



PANDAWA DREAM

A premium hotel complex
on the oceanfront with its own
infrastructure



PANDAWA DREAM

PANDAWA DREAM - THIS IS

A luxurious residential complex located in a scenic coastal area, offering a unique blend of cultural aesthetics and modern amenities.

SALES START ON DECEMBER 1

Infrastructure complex
spanning 6,000 m²

Limited number
of units

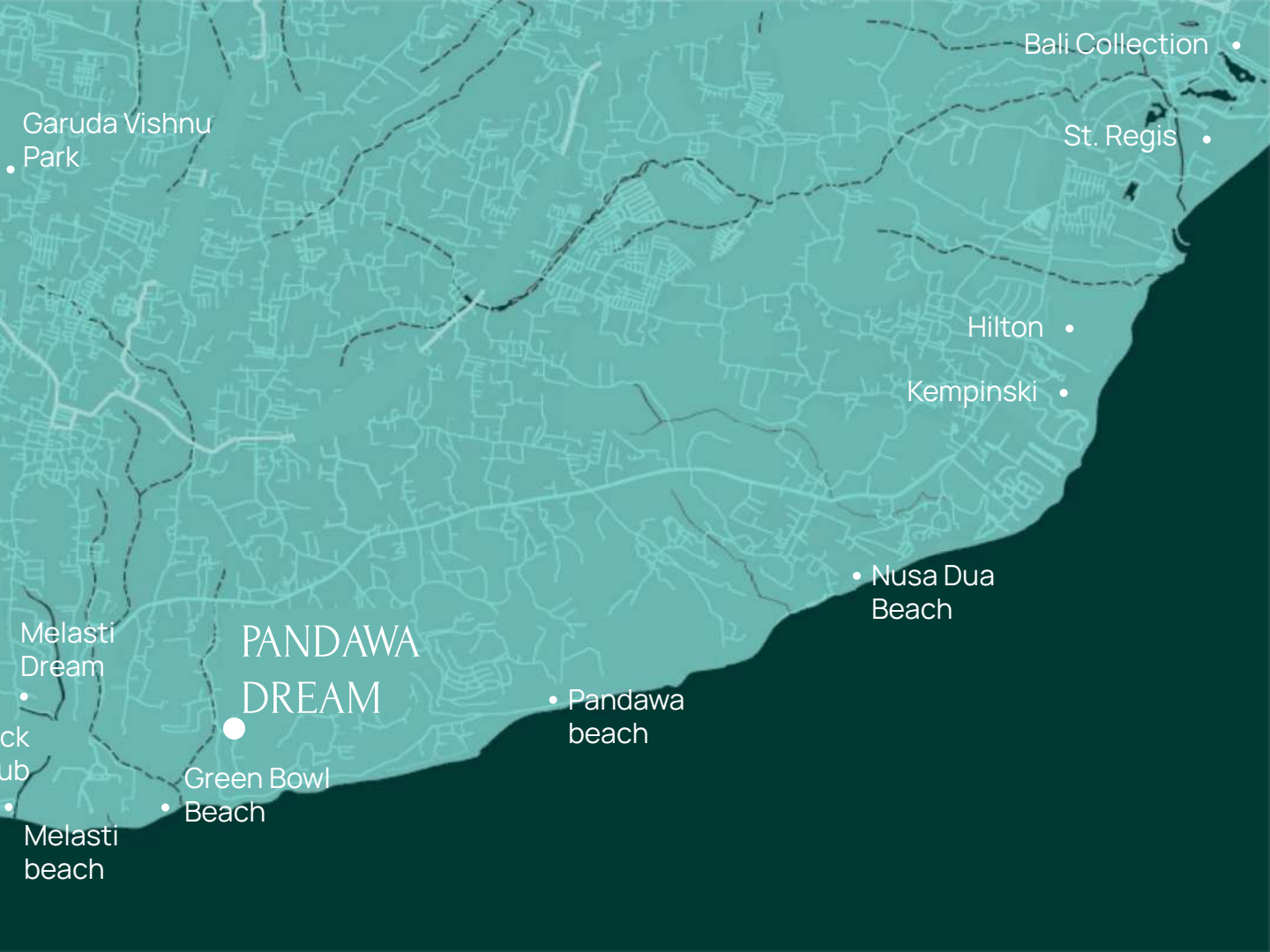
FROM 2,500 PER M²

2 minutes to the ocean

7 minutes to major infrastructure projects

7 minutes to leading hotel chains

[view](#)



