

An architectural rendering of a modern, multi-story apartment building. The building features a curved facade with large glass windows and balconies. In the foreground, there is a swimming pool with a lounge area containing several sunbeds and umbrellas. The scene is set in a lush green environment with trees and a clear blue sky with scattered clouds. The word "Melasti" is overlaid in large white text across the center of the image.

Melasti

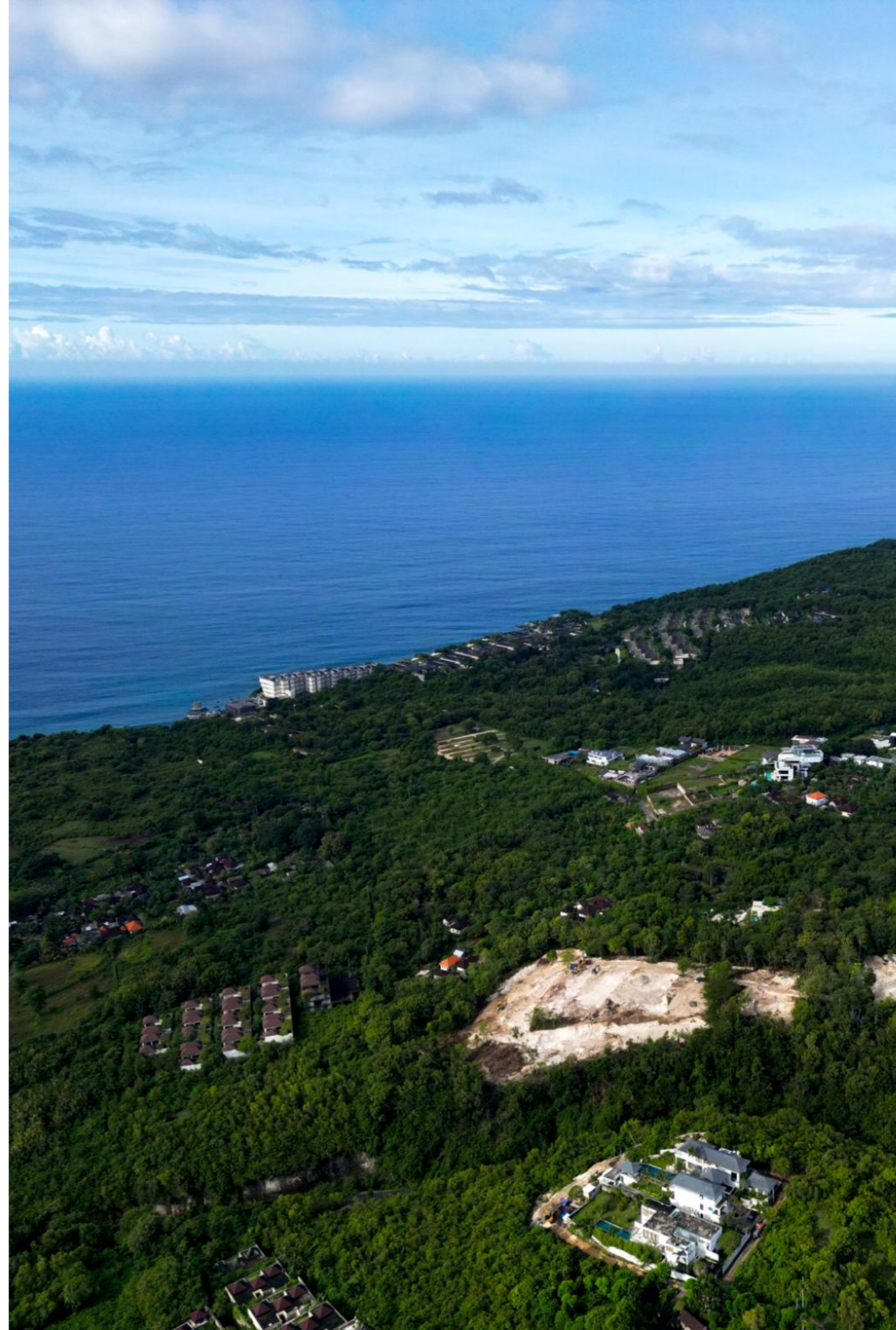
Apartments

Concept

“Location and the uniqueness of the concept are always paramount for us. So, when we stumbled upon 3 hectares of land perched on a hill amid tropical forest, and we decided to create a complex of secluded villas with an uncompromising view of the ocean.

