming.

We are entering with unique and well-developed infrastructure — the first in this segment.

Water is the central element
of the concept

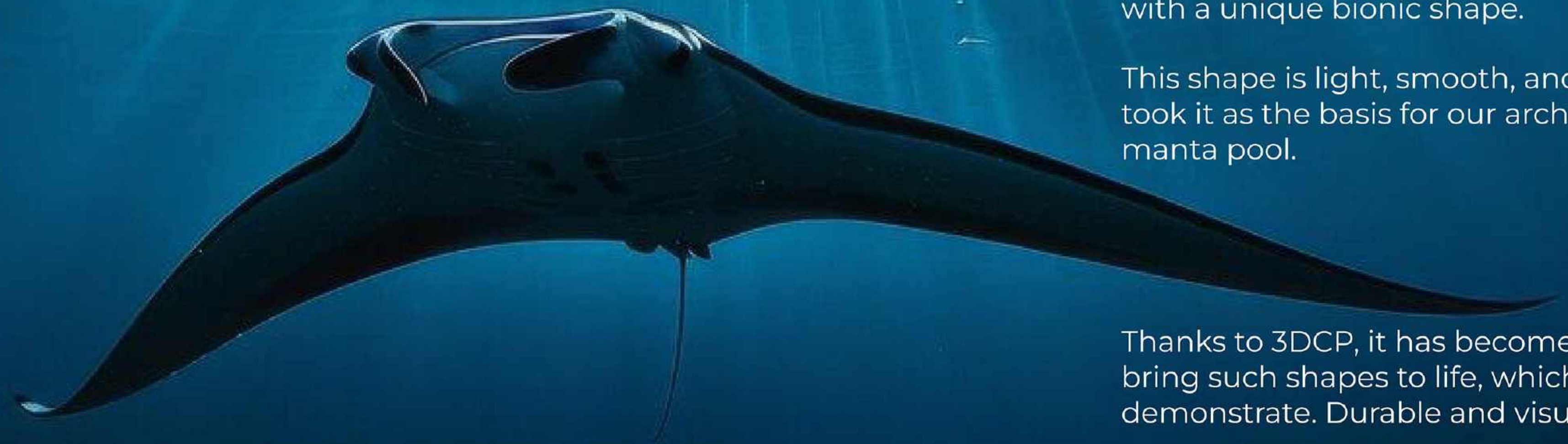


In-house ionized drinking water sourced from private wells with advanced filtration, alongside infrastructure designed for purification, wellness, and a high quality of life.



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Why Manta?

The manta is the smartest fish on the planet with a unique bionic shape.

This shape is light, smooth, and logical — we took it as the basis for our architecture of our manta pool.

Thanks to 3DCP, it has become possible to bring such shapes to life, which we want to demonstrate. Durable and visually light.

Advantages for investors



Unique location

the highest and most scenic cliff in Uluwatu, 198 meters above ocean level, a premium and sought-after area.



Strong concept and architecture

the ability to create unique forms that cannot be realized with traditional methods.



Construction of the future

standardized quality at the level of global projects, using 3DCP and advanced technologies.



Premium infrastructure

high-quality amenities focused on the growing demand in the wellness and conscious living segment.

An aerial photograph showing a large group of manta rays feeding on a sandy ocean floor. The rays are clustered together, creating a dense pattern of white and light blue water. The surrounding water is a deep blue, and the sandy bottom is visible in the upper left corner. The text "About MANTA LIVIN" is overlaid in the center in a white, sans-serif font.

About MANTA LIVIN

STAGE #1



Apartments
85 units



Villas
21 villas



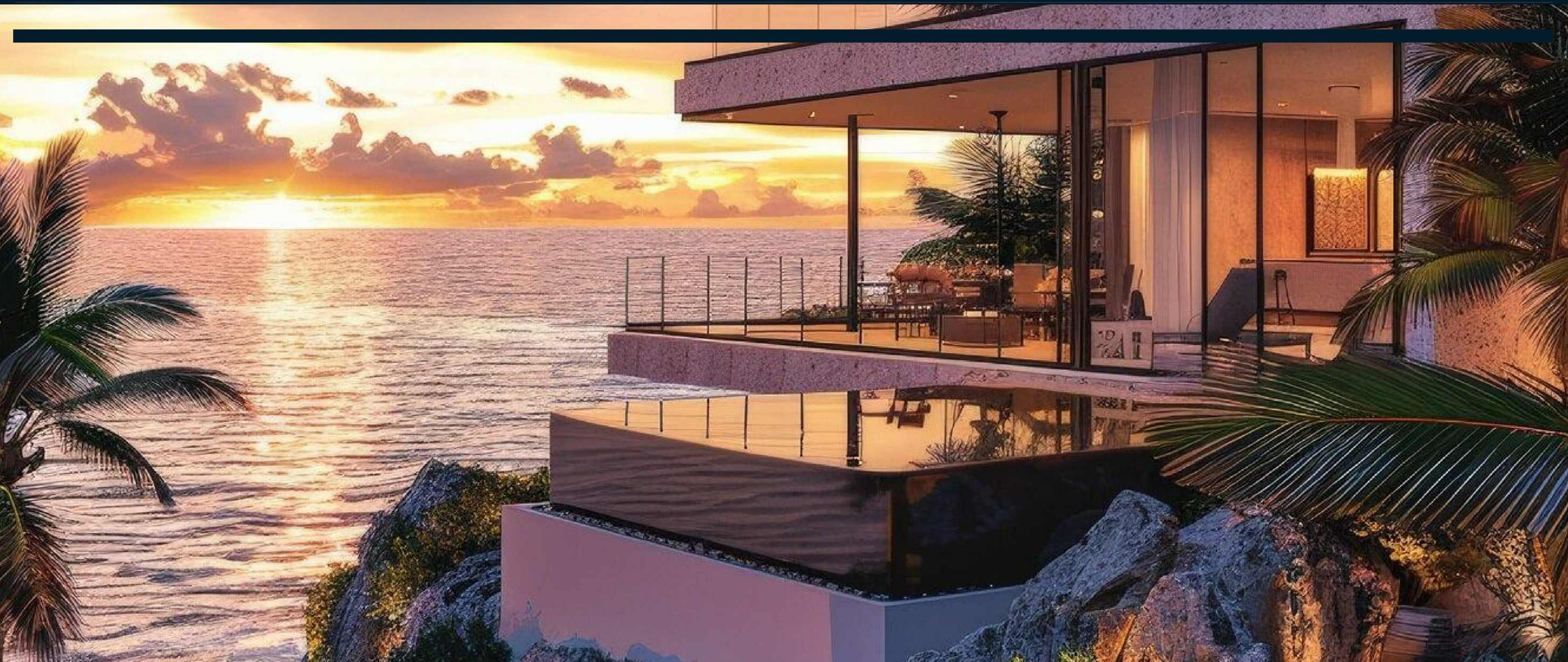
Land area
0,8 ha



Leasehold
25 years + 25 years priority
extension option



Land area
Pink zone – designated
for tourism.



Target audience

Short-term rental
(up to 1 month)

Wellness-travelers



- Age: 30–50, predominantly women
- Countries: Germany, France, Switzerland, Singapore
- Pain points: burnout, anxiety, city fatigue
- Seeking: silence, recovery, noise-free space, detox
- Why us: spa, floating, manta pool, living water, meditations, walking areas, distance from traffic, proximity to the ocean, views

Youth interested in sports and biohacking



- Age: 25–35, men and women
- Countries: Germany, USA, Australia, Korea, Netherlands
- Pain points: hard to find a place where you can rest and grow at the same time
- Seeking: healthy lifestyle, recovery + productivity
- Why us: gym, floating, clean food, state-tracking app, smart technologies

Couples and romantic getaways



- Age: 28–45
- Countries: Russia, Spain, United Kingdom, Korea
- Pain points: monotony of vacations, desire to reset as a couple, aesthetics
- Seeking: atmosphere, privacy, emotions
- Why us: private zones, ambient evening lighting, jacuzzi, restaurant, honeymoon-ready units, Instagrammable honeymoon-style designs, units with a wow effect, spacious ocean-view apartments.