Garuda Vishnu Park

Bali Collection

St. Regis

Hilton

Kempinski

Nusa Dua Beach

PANDAWA DREAM

Pandawa beach

Green Bowl Beach

Melasti Dream

Melasti beach

Parq Blue

White Rock Beach Club

Savaya

Karma Kandara Beach

TOP 5 BEACHES IN CLOSE PROXIMITY TO BALI



PANDAWA BEACH



MELASTI BEACH



NUSA DUA



KARMA KANDARA



GREEN BOWL

ROOFTOP

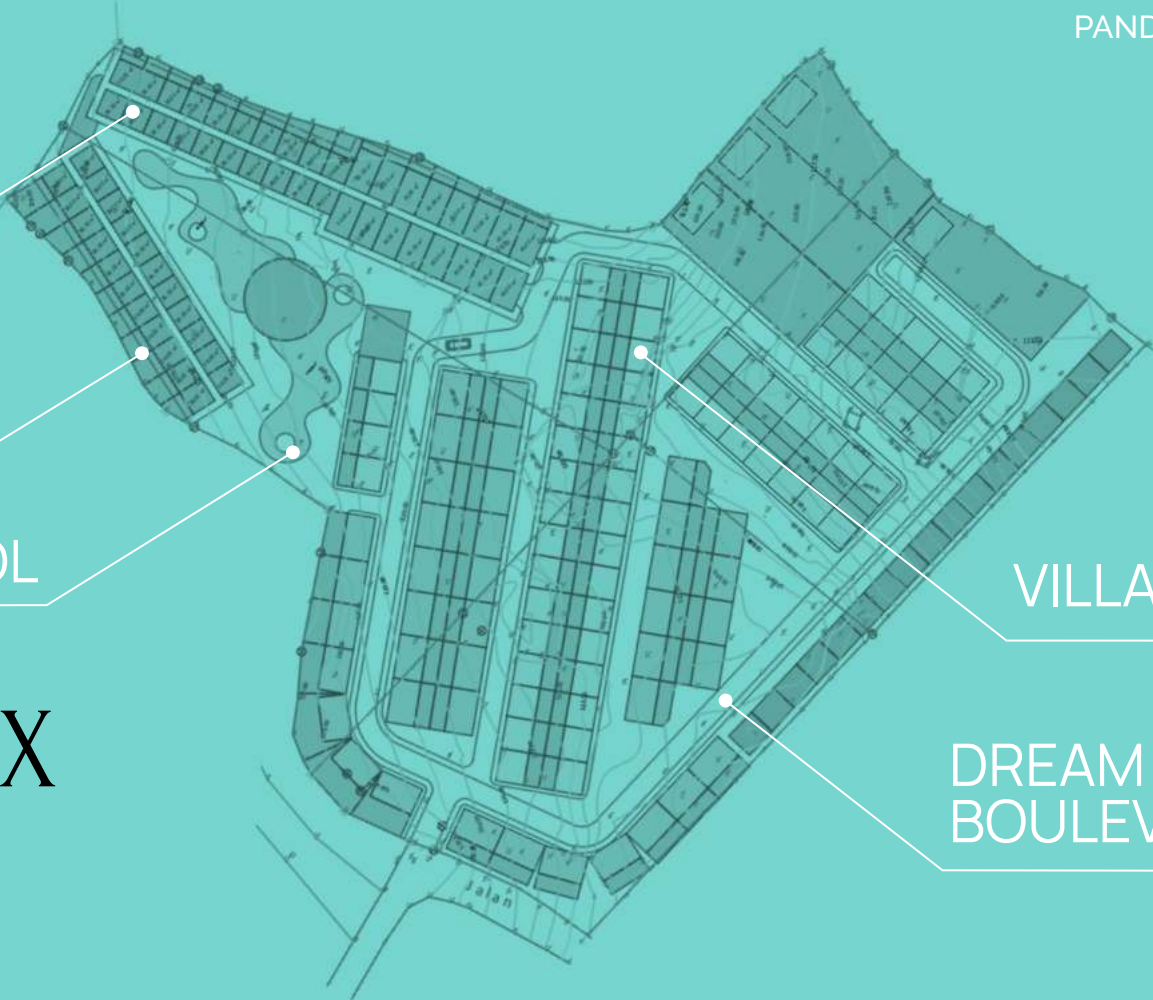
APARTMENTS

POOL

VILLAS

DREAM
BOULEVARD

COMPLEX PLAN



A modern living room with a large window overlooking the ocean. The room features a light-colored sofa with teal patterned cushions, a large potted plant, and a wooden countertop with two bottles of water. The text "58 UNITS IN THE FIRST PHASE OF SALES" is overlaid on the image.

58 UNITS IN THE FIRST
PHASE OF SALES



APARTMENTS

30 m² | 15 units

◆ 25m² + balcony ◆ 78 000\$

45 m² | 15 units

◆ 40m² + balcony ◆ 98 000\$

VILLAS

50 m² | 10 units

◆ 148 000\$

78 m² | 10 units

◆ 180 000\$

PENTHOUSES

80 m² | 8 units

◆ 250 000\$

APART MENTS

Available for sale:

30 m² | 15 units

◆ 25m² + balcony ◆ 78 000\$

45 m² | 15 units

◆ 40m² + balcony ◆ 98 000\$



*please confirm the final version with the manager

VILLAS

Available for sale:

50 m² | 10 units

◆ 148 000\$

78 m² | 10 units

◆ 180 000\$



*please confirm the final version with the manager

PENTHO USES

Available for sale:

80 m² | 8 units

★ 250 000\$

PANDAWA DREAM



*please confirm the final version with the manager

ALL IN ONE

We present to you a modern hotel complex with an **"All in One"** system, where everything needed for a comfortable stay is conveniently gathered in one place.