Living in Bali, we understand that some things are eternally precious, such as having an ocean view right from your home.

The Melasti project was conceived precisely with this idea in mind.”



Location

The Melasti area is situated on the southern coast of Bali, a lush green region with well-developed infrastructure and the island's finest beaches. Due to the limited number of ocean-view plots, leading global hotel brands prefer this location for their resorts.

EMPLACEMENT

- Picturesque south of the island.
- Secluded and tranquil hillside location with no neighbors, just a 5-minute drive from the main road.
- Bali's most beautiful beach, Melasti Beach, is only a 7-minute drive from the complex.

INFRASTRUCTURE

- Next door to the legendary Savaya club.
- Close proximity to premium hotels like Bulgari, Alila, Six Senses, and Karma Kandara, with their restaurants and beach clubs open for visits.

RECREATIONAL ACTIVITIES

- Helipad, paragliding, golf courses, surf spots, yoga studios, retreat, and biohacking centers, saunas, yacht ports.
- Everything is within a 15-minute drive from the complex.



Complex

DELIVERY SCHEDULE

Villas: August 2024 / Apartments: January 2024

Thanks to the hilly terrain, we had the opportunity to imbue the residential complex with a cascading structure 18 single-story villas are positioned strategically ensuring each enjoys a panoramic ocean view. Additionally, the complex features apartments with a restaurant, a spa center and a 25-meter pool.

Leasehold for 39 years with priority extension rights for 89 years in total.



Infrastructure

Everything is catered for the comfort of Lyvin Melasti guests. Craving a dinner at the restaurant? It's conveniently located on the ground floor of the apartment complex. Nearby, you'll find a bar and a 25-meter pool. Looking for relaxation? There's a fitness center and a spa salon for your well-being. We understand the essence of top-notch leisure, and we ensure it in our complex.





Interior

From every apartment, guests can enjoy an ocean view through panoramic windows. The interior design embraces the "Japandi" style, a harmonious fusion of Japanese simplicity and Scandinavian functionality.



Living room

The prevalence of light and beige tones helps guests unwind from the contrasting exoticism of Bali. We pay special attention to soundproofing between the rooms. Therefore, the Melasti apartments are indeed a place for relaxation.





Kitchen

Each room is equipped with a small kitchen featuring all the essentials. Additionally, we've taken care of our guests' health. In all apartments, a special water purification system is installed, allowing guests to not only use water for cooking but also drink it directly from the tap.





Bedroom

The bedroom is separated from the living room by panoramic windows. This way in the morning guests can enjoy an ocean view by simply opening the curtains. We have maximized the advantage of this feature in the design of the apartments.





Bathroom

For the bathroom, we've chosen Toto fixtures, which have proven themselves well in our previous projects. In the design process, we prioritized only durable materials. The color palette harmoniously blends with the room's interior, and the bathroom space itself is created for maximum relaxation.





Melasti

Quality service, distinctive tranquil design, serene views, safety, tropical nature, and ample space for strolls — these are essential for a modern family on vacation, and we have embodied these elements in our Melasti complex.



Project Management

Our goal is to provide guests with impeccable service and ensure property owners enjoy effortless investments and high returns. We take charge of project management, offering comprehensive turn-key services, including hotel services and the development of necessary infrastructure.

