



DHARMA  
RESIDENCE



**THE SPACE**  
THAT INSPIRES

D H A R M A   R E S I D E N C E



**Dharma Residence** is an elite complex of modern design premium villas. A gated guarded residence in Bali's best tourist location.

D H A R M A   R E S I D E N C E



The complex was designed by the founder of the author's design studio, a renowned Indonesian architect whose works of art are exhibited in the Kempinski Hotel and other significant venues.

## RAUL RENANDA

Raul has created a project at the intersection of sophistication and functionality, where every inch of space is thought out to the smallest detail.

The combination of smart technology and advanced interior solutions formed the basis of the philosophy of the complex, expanding the notion of premium comfort.

DHARMA RESIDENCE is a unique project that takes the needs of the most discerning connoisseurs of luxury into account.



## D H A R M A   R E S I D E N C E

The largest guarded complex in the entire tourist area of Bali with an area of

**5** hectares

Dharma Residence is literally immersed in greenery, which creates a private and environmentally friendly atmosphere.



The complex is located in one of  
the best districts of Bali

# CANGGU

**N°1** in the ranking  
«Top 15 best cities for  
freelancers»



**N°4** in the ranking  
«Top 10 places in the world  
to relocate»

**Forbes**

**N°4** in the ranking  
"16 Best Places to Live as  
Freelancers in 2023"



**N°39** in the ranking  
«100 best beaches in the  
World»



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DHARMA RESIDENCE

MONTESSORI SCHOOL

CLINIC

SPA

FINNS RECREATION

TAMORA SQUARE

ATLAS BEACH CLUB

FINNS BEACH CLUB

5 minutes to  
the beach

CAFÉ DEL MAR

Dalung

Jl. Batu Belig

## LOCATION

For the construction of the residence, we have chosen a special location with a unique atmosphere in the heart of Canggu. All the necessary infrastructure for comfortable living and recreation is within walking distance.



## D H A R M A R E S I D E N C E

Just right next to the complex there is a crossroads with the trendiest cafes and restaurants, stylish showrooms, farm shops with fresh fruit as well as a medical center.



Boutique



1 KARMA KOMA

Ice cream parlor



2 VILO GELATO

Coffee shops



3 CANGGU ALLEY COFFEE

4 07.AM BAKER'S CLUB

5 KARAMEL CAFÉ & BAKERY

Cafes and restaurants



6 USHA CAFÉ & BAKERY

7 PIZZA FABBRICA

8 TANAU BALI

9 BONITO FISH

Tennis center



10 LIGA.TENNIS

Medical center



11 ASIA PACIFIC  
MEDICAL CENTER



GREAT  
**ENTRANCE GROUP**



U-turns and parking are designed so as not to impede the movement of the car in any way.



## WALKING AREAS

More than 50% of the paths in the complex are equipped for walking areas surrounded by greenery.



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# VIEWS

The complex is located in a quiet place among tropical gardens and palm trees, which create a unique atmosphere of an oasis.