- 1** An abundance of services and amenities, including **restaurants, bars, coworking spaces, a spa, and entertainment**
- 2** Spacious and modern **coworking area** with high-speed internet
- 3** Enjoy relaxing **spa treatments, massages, and beauty services**
- 4** Unique themed **pools and spacious sunbathing areas**
- 5** Modern **fitness center** and cozy **spaces for relaxation** and socializing
- 6** **A variety of restaurants** with diverse cuisines

This hotel complex is designed for those who value comfort and convenience

We provide everything you need for both relaxation and work in one place



INTERIORS





PANDAWA DREAM











PANDAWA DREAM



INFRASTRUCTURE

DREAM BOULEVARD

RESTAURANTS

ROOFTOPS

SPA CENTER

SWIMMING POOL COMPLEX

CHILDREN'S CENTER

DREAM BOULEVARD

WALKING
STREET



The main artery of the Dream Boulevard complex, where all key leisure and entertainment areas are concentrated.



RESTAURANTS



BARS



COFFEE
SHOPS



COWORKING



SPA

Dream Boulevard is a unique integrated environment, combining high-class venues and amenities to create the perfect place for living, relaxation, and work.

RESTAURANTS



ITALIAN



INDONESIAN



WINE



CHINESE

- INFRASTRUCTURE

ROOFTOPS



rooftop
with a panoramic view



restaurant
with 300 seats



recreation area



SPA-CENTER

ON THE
TERRITORY

◆ 300 m² area of the center

◆ More than 10 different types of SPA and massage

INCREASES THE OCCUPANCY
RATE OF THE COMPLEX



POOL COMPLEX

ON THE
TERRITORIES

1200m²

area

4

types of pools



lounge areas



SPORTS SPACE | 300 m² square



KIDS' CENTER

A spacious (500 m²) and safe kids' center where children can play and develop under the supervision of qualified professionals.