COMPREHENSIVE SERVICE

- Market analysis
- Project development
- Documentation approval
- Construction
- Quality control
- Furnishing
- Commissioning

FULL MANAGEMENT

- Marketing
- Hotel guest services
- Technical maintenance
- 24/7 security
- Cleaning
- Monthly reports for investors
- Revenue distribution support



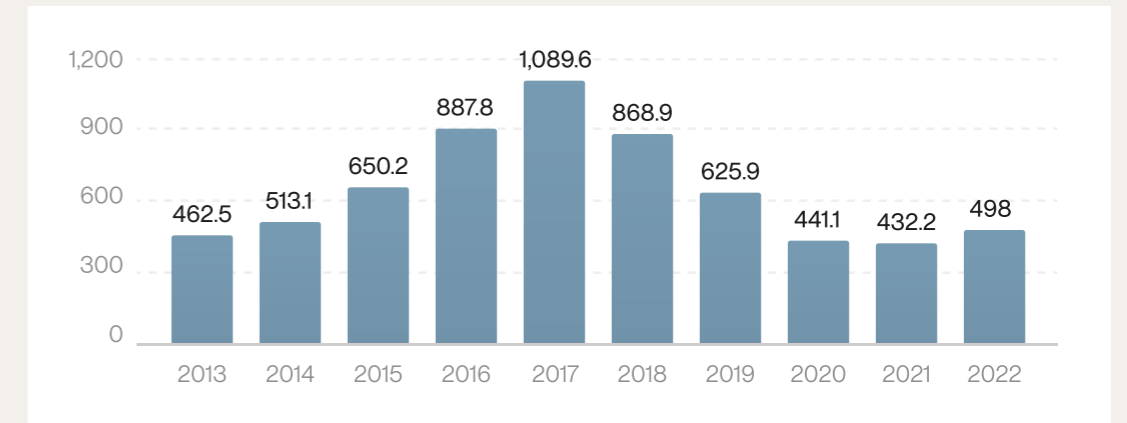
Market Analysis

We focus on maximizing the investment potential of each project. Our strategy involves a meticulous analysis and evaluation of the market and specific locations in terms of their prospects.

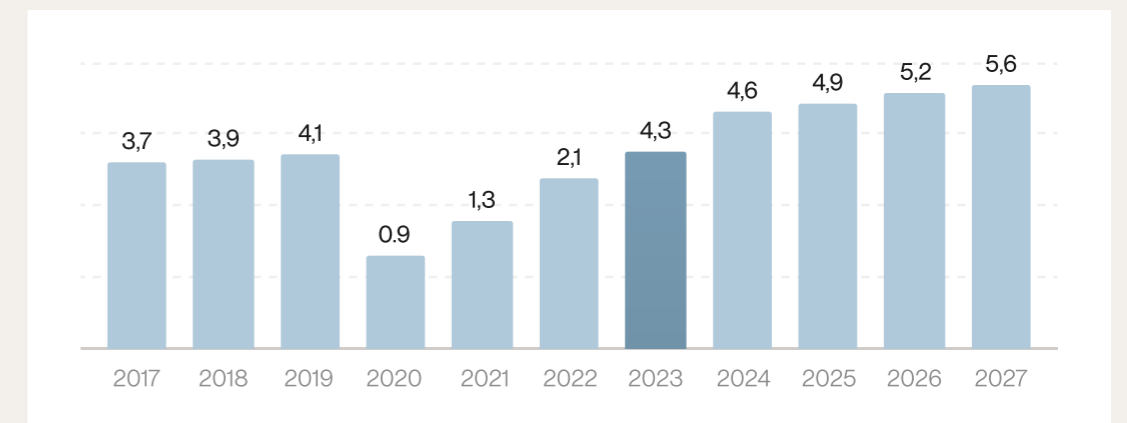
The hospitality industry stands as a leading sector in Indonesia, contributing billions of dollars annually over the past decade. Bali, in particular, holds a key position as a prime tourist destination in Indonesia.

- According to forecasts, hotel business revenue is expected to reach \$4.27 billion by the end of 2023.
- A 7.01% annual revenue growth is anticipated from 2023 to 2027, reaching \$5.60 billion by 2027.
- In 2022, foreign direct investments in Indonesia's restaurants and hotels amounted to approximately \$498 million.
- By 2027, it is projected that the number of clients in the hotel sector will increase to 30.05 million people.