Influencers and visual creators



- Age: 25–40, predominantly women
- Countries: Korea, France, Indonesia, Italy
- Pain points: visual blandness of typical locations
- Seeking: aesthetics, unique content
- Why us: unique organic architecture, light, water, the coolest viewpoint, interesting experience, ocean view

Target audience

Long-term rental
(1 month and more)

Digital nomads and freelancers



- Age: 27–40
- Countries: USA, Germany, Netherlands, Israel
- Pain points: chaos, loneliness, lack of focus, challenges in building a lifestyle
- Seeking: productive silence, environment, and structure
- Why us: infrastructure that supports work-life needs, workspace, coworking, wellness infrastructure, community

Young families with children



- Age: 30–45
- Countries: France, Switzerland, Indonesia, Singapore
- Pain points: fatigue, inability to have alone time, challenges with the child
- Seeking: safe, supportive, aesthetic environment
- Why us: kids' zone, play area, spa programs, children's pool area, walking paths, scooter rides, nanny service

Couples and romantic getaways



- Age: 28–45
- Countries: Russia, Spain, United Kingdom, Korea
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INFRASTRUCTURE



01

Manta-shaped pool

Water will flow along the edges of the wings like a fountain, creating the effect of living movement.

Thanks to 3DCP, the bionic shape was precisely replicated, turning the pool into an architectural focal point of the space.





02

SPA complex — unique
water experience

Floating zones, hydrotherapy baths,
massage areas surrounded by water.

Infrared sauna, zones for meditation,
immersive practices, aromatherapy



03

Immersive yoga

Next-generation yoga combining ancient practices and digital technologies for deep immersion.

Each session is a multisensory experience with 360° visual projections, original soundtracks, aromatherapy, and tactile elements.





04

Restaurant with a marine
concept



05

Own wells with filtered
and ionized water

Clean water in Bali is everyone's dream
— we solve this problem.
Our water is about healthy living.

06

Smart space management system and smart home

Control of climate, lighting, music, and security through a mobile app and voice assistants



07

Human OS

The operating system of your body

Human OS is a digital resident assistant embedded in the philosophy of Human Residence.

1. Biohacking and wellbeing tracking
Manta Livin.
2. Ability to monitor sleep, activity, hydration, and receive personalized wellness recommendations via branded smartwatches.
3. Digital access to the entire complex
4. Seamless booking, leisure management, and route planning through Human Residence infrastructure in one click.

Manta Livin в один клик.

08

Private, exclusive,
and unique tours

freediving, snorkeling, surfing,
and hydro tours in the most beautiful
and private locations unknown to tourists





09

24/7 hotel service, cleaning,
private chefs, nanny service

10

Underground parking
1000m²





11

Viewpoint and walking areas

Just 100 meters from the complex there is an observation deck overlooking the ocean, located at 198 m above ocean level.

Inside the complex there is a park and a 2.5 km long walking area.

The territory of the complex —
1220 sq.m.

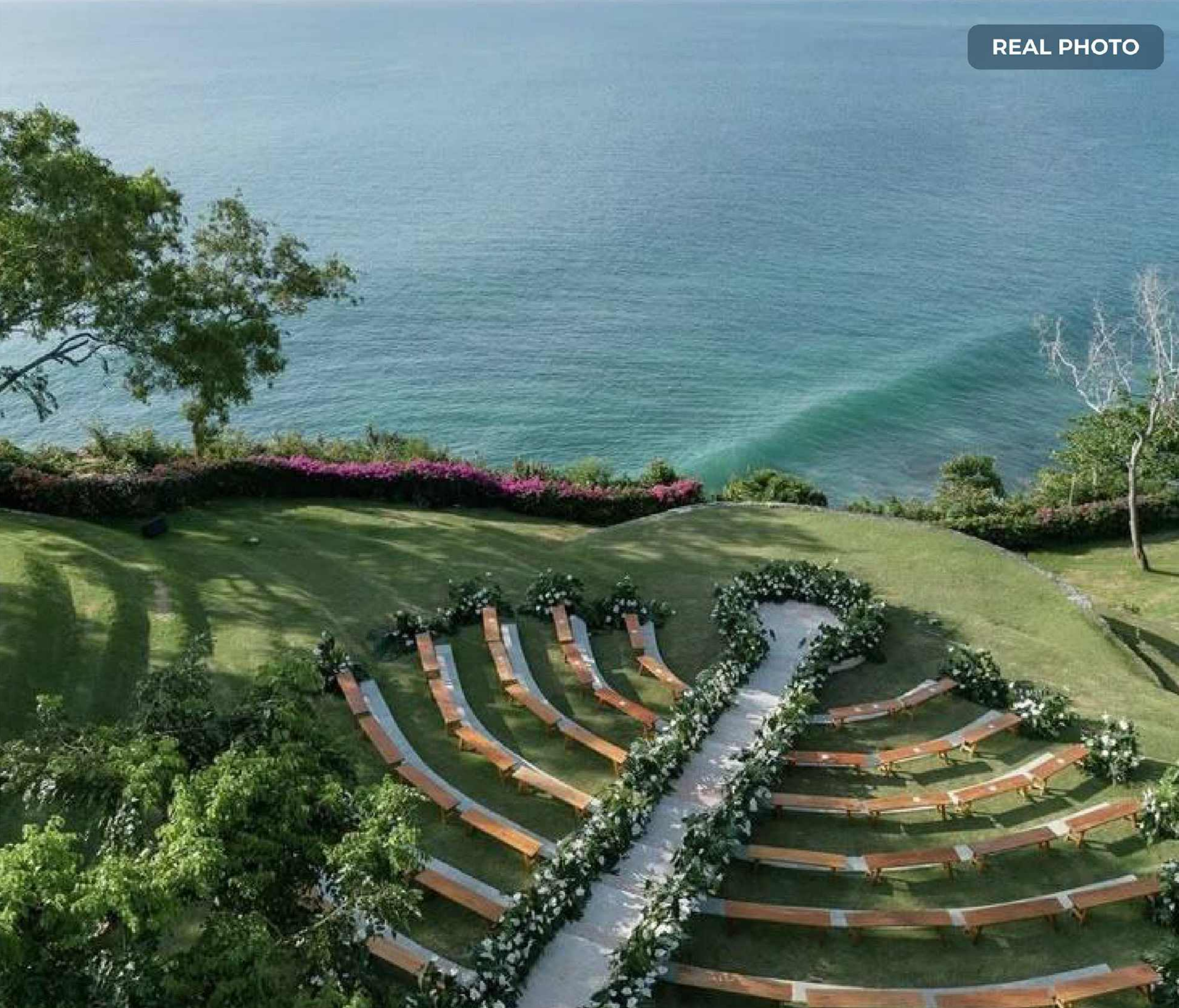
A funicular is planned — a comfortable descent to the beach with panoramic views.