**THE LARGEST TENNIS CENTER**  
ON THE ISLAND  
is located on territory of the complex.







**5** tennis courts

**2** pickleball courts

**2** padel courts

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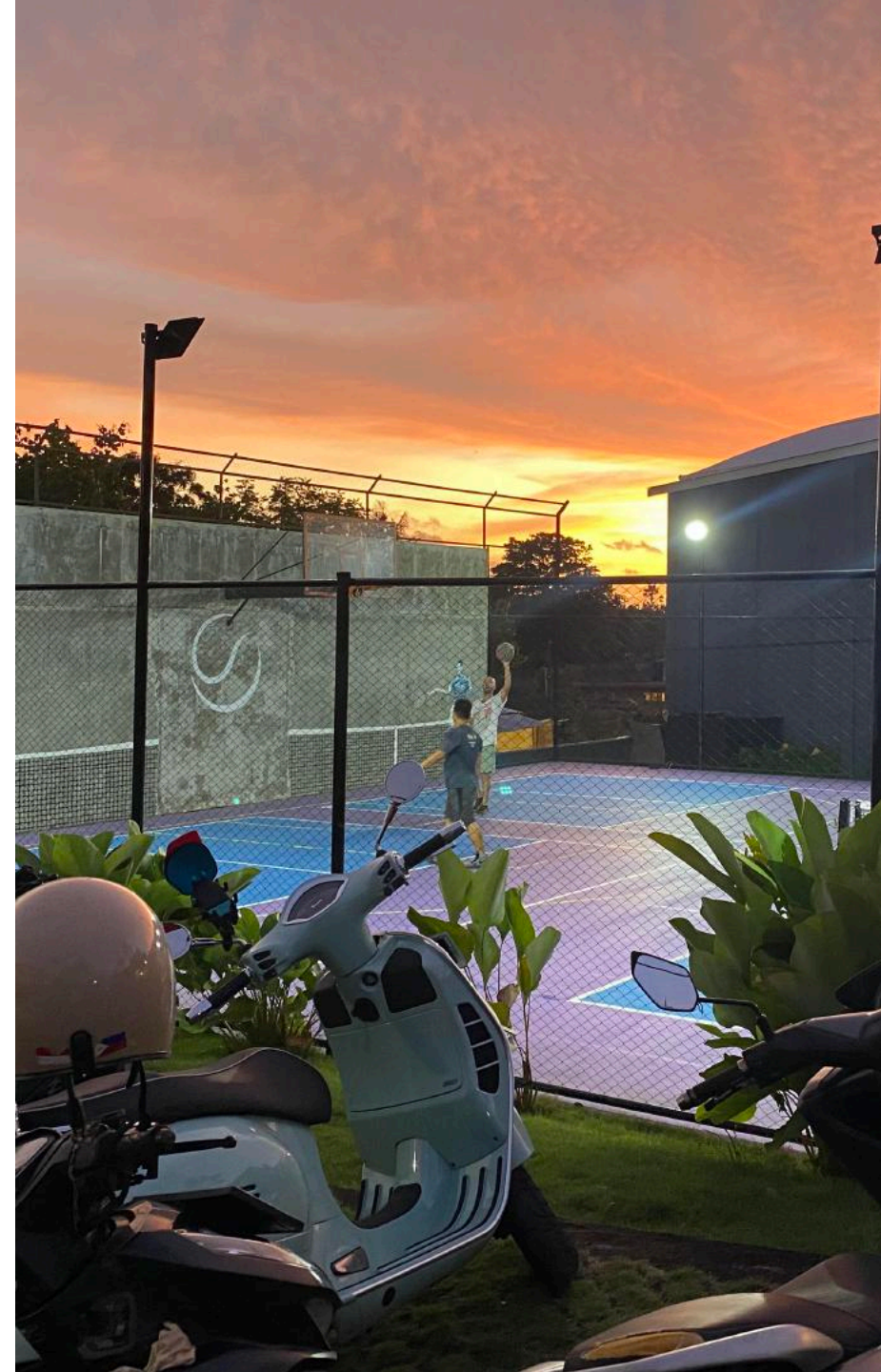


**SQUASH**  
court



**BASKETBALL**  
court

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There are two cafes in the complex, where you can enjoy a variety of local and international cuisine. A cozy ice cream cafe has also been opened on the territory of Dharma Residence.

**D H A R M A   R E S I D E N C E**



## PARK AREA

At the exit of the complex, next to the ice cream parlor, there is a park area with benches for relaxation and complex's own amphitheater.



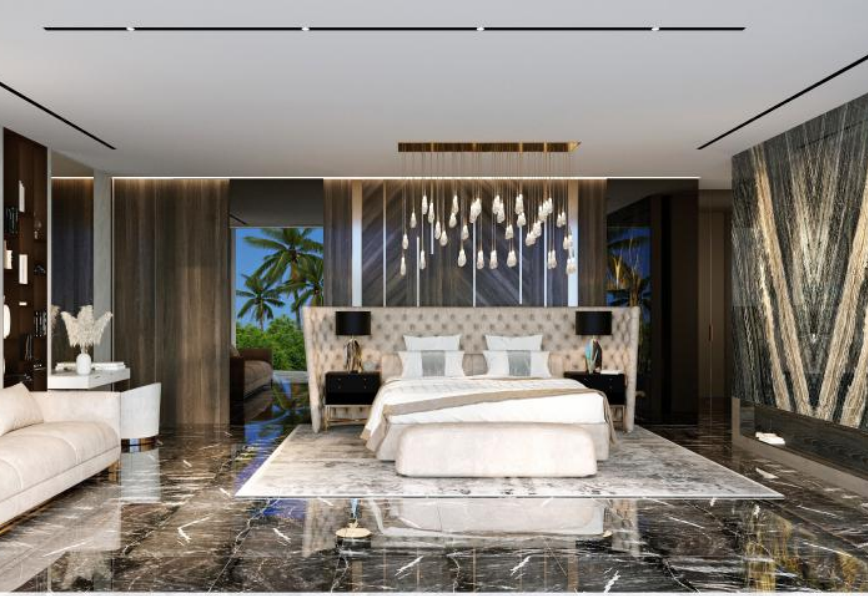
# DHARMA RESIDENCE

A NEW LEVEL OF LUXURY  
in Bali



**Refined white facade**  
in harmony with the tropical landscape.

D H A R M A   R E S I D E N C E



**Luxury design** in combination with the functionality of the space.

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# VILLA TYPES

In Dharma Residence complex there are 3 types of villas:



Number of bedrooms : **3**  
Floors: **1**  
Square footage: **210 m<sup>2</sup>**

1

Number of bedrooms : **3**  
Floors: **2**  
Square footage: **450 m<sup>2</sup>**

2

Number of bedrooms : **5**  
Floors: **2**  
Square footage: **830 m<sup>2</sup>**

3



# TYPE N°1

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Number of bedrooms : 3 / Floors: 1 / Villa area: 210 m<sup>2</sup> / Land area: 475 m<sup>2</sup>





TYPE №1

DHARMA RESIDENCE



TYPE N<sup>o</sup> 1



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# TYPE N<sup>o</sup>2

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Number of bedrooms: 3 / Floors: 2 / Villa area: 450 m<sup>2</sup> / Land area: 550 m<sup>2</sup>



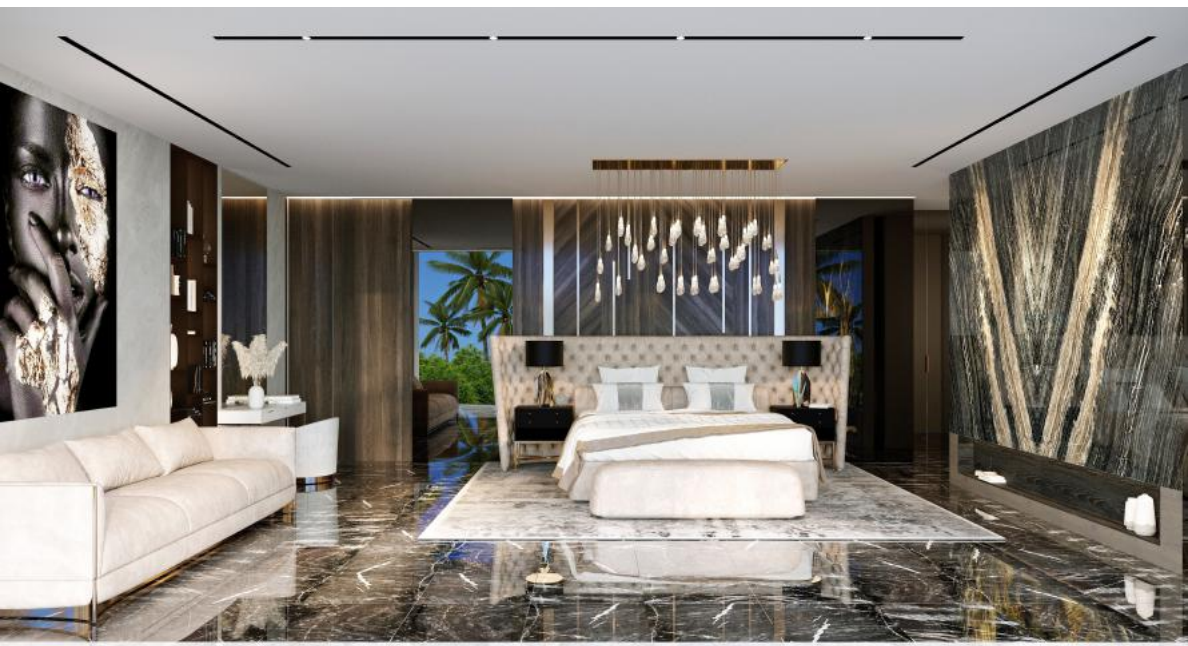


TYPE N<sup>o</sup>2

DHARMA RESIDENCE



TYPE N°2



DHARMA RESIDENCE

# TYPE N°3

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Number of bedrooms: 5 / Floors: 2 / Villa area: 830 m<sup>2</sup> / Land area: 850 m<sup>2</sup>





