

Santara Residences

A NEW STANDARD OF LIVING IN
THE HEART OF SANUR, BALI

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Intentional Design Enduring Value

- Exclusive gated community of only 17 homes
- Spacious 4-bedroom villas (210 m²) on 220–260 m² plots
- Smart layouts for families and multigenerational living
- 35-year secure leasehold with transparent legal structure
- Guaranteed green-zone views that stay protected



Why Invest in Bali?

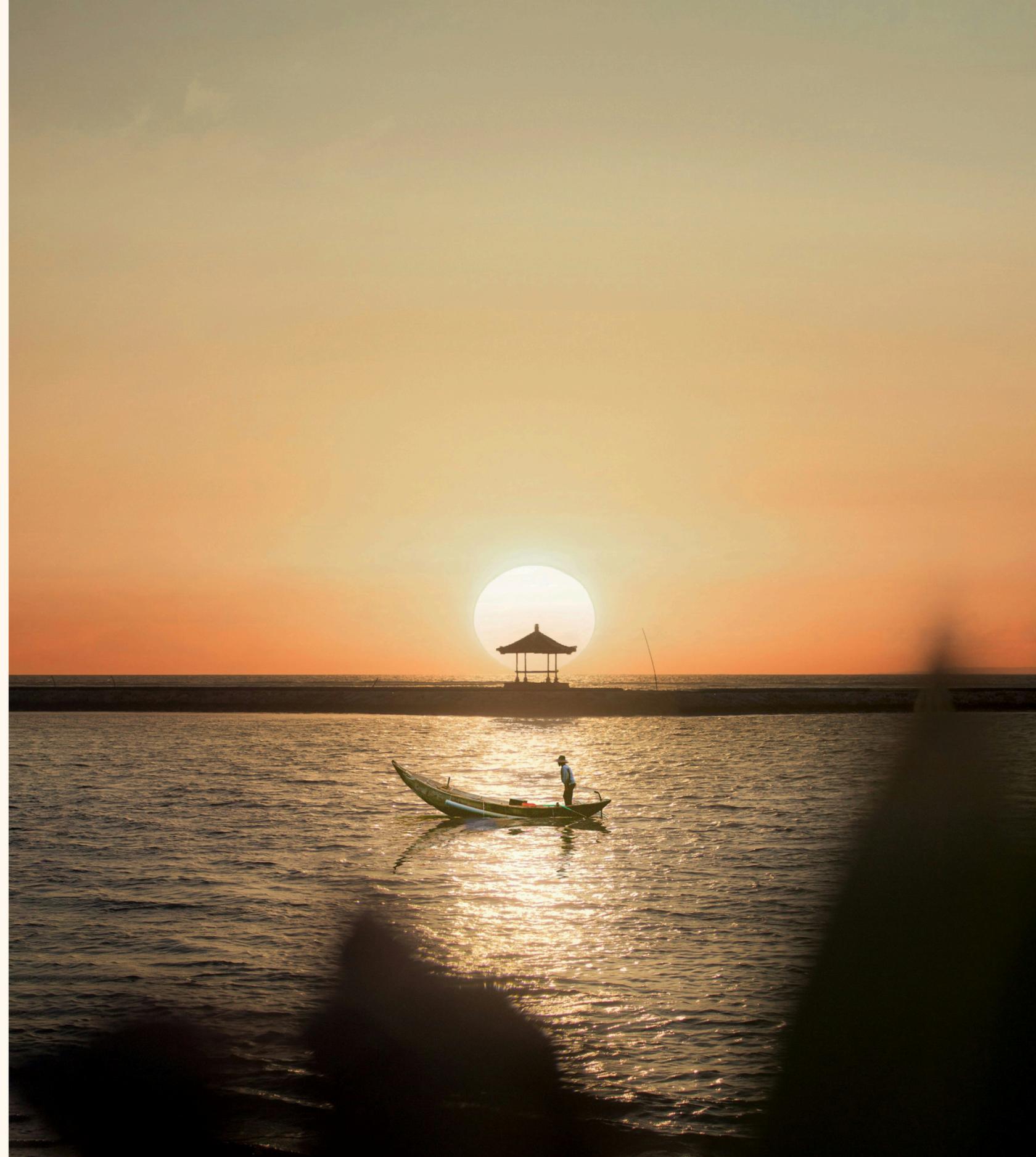
BALI RANKS AMONG THE TOP 5 LUXURY VILLA INVESTMENT LOCATIONS WORLDWIDE, DRIVEN BY GLOBAL ALLURE AND NEW MAJOR INFRASTRUCTURE DEVELOPMENTS.