12

Tennis court by the
ocean, 50 meters from
the complex



REAL PHOTO



13

Unique event space

Within walking distance — Khayangan Estate venue (1.2 ha)

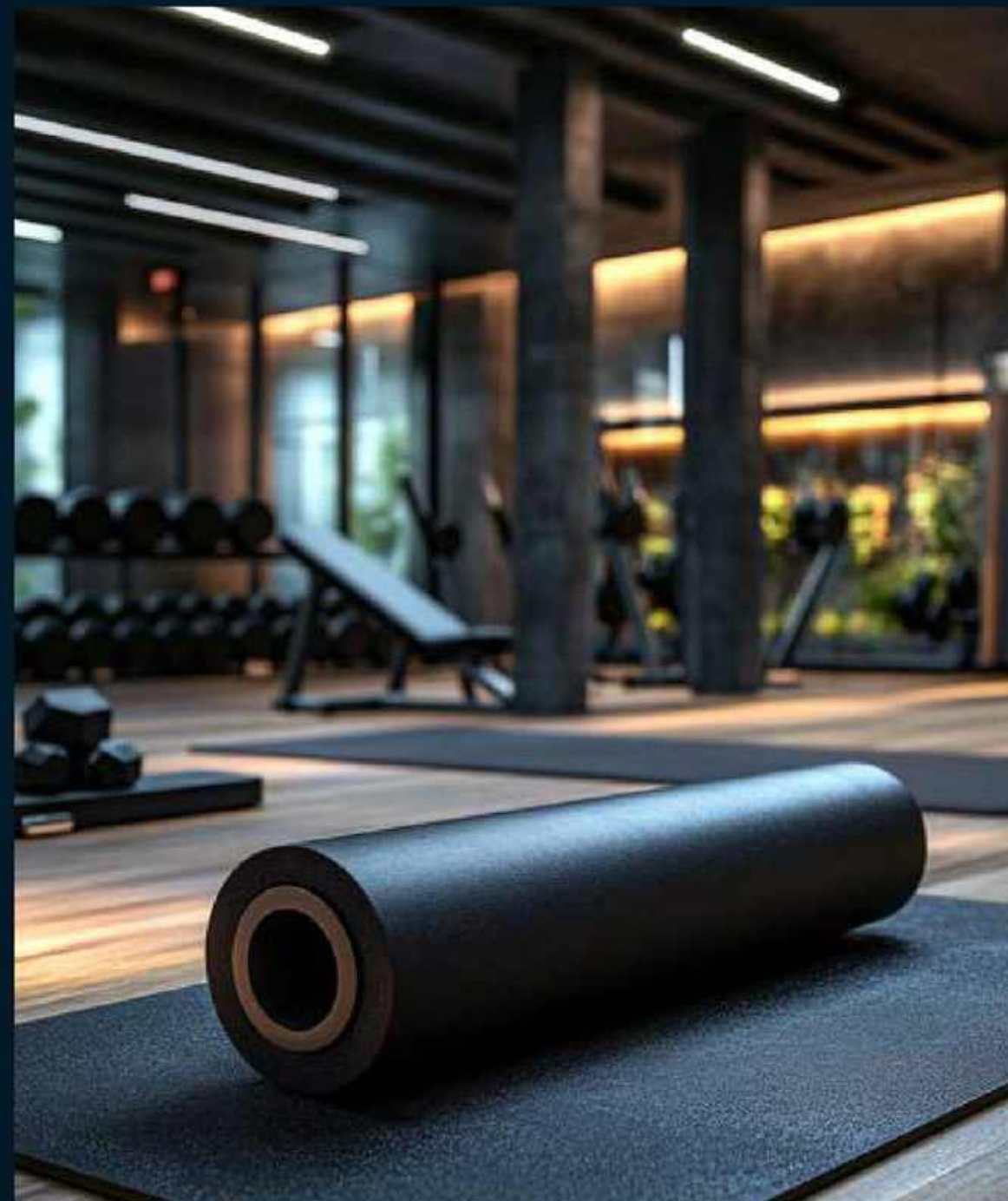
A private area with panoramic ocean and sunset views, ideal for:

- weddings and celebrations
- retreats and parties
- premium shoots and art events

Natural surroundings, scale, and seclusion — everything for unforgettable experiences.

Infrastructure STAGE #2

- Coworking
- Library
- Underground parking
- Convenience Store
- Children's room
- Infinity rooftop pool with ocean view
- Cinema
- Spa complex
- Smoothie Bar
- Coffee shop
- Restaurant
- Dry cleaning
- Rooftop Restaurant



Manta Livin is designed for clients who value the possibilities of premium secluded retreats and a high quality of life



We create infrastructure and units that accommodate both short-term and long-term comfortable living for a month or more. The project provides conditions for a reset over any period — whether 3 days or 3 months.



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Community

Manta Livin
concept unites people
through shared values.



Manta Livin is for those who
want to live among their own.



health
and recovery



high quality of life
and service



work-life balance
and comfort in the details



VILLAS



We build to live independently

20 years

warranties on structural frameworks and pool shells

2 years

warranty on interior finishing



Shell villa



Units: 2



1BDR, 1 floor



Furnishing and household appliances turnkey



Water from a private well with advanced filtration and ionization system



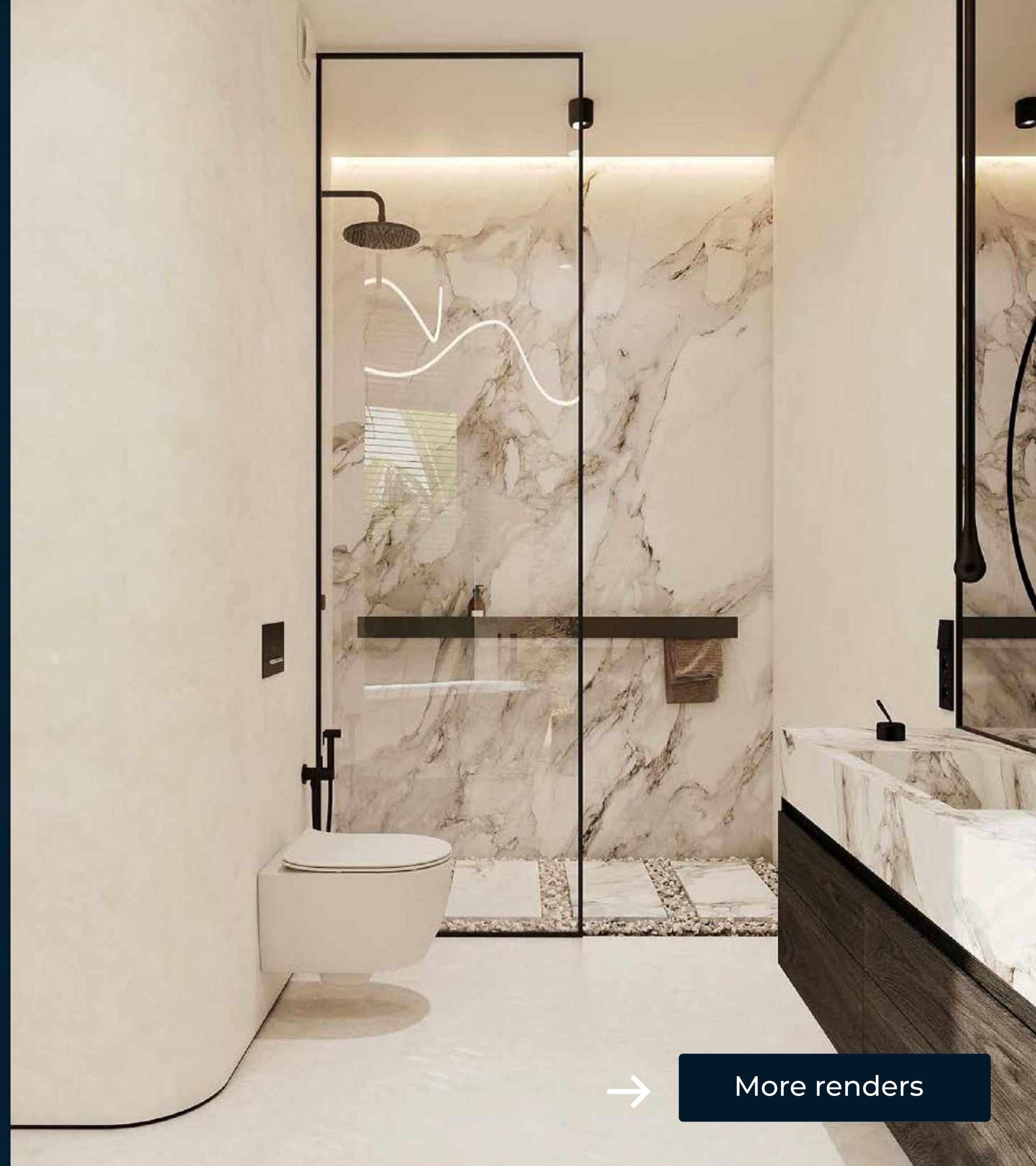
The villa is built using 3DCP technology