TYPE N<sup>o</sup>3

D H A R M A R E S I D E N C E





TYPE №3

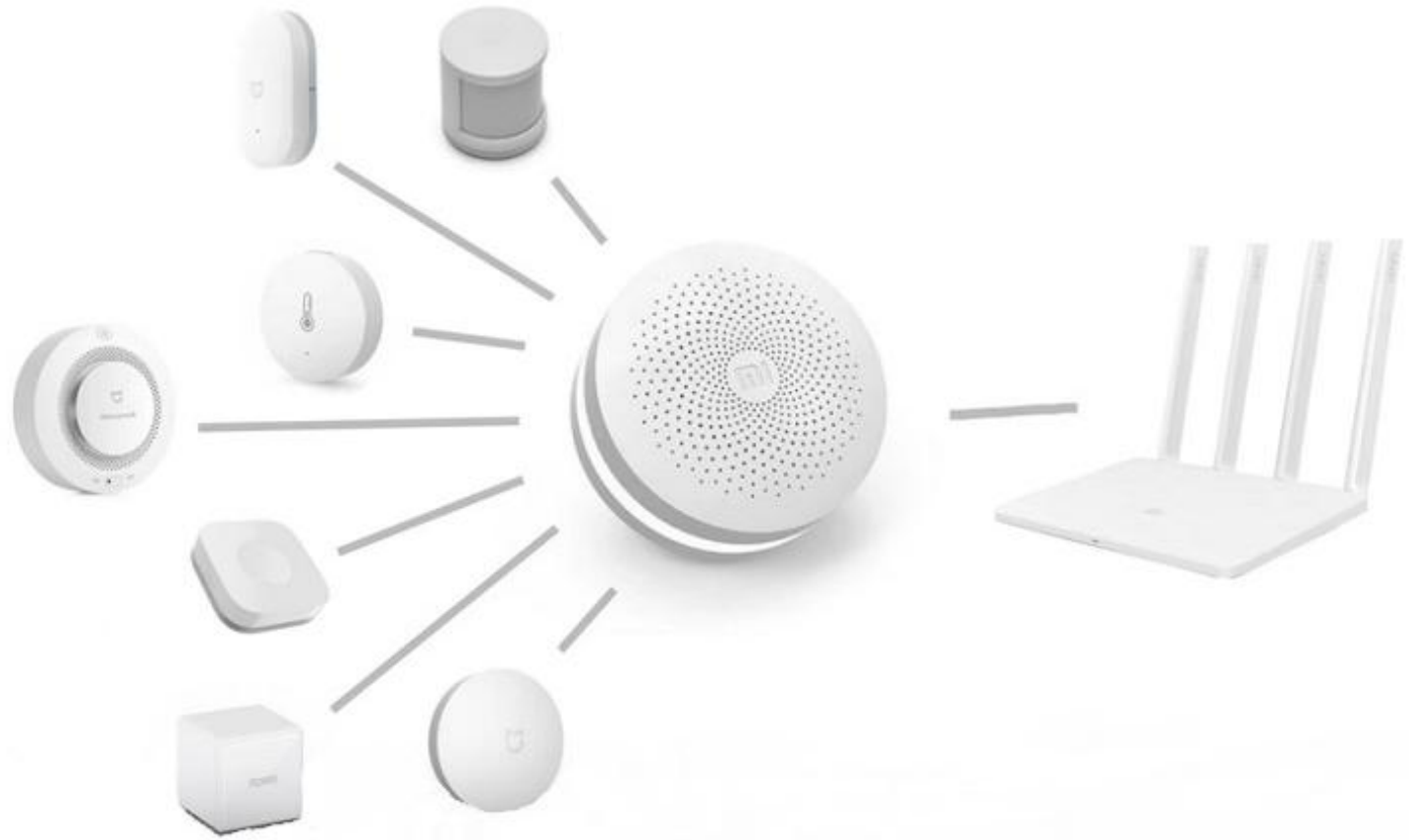


DHARMA RESIDENCE

# SMART TECHNOLOGY

All premises of the complex are equipped with a smart remote control system from Digitels.

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IMAGINE LIVING IN A HOUSE THAT  
**KNOWS EVERYTHING ABOUT YOUR NEEDS.**  
Smart sensors recognize when you are leaving home and automatically turn off lights and air conditioning.