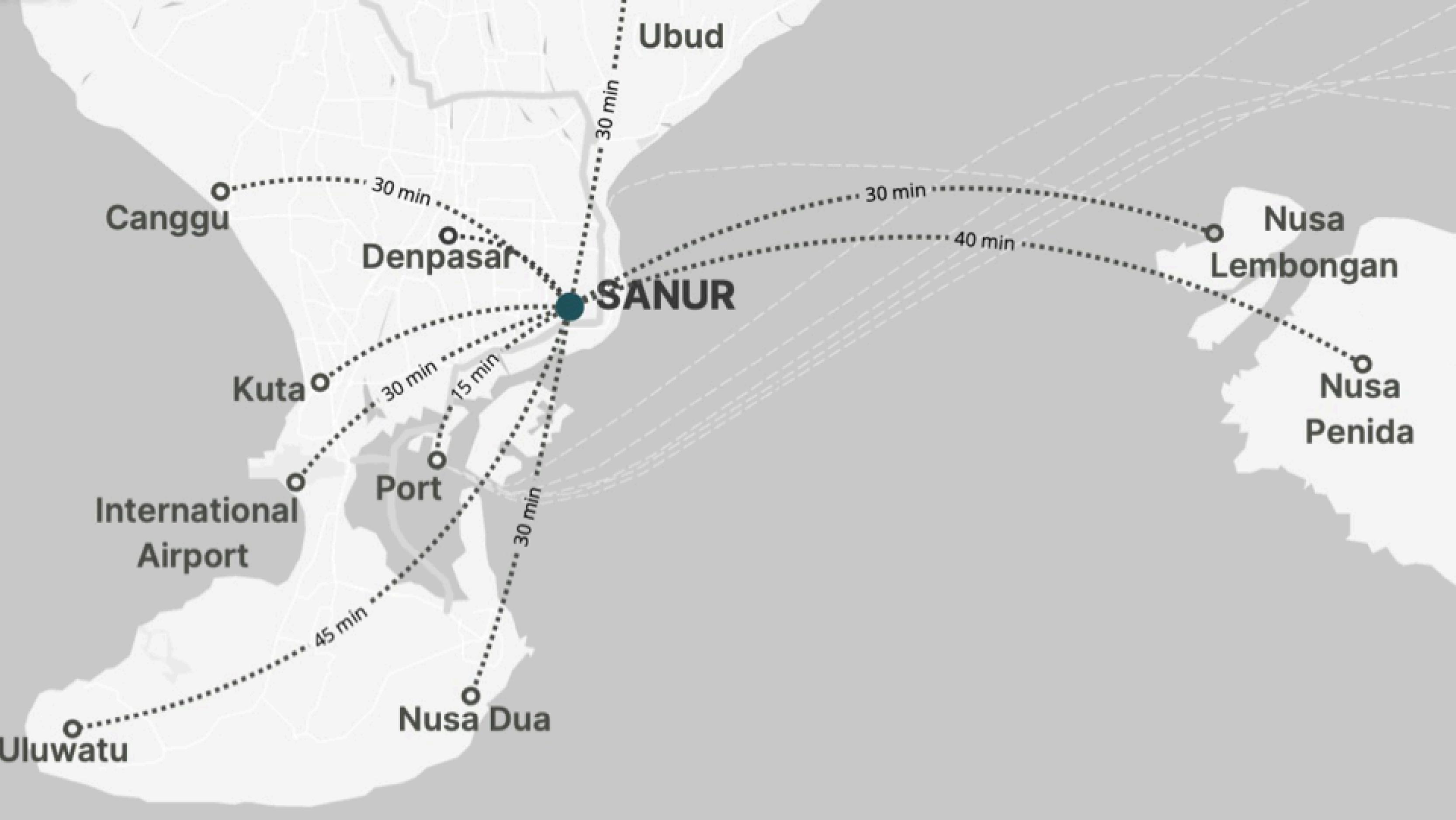
- **High ROI: 10–18% yearly**
- **Explosive capital growth: +25–40% in 3 years**
- **Tourism demand - 10M visitors projected by 2027**
- **Top global destination with year-round demand.**
- **Lower entry cost - higher income per m².**

Why Invest in Sanur?