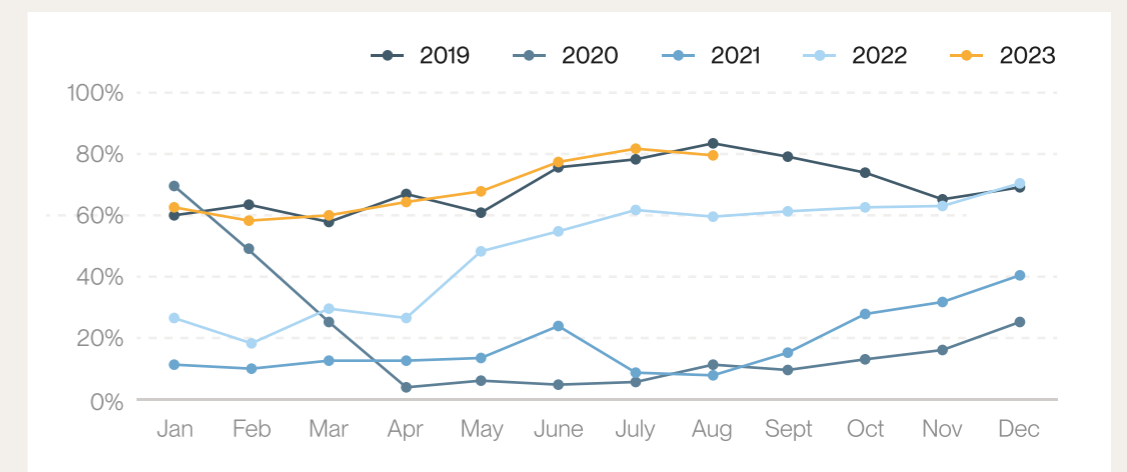
Direct Foreign Investments in the hospitality business in Indonesia from 2013 to 2022 (in million dollars)