## YOUR VOICE ASSISTANT

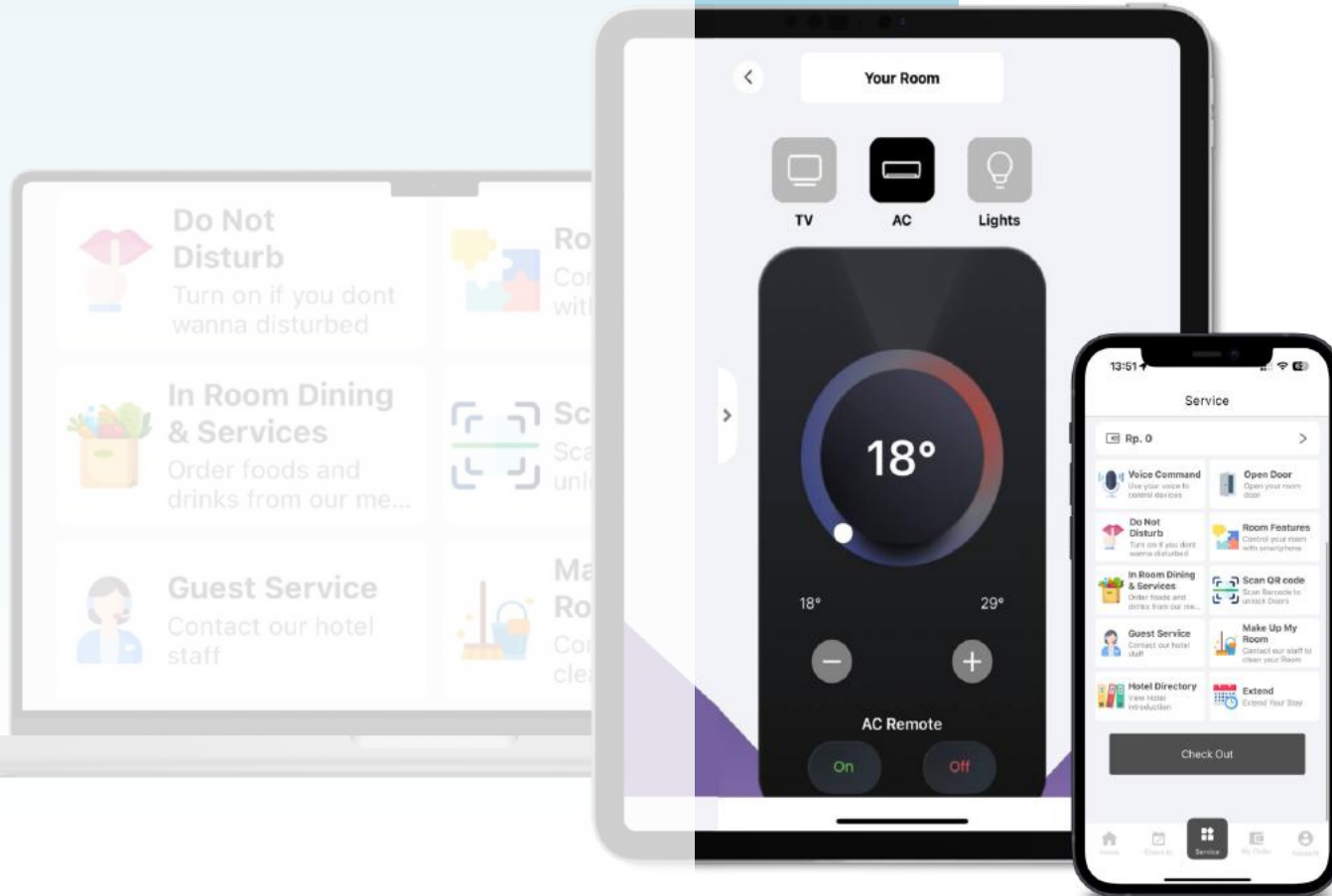
The smart system allows you to **control your home and appliances with your voice.**



Control the lights, air conditioning, music, curtains, TV, and the transparency of glass partitions in your bathroom.



# MOBILE APP THAT CAN DO EVERYTHING



**YOUR PHONE IS YOUR ACCESS**  
TO ALL THE COMPLEX INFRASTRUCTURE

**Remote management** of the complex infrastructure, electronics, services and investments.

**When ordering food in our restaurant,** a request with your wishes goes directly to the chef.

**Book all the services you need in two clicks:** cleaning, laundry, spa, food from the restaurant. Book a meeting room, a table in the restaurant and a lot more.

Monthly Owner Revenue Report	
Property	The Umalas Signature 4.0 Smart Serviced Apartments
Owner	John Doe
Unit	#03-01
Unit Module Factor	1,3
Month	Oct-23
Available Units in Pool	200
No. of Nights Available	6.200
No. of Nights Sold	4.875
Occupancy	78,63%
Average Daily Rate	\$136,25
Total Nett Revenue	\$864.218,75
Total Module Factor	288
Value per Module Factor	\$2.306,32
Total Revenue	\$2.998,21
To Owner	70%   \$2.098,75
To Management	30%   \$629,62

## SERVICE TAILORED TO **ALL NEEDS**

The management company takes care of all the maintenance of your villa:

- villa cleaning, linen change
- complex territory cleaning
- 24/7 security
- maintenance and overhaul
- ensuring the proper functioning of all systems
- rental of your property
- yield accrual on any settlement account
- payment of taxes
- financial reporting

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## CANGGU DISTRICT

When choosing a location, we considered hundreds of parameters so you can enjoy the comfort of staying close to the best locations and legendary establishments.