More renders

Villa Haven



Units: 16



2 BDR, 2 floors



Furnishing and household
appliances turnkey



Water from a private well
with advanced filtration
and ionization system



Combined construction
technology of Legends 3D
and BIMX development

2 configuration options*



Standard configuration option



A complete set option with a sauna /
at the request of the investor



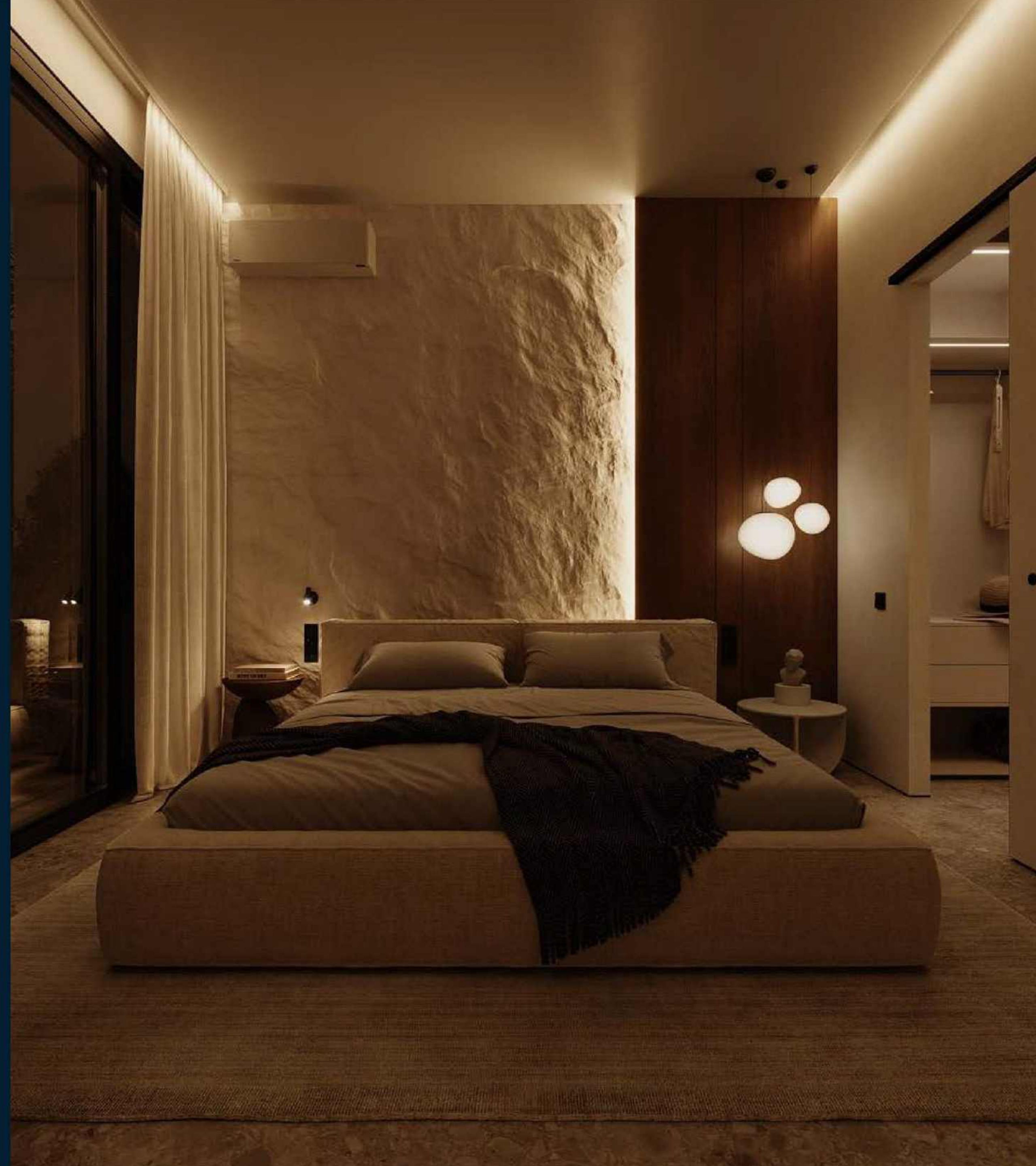