Forecast of hotel business revenue in Indonesia



Average Occupancy Rate (AOR) per month

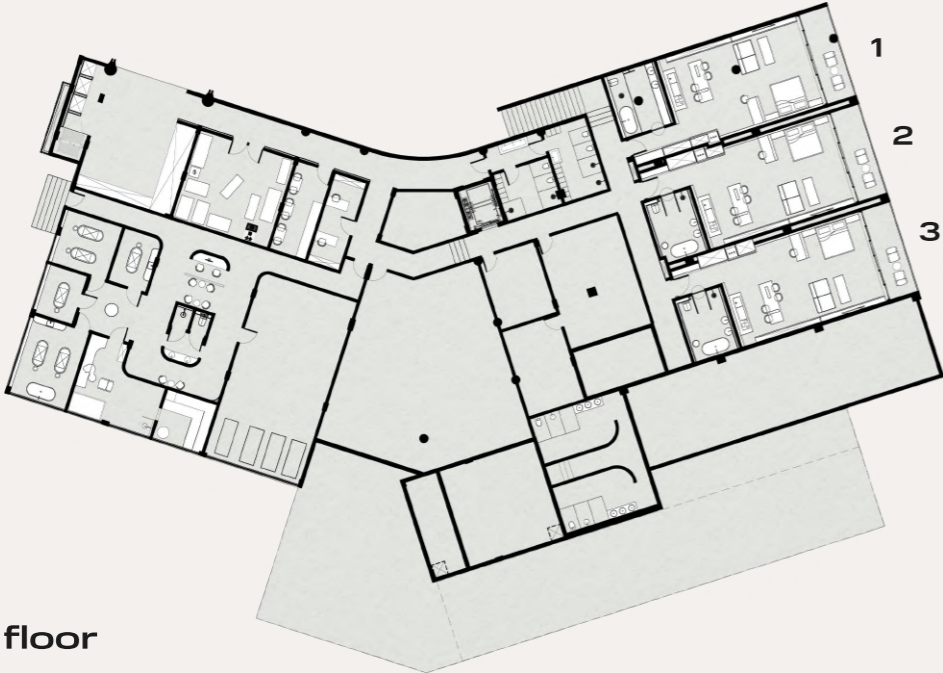


Master Plan

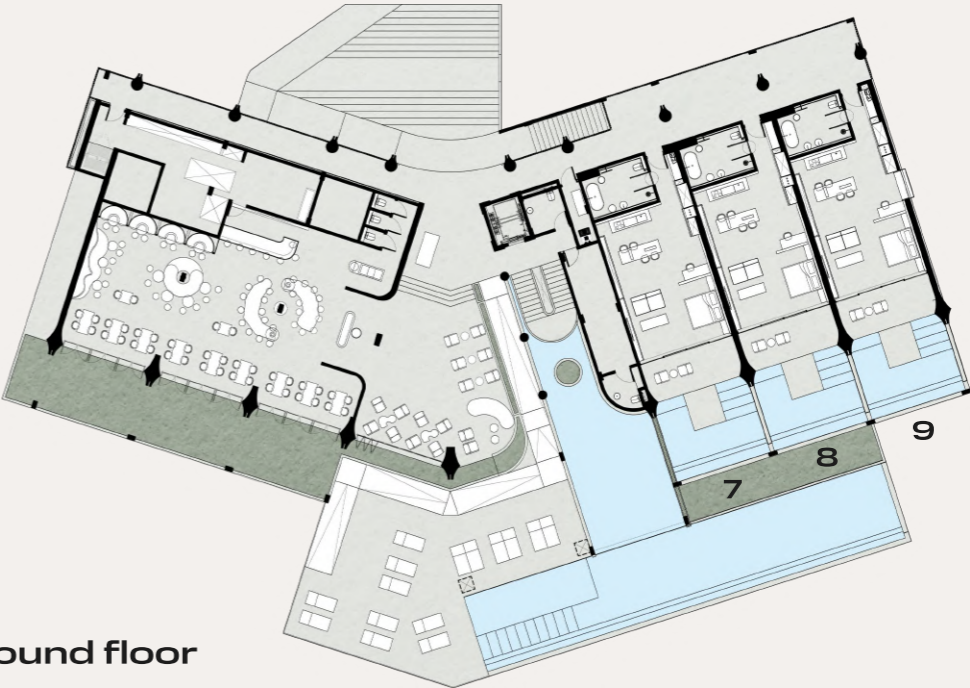
The Melasti apartments are situated on a hill, offering ocean views from every room. The complex comprises 20 apartments, , as well as parking, a 25-meter swimming pool, a restaurant, a spa, a gym, a library and a children's playground.