# THE COMPLEX IS LOCATED

CLOSE TO THREE POPULAR BEACHES:

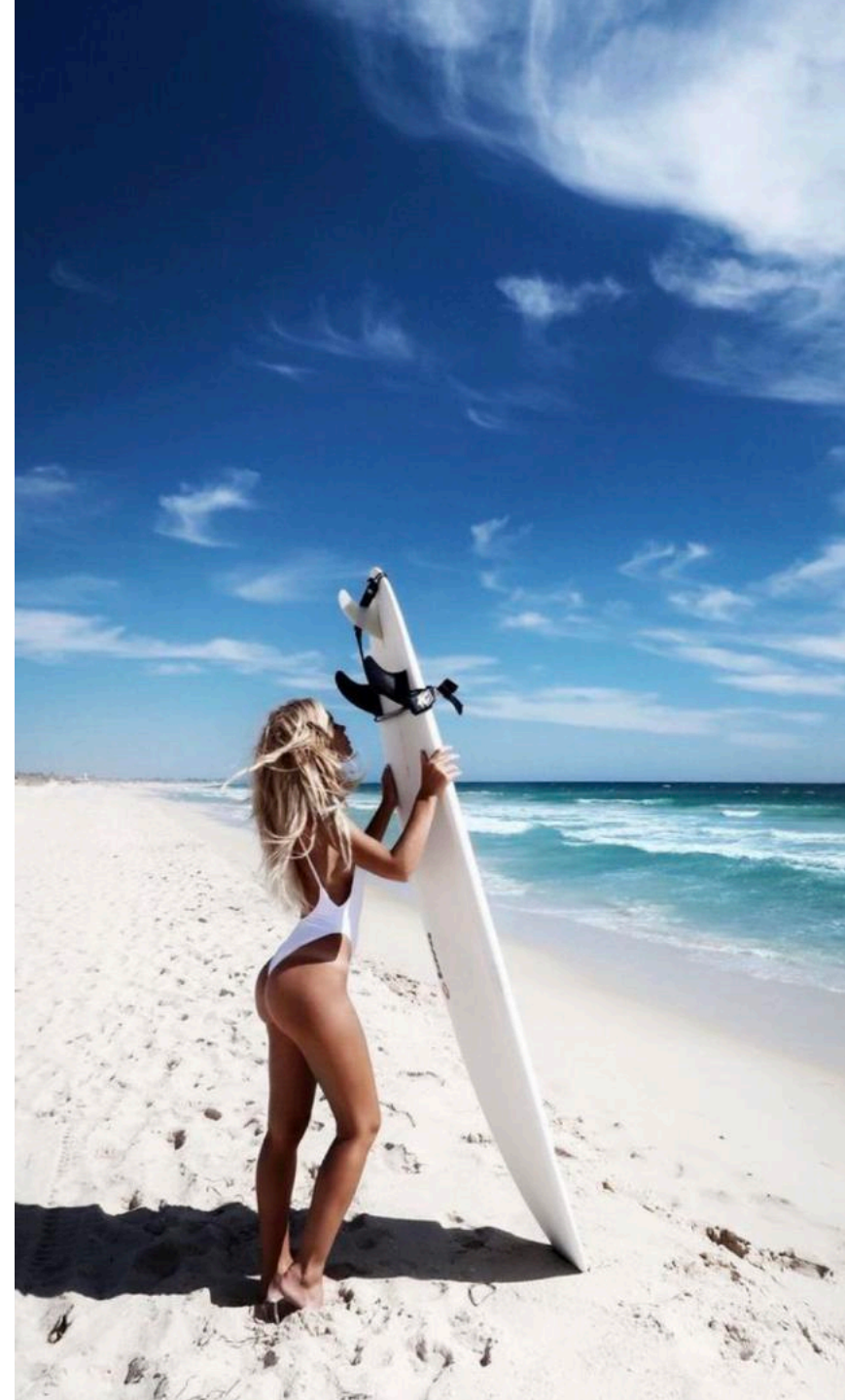
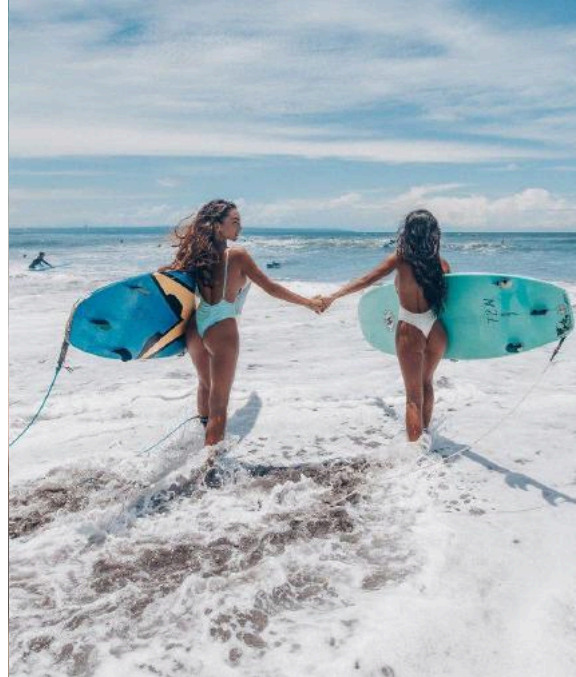
**Batu Belig** is a beautiful and spacious beach between Seminyak and Berawa. Here you can find luxury hotels and beach cafes on the first line. An ideal beach for sunsets.