More renders

Villa Delmar



Units: 3



3BDR / 4BDR, 2 floors



Furnishing and household
appliances turnkey



Water from a private well
with advanced filtration
and ionization system



Combined construction technology
of Legends 3D and BIMX
Development







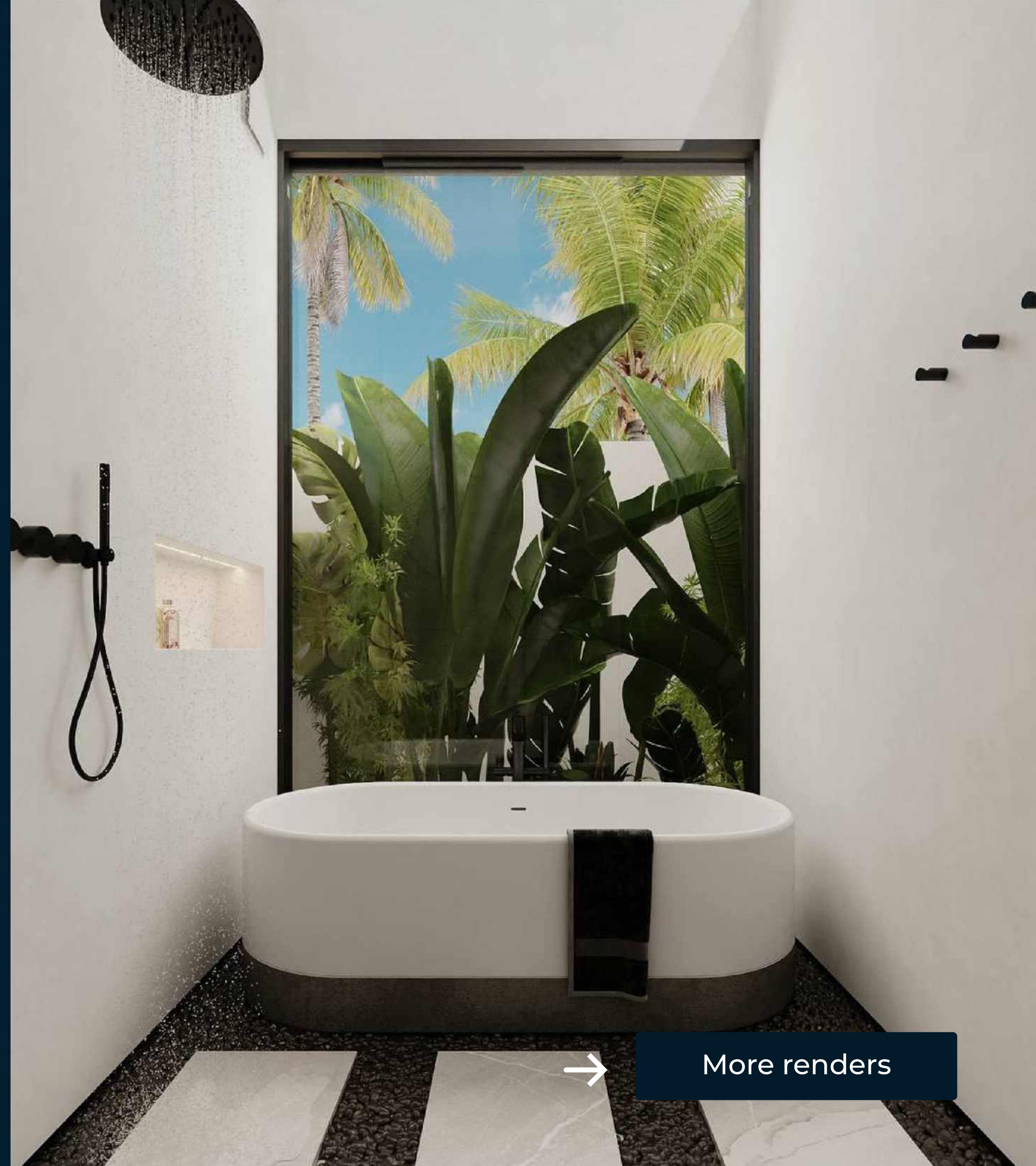








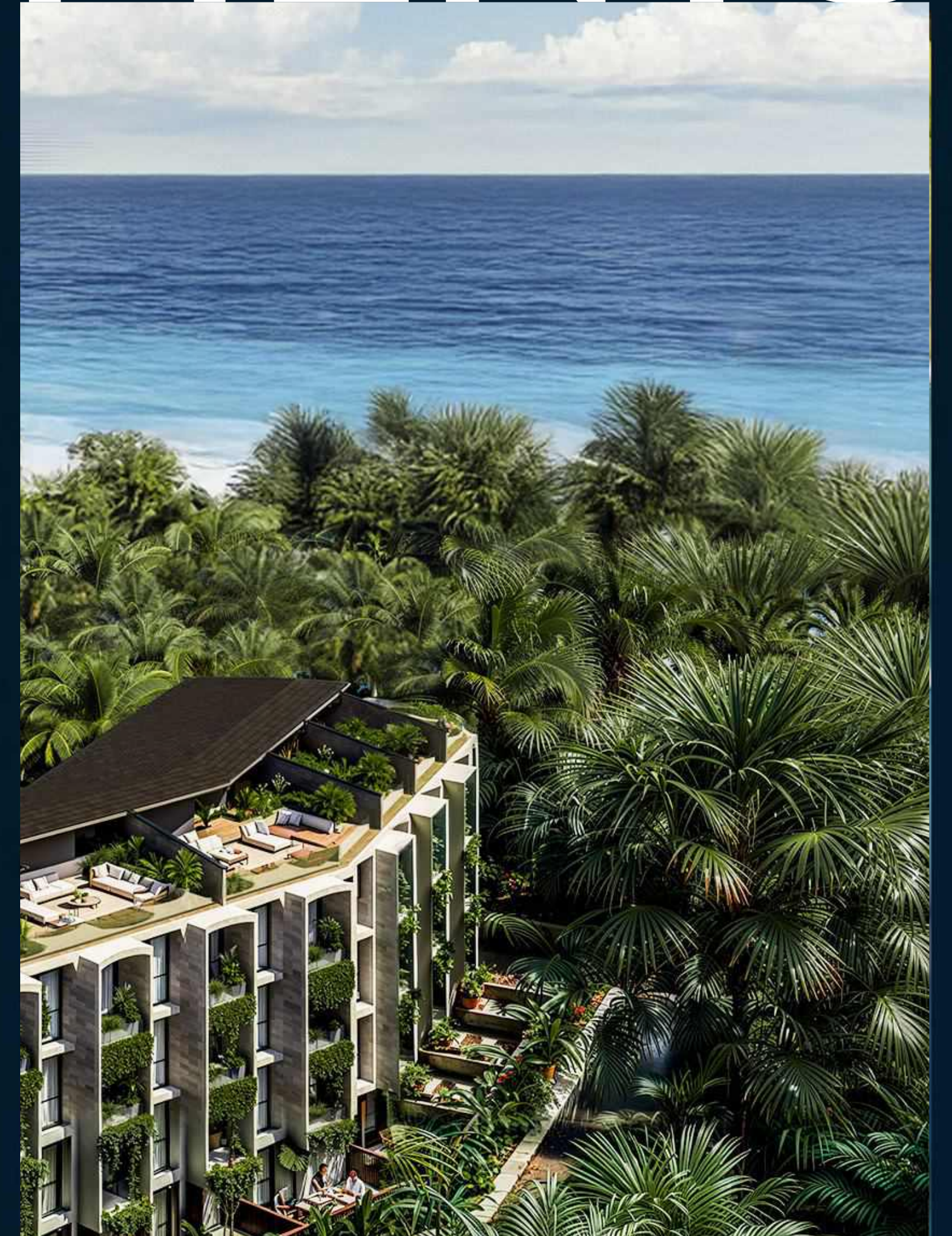
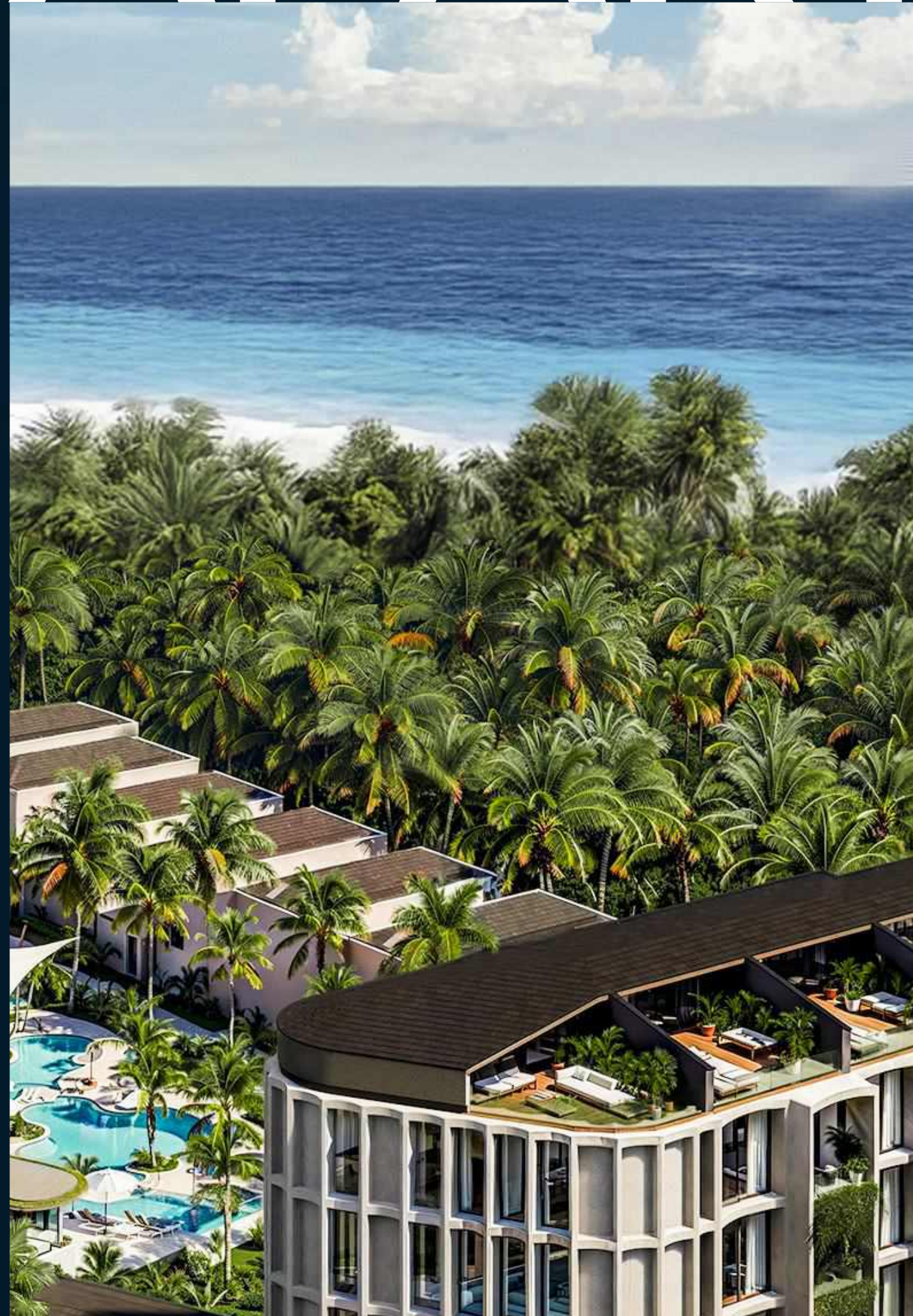