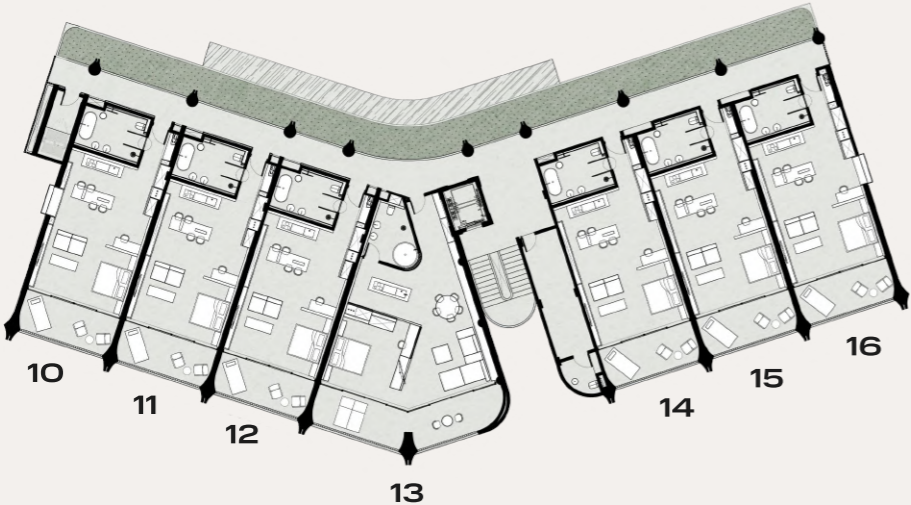
Floor plan



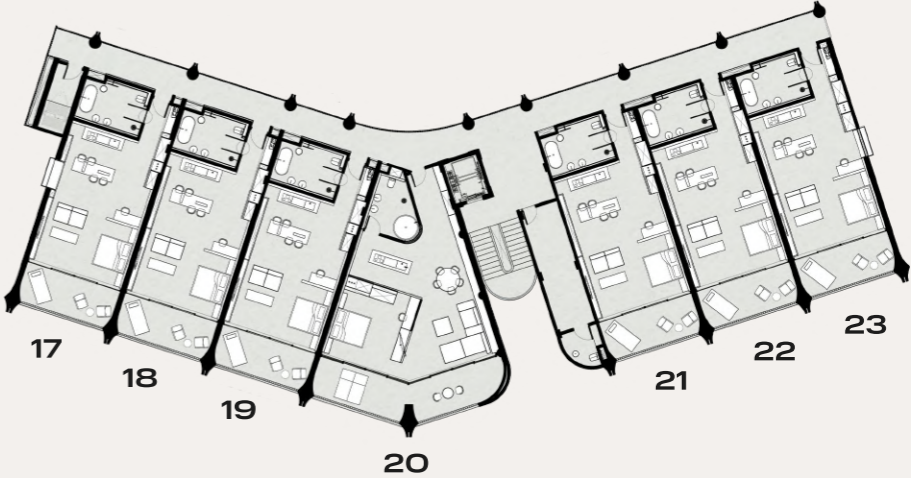
-1st floor



ground floor



1st floor



2nd floor

Type A

Fully equipped 1-bedroom designer apartments with a private pool and ocean view. Open living room, kitchen, and panoramic windows. These rooms are exclusively located on the ground floor of the complex.

LIVING AREA

84 m²

SWIMMING POOL

30 m²

APARTMENTS 7, 8



Type A (R)

Side fully equipped 1-bedroom designer apartments with a private pool and ocean view. Open living room, kitchen, panoramic windows and an additional window. These rooms are exclusively located on the ground floor of the complex.