**Berawa Beach** with one of the best surf spots which attracts a lot of surfers from all over the world. There are also a lot of restaurants and cafes for enjoying sunsets and watching surfers..

**Batu Bolong Beach** is a trendy beach with its own surf spot. There are a lot of fashionable establishments and all young people flock here to have some fun.

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BEACH ATMOSPHERE  
DHARMA RESIDENCE



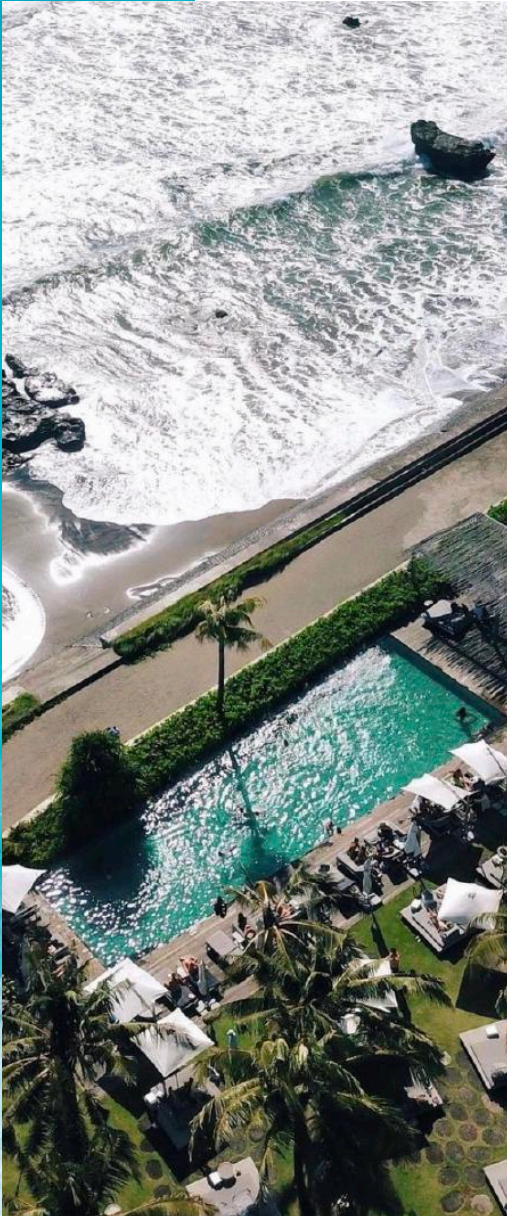


Canggu **is a favourite surfing spot**, with big waves and powerful currents.

Besides, the beach area is not so crowded compared to other beaches on the island.