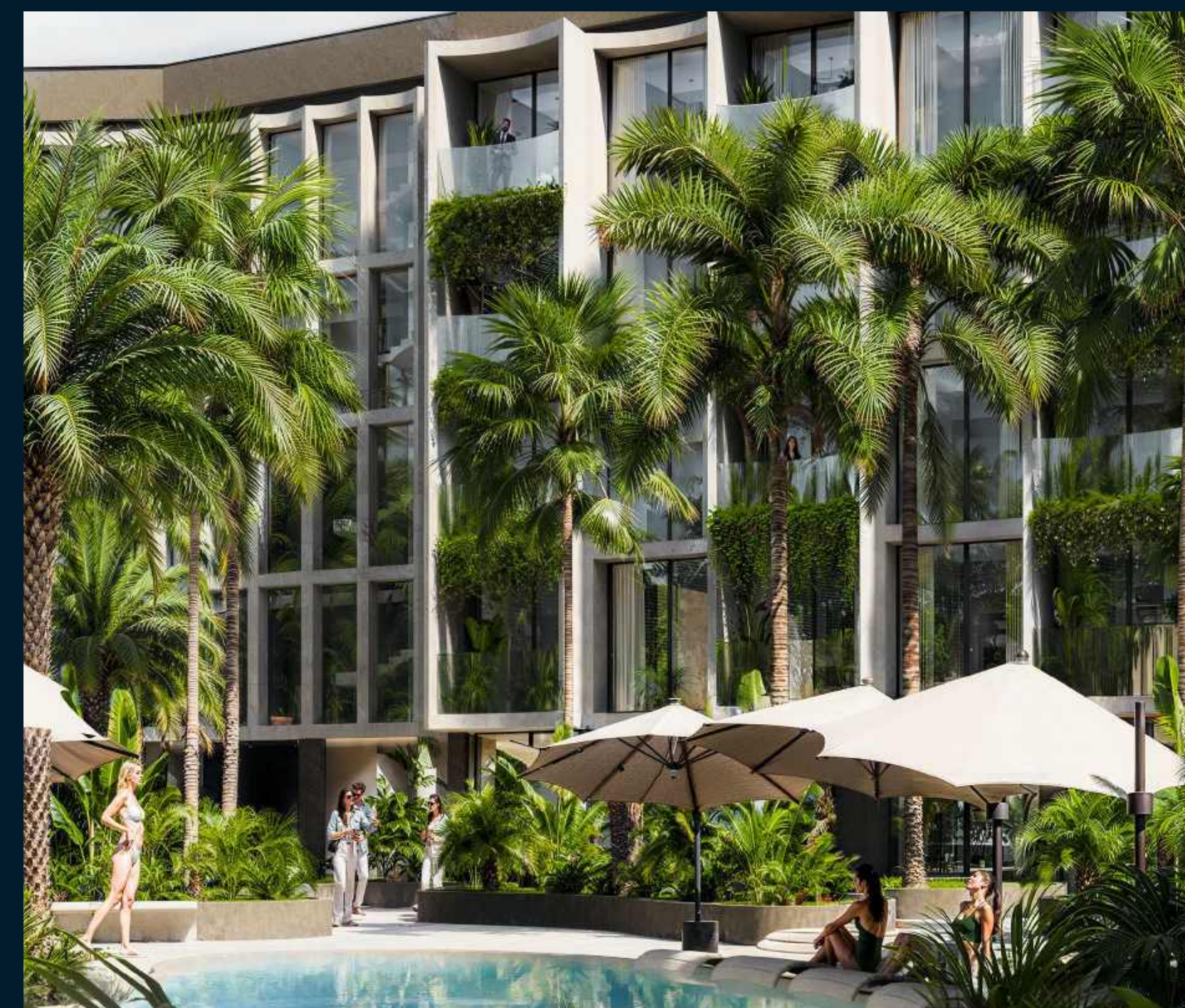


More renders



APARTMENTS







Units: 85



1BDR



Furnishing and household appliances turnkey



Water from a private well with advanced filtration and ionization system



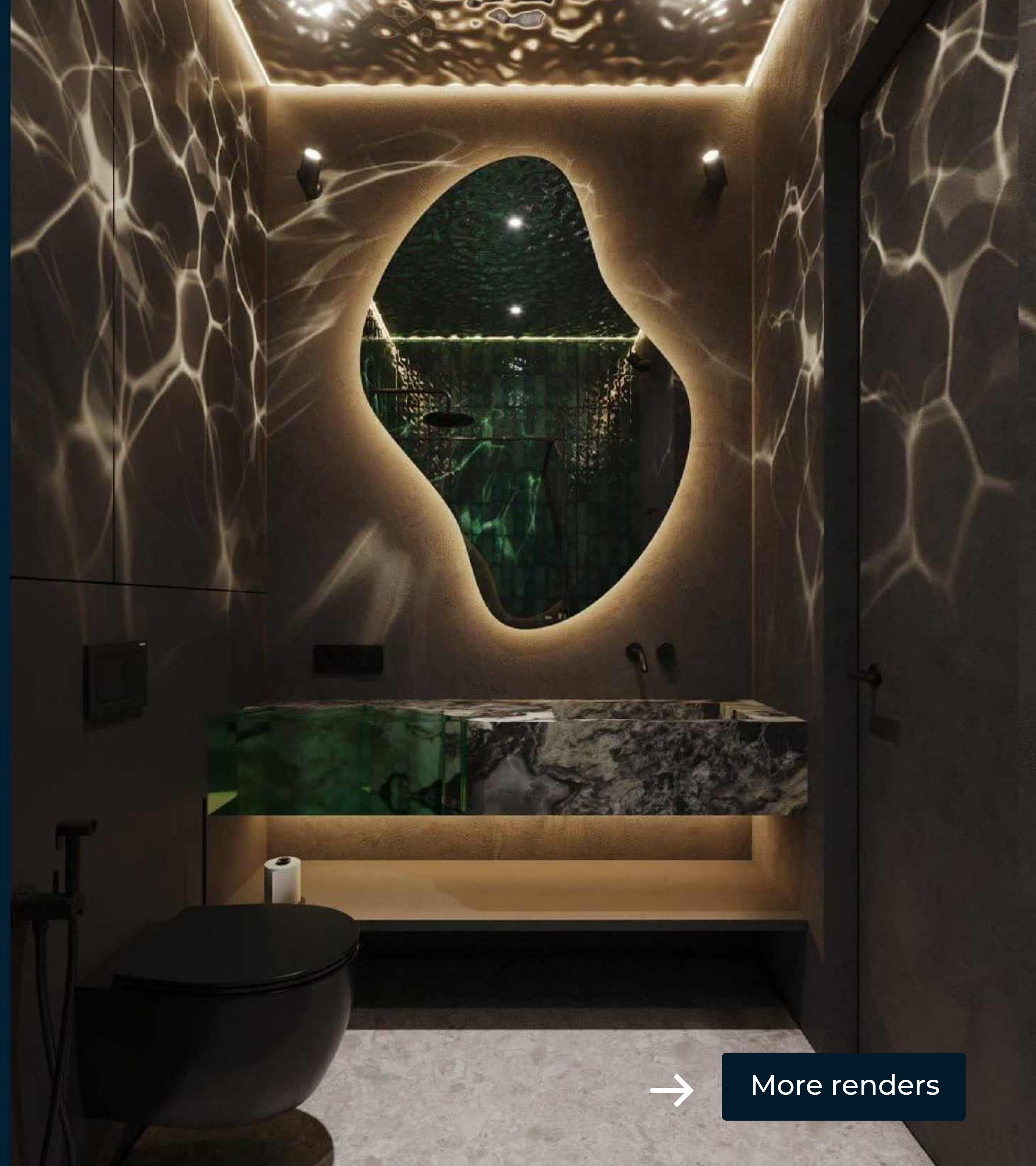
Combined construction technology of Legends 3D and BIMX