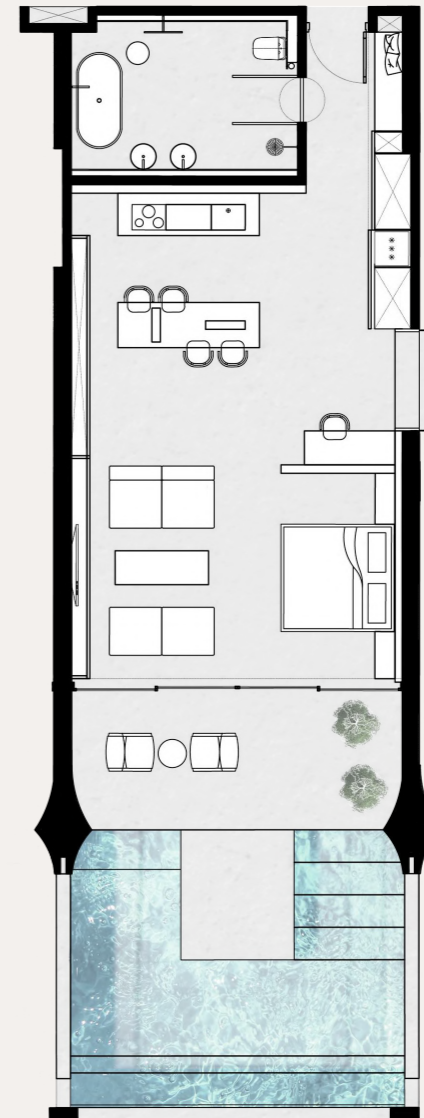
LIVING AREA

84 m²

SWIMMING POOL

30 m²

APARTMENTS 9



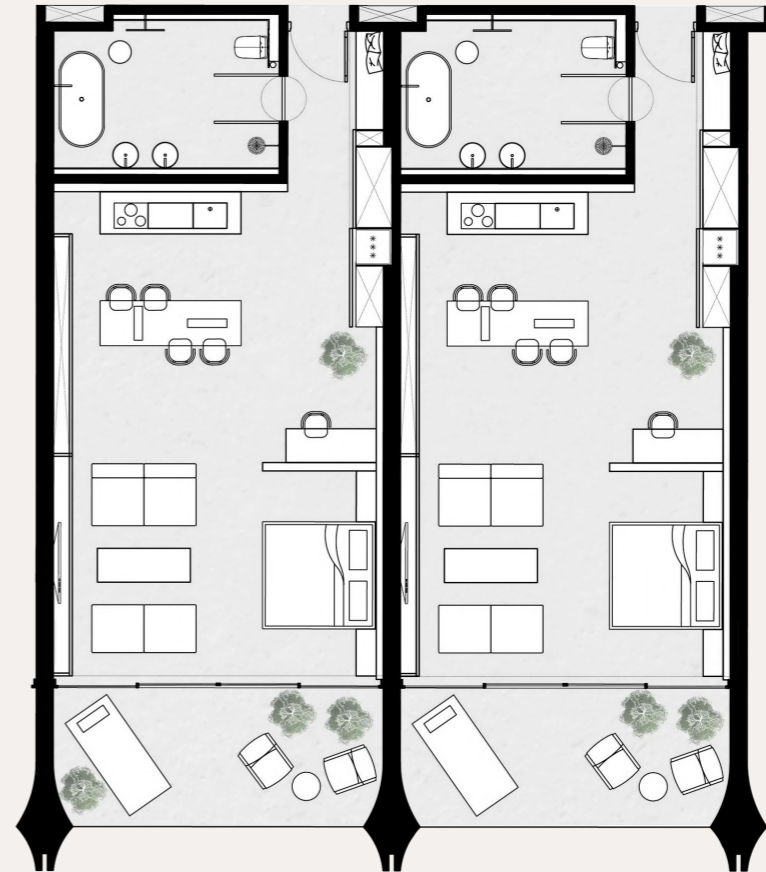
Type B

Fully equipped 1-bedroom designer apartments with an open living room, kitchen, and panoramic windows. Apartments of this type are located on the 1st and 2nd floors of the complex.

LIVING AREA

84 m²

APARTMENTS 11, 12, 14, 15, 18, 19, 21, 22



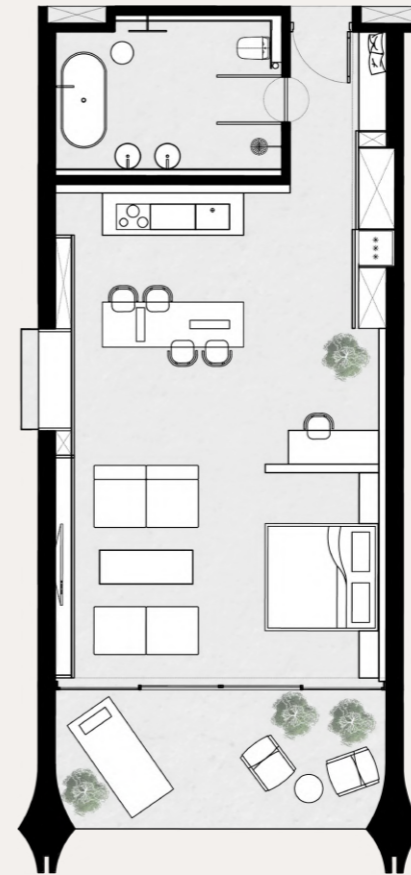
Type B (L)

Side fully equipped 1-bedroom designer apartments with an open living room, kitchen, panoramic windows and an additional window. Apartments of this type are located on the 1st and 2nd floors of the complex.

LIVING AREA

84 m²

APARTMENTS 10, 17



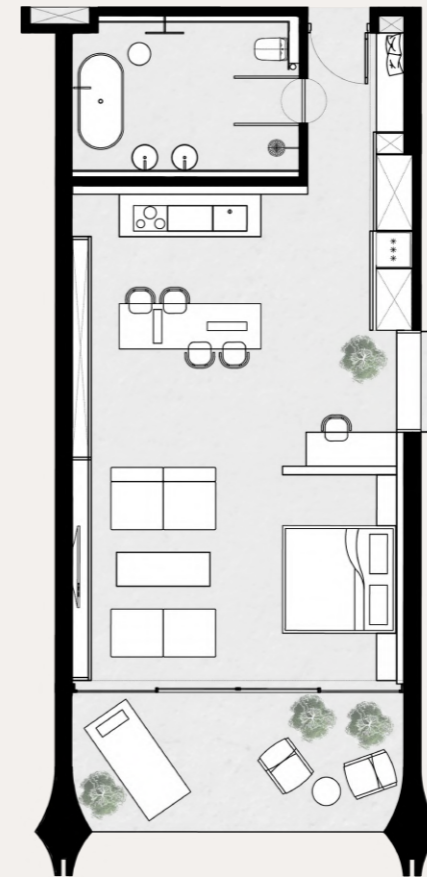
Type B (R)

Side fully equipped 1-bedroom designer apartments with an open living room, kitchen, panoramic windows and an additional window. Apartments of this type are located on the 1st and 2nd floors of the complex.