Catering



Playroom



Parties



PARTNERSHIP PROGRAM

WITH BEACH
COMPLEXES

Beach reservations
available directly
from your room

Regular shuttle service
from the hotel to the
beach and back

Discount system
at partner beach clubs



FLEXIBLE PURCHASE OPTIONS

You can choose the most suitable option for you, taking into account exactly your needs and plans

LEASEHOLD 30 YEARS

Ideal for those seeking temporary housing or medium-term investment. This option allows you to enjoy all the benefits of Pandawa Dream without long-term commitments.

LEASEHOLD 50 YEARS

Maximum lease term for those considering Pandawa Dream as a place for permanent residence or a major investment project. This option guarantees exclusive ownership rights for a whole century, making it ideal for creating a family legacy or long-term capital growth.

LEASEHOLD 100 YEARS

An excellent choice for families and investors planning for long-term residence or wanting to pass the property to the next generation. Half a century provides stability and allows for long-term planning.

WHAT IS INCLUDED IN THE COST



Full legal support



Construction and technical supervision of the project



Interior finishing and furnishing



Design and development of design projects



Development of a business plan for property management after delivery

PURCHASE PROCESS

1

Selection and reservation of the villa

2

DUE DILIGENCE: verification of documents for land use compliance and restrictions on sale

3

Signing of a 30-year **land lease agreement**

4

Initial deposit of 25%, with monthly **installments**

5

Interest-free payments until February 2027

6

Project completion

7

Rental of your **property**

8

Quarterly **profit payments** to investors



JUNGLE FLOWER VILLAS



MELASTI DREAM RESIDENCE



XO PROJECT CANGGU APARTMENTS



LOYO VILLAS



XO PROJECT CANGGU VILLAS



PANDAWA HILLS

RESALE CASES

Price for 1 presale	\$160 000
Number of months	3
Resale price	\$190 000
Agency commission (5%)	\$9 500
Commission for assignment (2%)	\$3 800
Profit tax (10%)	\$3 000
Paid (30%)	\$42 000
Profit	\$13 700
ROI on the deposit amount	32.6%

Melasti Dream RESIDENCE



ROI 32%

for the
amount of the
contribution

RESALE CASES

Price for 1 presale	\$160 000
Number of months	6
Resale price	\$200 000
Agency commission (5%)	\$10 000
Commission for assignment (2%)	\$4 000
Profit tax (10%)	\$4 000
Paid (40%)	\$64 000
Profit	\$22 000
ROI on the deposit amount	34.2%

LOYO VILLAS



ROI 34.2%

for the
amount of the
contribution

RESALE CASES

Price for 1 presale	\$145 000
Number of months	4
Resale price	\$185 000
Agency commission (5%)	\$9 250
Commission for assignment (2%)	\$3 700
Profit tax (10%)	\$4 000
Paid (30%)	\$64 000
Profit	\$23 050
ROI on the deposit amount	31.6%

JUNGLE FLOWER VILLAS



ROI 31.6%

for the
amount of the
contribution

RESALE CASES

Price for 1 presale	\$104 500
Number of months	2
Resale price	\$125 000
Agency commission (5%)	\$9 250
Commission for assignment (2%)	\$3 125
Profit tax (10%)	\$1 735
Paid (30%)	\$43 975
Profit	\$15 640
ROI on the deposit amount	36%

XO CANGGU



ROI 36%

for the
amount of the
contribution

SPECIAL CONDITIONS FOR YOUR CLIENTS

25%

first
payment

4%

discount for
full cash
payment

20 \$/m²

fixed cost for extending
the unit (+30 years) until
commissioning