Individual Penthouse:
with ocean view and private terrace





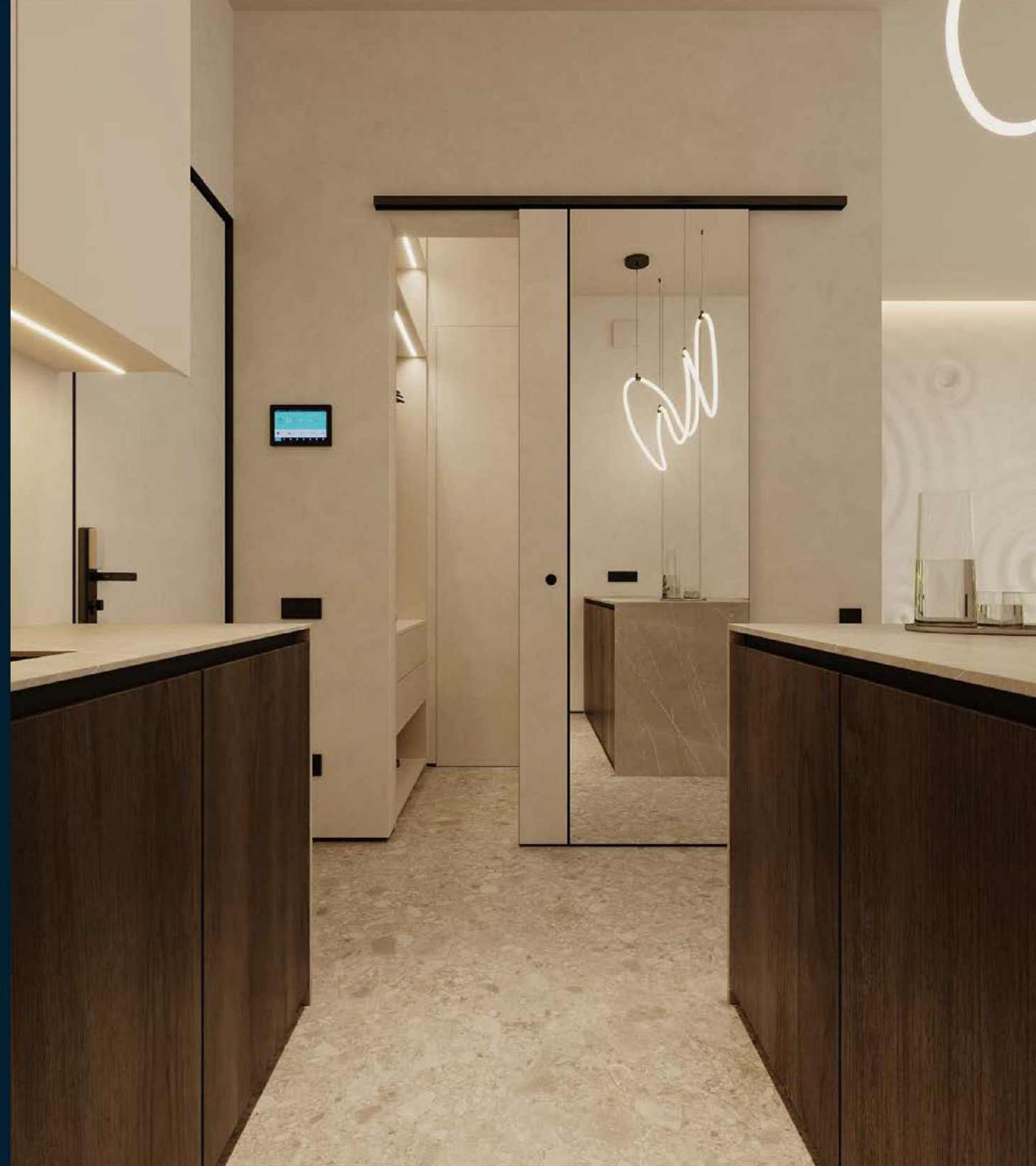


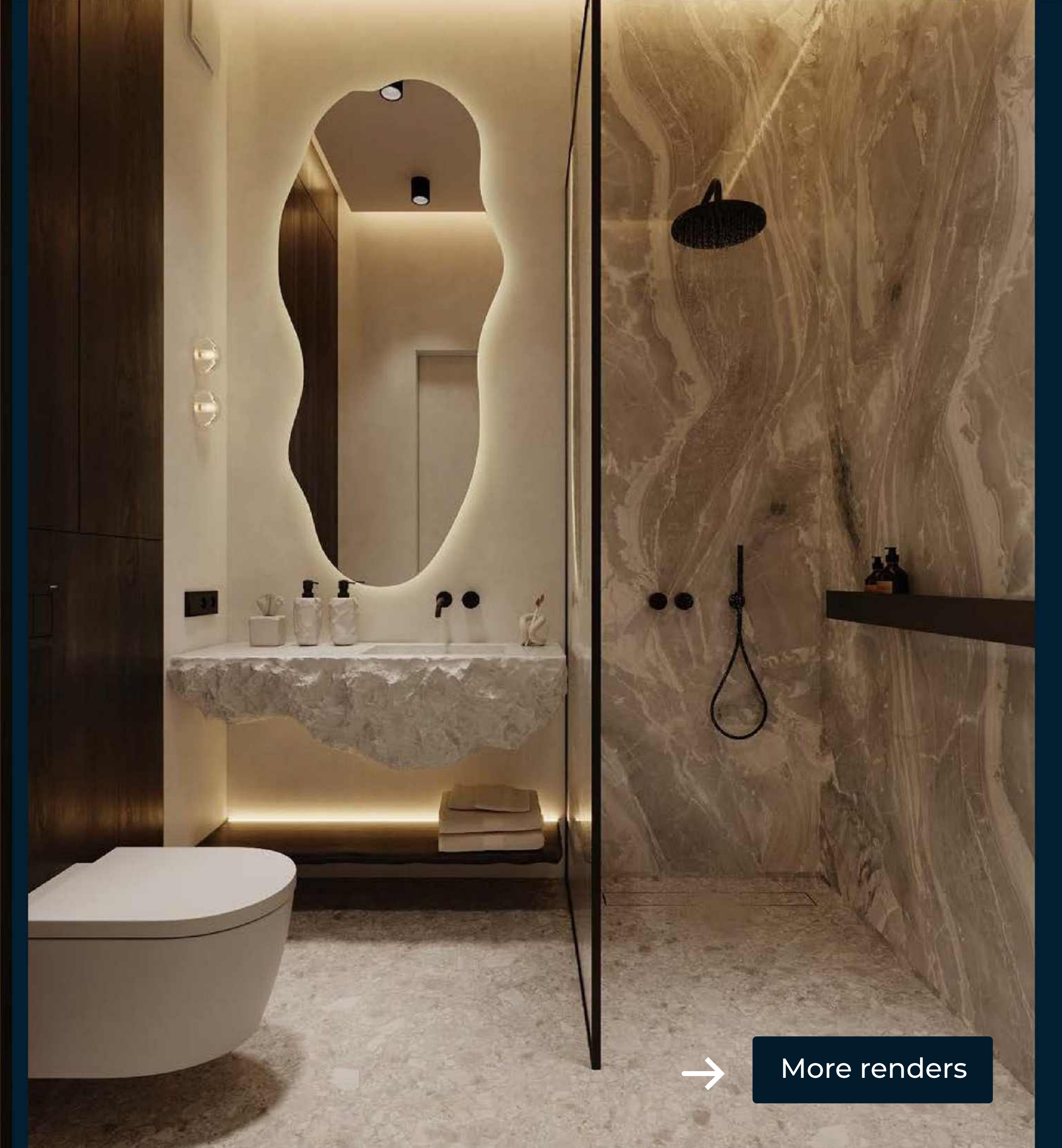


More renders









More renders

ROI

Joining the project at the construction stage Stage #1 is the most favorable conditions

от 35% до 45%
Income from resale after completion of construction



MANTA LIVIN — is an eco-friendly and safer investment for the future. Long-term capital growth and an increase in investment potential.