LIVING AREA

84 m²

APARTMENTS 16, 23



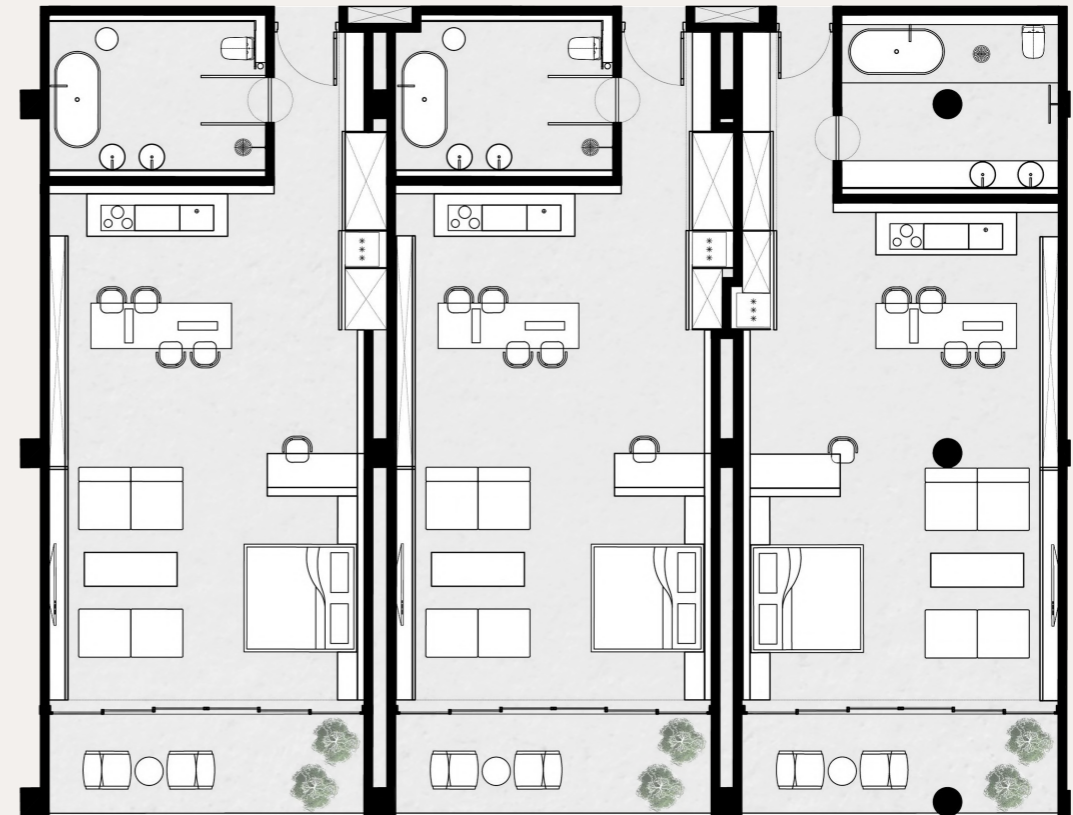
Type B (-1st floor)

Fully equipped 1-bedroom designer apartments with an open living room, kitchen, and panoramic windows. Apartments of this type are located on the -1st floor of the complex.

LIVING AREA

79 m²

APARTMENTS 1, 2, 3



Type C

In the central part of the building you'll find the most spacious apartments. They feature a broad panoramic view of the ocean, including from the bathroom. Apartments of this type are located on the 2nd and 3rd floors of the complex.

LIVING AREA

116 m²

APARTMENTS 13, 20





Melasti