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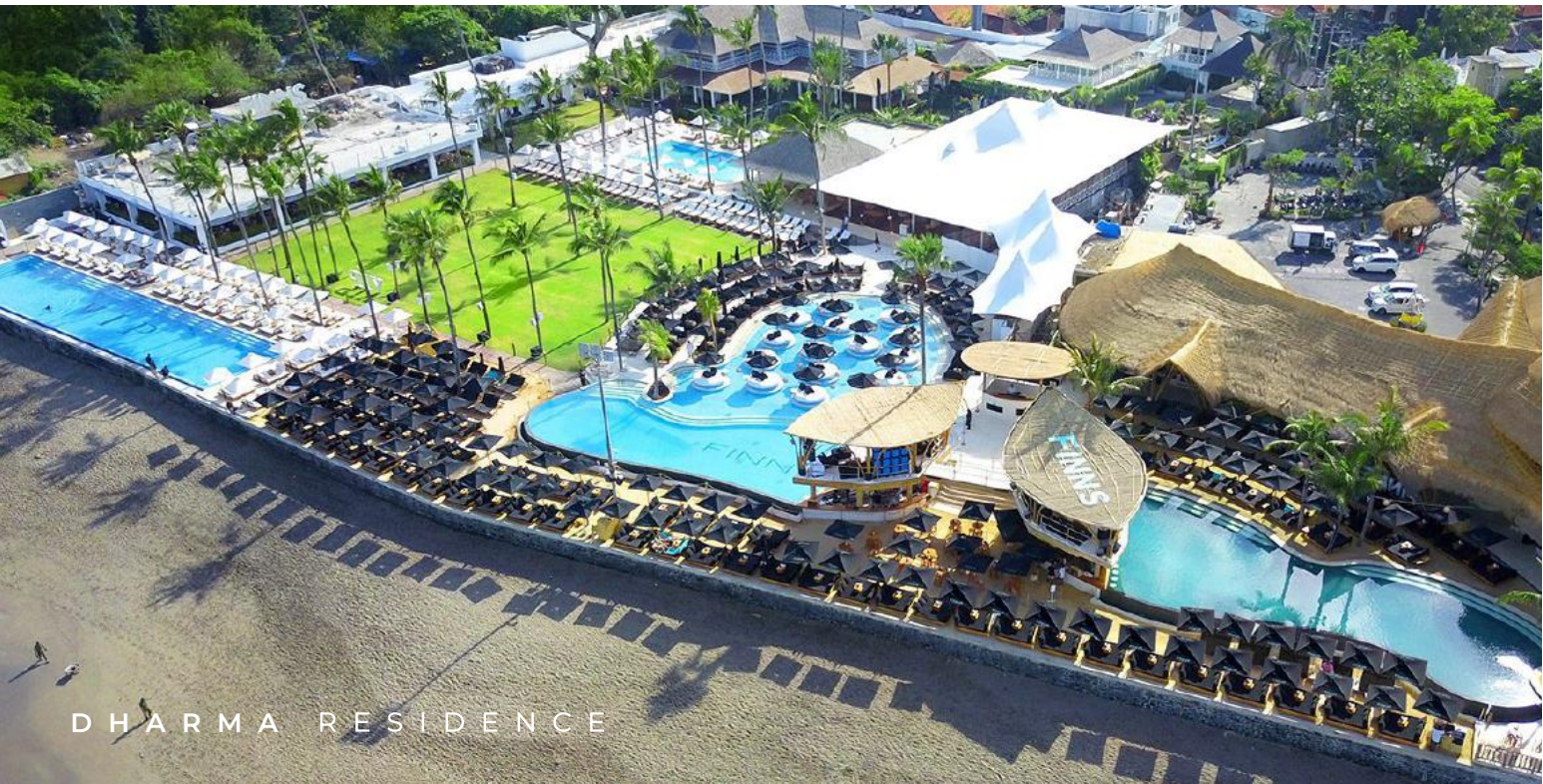
## TOP BEACH CLUBS

Complex DHARMA RESIDENCE is located close to 9 legendary beach clubs:

- FINNS
- CAFE DEL MAR
- LA BRISA
- ATLAS
- MARI
- OLD MAN'S
- COMO
- WOOBAR
- POTATO HEAD

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## BEST RESTAURANT AND CAFES

The Canggu area leads the way in the number of cafes and restaurants from around the world: there are more than 1,500 establishments within 5 km of the complex according to Tripadvisor.



Лучшее поблизости  
Рестораны  
1 887 на радиусе 5 км



**Bali Bowls & Smoothies - Canggu**  
●●●●● 623  
0,4 км • \$\$ - \$\$\$ • Кафе • Здоровая • Под...



**Ulekan Bali**  
●●●●● 385  
0,4 км • \$\$ - \$\$\$ • Азиатская • Индонезий...



**Ruko Cafe**  
●●●●● 487  
0,4 км • \$\$ - \$\$\$ • Кафе • Здоровая • Под...

[Показать все](#)







## FINNS RECREATION CLUB

The main sports and entertainment venue in Bali with a water park, a bowling alley, a SPA center, a tennis court, a kid's club and a lot more is just 3 minutes away from the complex.



## HORSE CLUB

Bali Equestrian Centre  
Riding School is located  
5 minutes from  
DHARMA RESIDENCE.





CANGGU is home to a large number of

## INTERNATIONAL SCHOOLS AND CHILDREN'S CENTERS

- CANGGU COMMUNITY SCHOOL
- MONTESSORI SCHOOL
- THE GARDEN BALI
- PROEDUCATION SCHOOL
- UMALAS KIDS CLUB
- ALAM ATELIER SCHOOL

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# DARMA RESIDENCE



There is a currently  
**A SUPPLY SHORTAGE AND  
SURPLUS DEMAND**  
IN THE PREMIUM PROPERTY MARKET

Dharma Residence villas is a **perfect solution**  
for investment, living and subsequent sale.



## HIGH POTENTIAL OF PROFITABILITY AND VALUE GROWTH PROPERTY

**Projected yield of Villa type 1** **13-17%**  
(during the first 3 years from the current prices)

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**Projected yield of Villa type 2** **12-15%**  
(during the first 3 years from the current prices)

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**Projected yield of Villa type 3** **13-15%**  
(during the first 3 years from the current prices)

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**COMPLETION DATE:**  
BEGINNING OF THE FOURTH QUARTER 2023

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NO RESTRICTIONS ON  
PERSONAL RESIDENCE



## YOU CAN RENT OUT YOUR VILLA

### FULLY REMOTE

through our management team  
to earn a **passive income**.