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PHILOSOPHY



MANTA LIVIN



Live in the flow.
Go back to your
place.



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inspired by the ocean, the symbol of freedom. this is a space where water becomes not just a design element, but an environment for restoration, purification and living in its own rhythm.

A modern, two-story house with large glass windows and a swimming pool in the foreground. The house is white with a flat roof. The upper floor has three large windows showing a living area with a sofa and a dining area with a table and chairs. The lower floor has two large glass doors leading to a living area with a sofa and a dining area with a table and chairs. A swimming pool is visible in the foreground. The background shows lush greenery and a clear sky.

This is not a hotel
and not just housing.

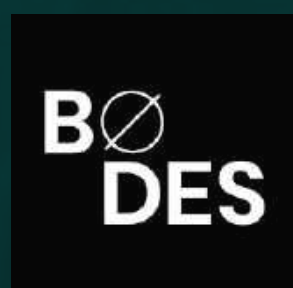
This is your private
residence.



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PARTNERS



MANAGEMENT COMPANY



DIJIWA SANCTUARIES

Dijiwa Sanctuaries — is an international management company founded by hospitality professionals with many years of experience in hotel development and operational management.

Today, Dijiwa Sanctuaries is a strategic partner and a leading management company in the market, occupying the No. 1 position among Bali boutique hotels.

15+ active facilities

20+ awards in 2024-2025 for design, service and sustainability

500+ employees per team

15+ concepts of farm-to-table and wellness centers



2025 — Michelin Star award



DIJIWA
SANCTUARIES



key growth points at dijiwa-managed facilities

+25%

RevPAR growth
/ per year

+20%

GOP growth /
per year

6 → 15

pgrowth from 6 to 15 hotels
in 4 years (2021-2025)

30%

energy
savings / per
year

50%

waste
reduction /
per year

4 BRANDS

in the portfolio / Dijiwa Signature,
Hotels & Resorts, Villas, Boutique

www.dijiwasanctuaries.com

[instagram.com/dijiwasanctuaries](https://www.instagram.com/dijiwasanctuaries)



Geological and soil analysis has been conducted

The site has been confirmed as suitable for construction, with construction set to begin soon.



Access to the wild Nyang Nyang beach

Human Residence provides access to the wild Nyang Nyang beach and establishes a new premium location.



Private road to the ocean

We are building a funicular to the beach and developing the descent — ensuring safe and convenient access to the ocean. Infrastructure development at the municipal level.



Viewpoint

Construction of a viewpoint in the location





New tourism strategy in Bali

After the pandemic, the Indonesian government conducted a review of tourism policy

b



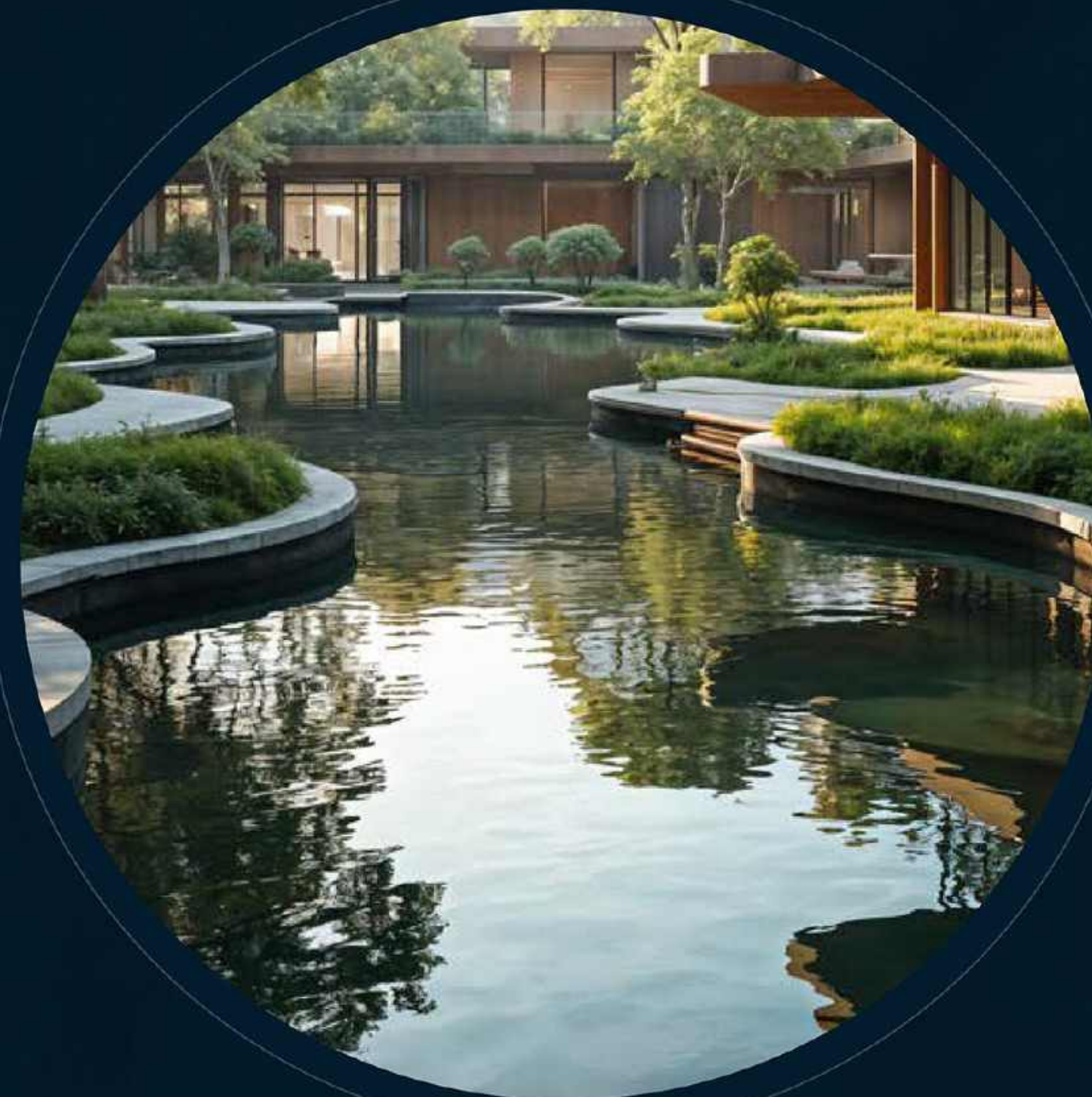
Key changes:

- Shift from mass tourism to the premium segment
- Introduction of a tourist tax
- Stricter codes of conduct
- Restrictions on low-cost tour packages



Goal:

To attract fewer tourists with a higher average spend and a lower environmental impact.



Economic logic:

- Increasing tourism revenue while reducing the load on infrastructure
- Improving service quality and overall service standards



Long-term model:

Focus on sustainable, selective tourism — as a benchmark for other developing countries.

Construction stages

Construction start

2th quarter
of 2025

Construction completion

4th quarter
of 2027

Complex launch

4th quarter
of 2027



PAYMENT OPTIONS

OPTION 1

+50% initial payment

+30% payment upon completion of finishing works

+20% contribution from rental income with guaranteed return *

* the guarantee of profitability is two years under the contract

OPTION 2

+30% initial payment

+30% contribution upon the construction of the building

+30% payment upon completion of finishing works

+10% contribution upon the commissioning of the building

OPTION 3

5% DISCOUNT for 100% one-time payment

How payment can be made

/ 01

Swift by transfer

/ 02

USDT with subsequent conversion
and document issuance



Guaranteed return

10%

two years under the Contract



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MANTA LIVIN — is an investment in the future. Long-term capital growth and increased investment potential.