SANUR IS WELL-KNOWN AS THE FIRST CHOICE OF FAMILIES. A GREAT SELECTION FOR EDUCATION FROM KINDERGARTENS TO INTERNATIONAL HIGH SCHOOLS.

- **Government-backed SEZ development**
- **Strong infrastructure & easy airport access**
- **Preferred by expats and long-term residents**
- **Calm, swimmable beaches & promenade**
- **Annual land value appreciation**
- **Limited new & modern villa supply**





World-class infrastructure



INFRASTRUCTURE

- NGURAH RAI INTERNATIONAL AIRPORT — 30 MIN
- SANUR PORT — 11 MIN
- BALI INTERNATIONAL HOSPITAL (BIH) — 6 MIN
- GRAND LUCKY SUPERMARKET — 4 MIN
- ARTASEDANA SUPERMARKET — 5 MIN

LIFESTYLE

- 8 KM SANUR BEACH PROMENADE — 6 MIN
- WATERSPORTS (SURFING, SUP, DIVING) — 6–10 MIN
- GYMS & PADEL COURTS — 5–10 MIN
- NIGHT MARKETS — 7 MIN
- 100+ BEACHFRONT CAFÉS & RESTAURANTS — 5–10 MIN

EDUCATION

- BALI INTERNATIONAL SCHOOL (BIS) — 6 MIN
- ACS INTERNATIONAL — 10 MIN
- SANUR INDEPENDENT SCHOOL — 1 MIN

Community Living

ENVIRONMENT

A green & quiet neighborhood

5,774 m² Total Area

24/7 SECURITY

European style one gate community with private access

ACCESS

Fast & strategic access to the main highway (Jalan Bypass)

OPERATIONS

Owner contribution pro-rata → fair & transparent.



Design Philosophy

HOMES DESIGNED FOR REAL LIVING.

Spacious layouts and thoughtful design create a home that supports comfortable, long-term family life.



10 YEAR STRUCTURAL WARRANTY

- Monolithic frame technology
- High seismic resistance
- Advanced water supply and sewage infrastructure
- Leak & mold protection
- Technical supervision at every stage of construction

The Residences

A HOME THAT GROWS WITH YOU

- 4 bedrooms · 210 m² modern living
- Land 220–260 m² in a gated enclave
- Tropical-modern architecture
- Bright, open indoor–outdoor layout
- Private pool & landscaped garden
- Family-friendly, guest-friendly design
- Warm, natural, timeless materials



Ground Floor

- **Open-plan living**, dining & kitchen for bright, seamless everyday living.
- **Guest bedroom downstairs** - perfect for visitors, elderly family, or rentals.
- **Private pool & sun-lit deck** designed for relaxation and entertaining.
- **Dedicated service areas** (maid room, laundry, powder room) for practical daily comfort.
- **Covered two-car parking** for convenience and security.



Ground Floor Plan

- GARDEN — 73.53 M²
- PRIVATE POOL — 21.09 M²
- POOL DECK — 14.76 M²
- OPEN-PLAN LIVING ROOM — 25.87 M²
- DINING AREA — 17.43 M²
- KITCHEN — 9.92 M²
- GUEST BEDROOM (BEDROOM 1) — 17.01 M²
- BATHROOM 1 — 8.20 M²
- POWDER ROOM — 2.79 M²
- PARKING — 47.14 M²
- MAID ROOM + LAUNDRY — 7.28 M²
- MAID BATHROOM — 3.02 M²



1st Floor

- **Spacious master suite** with walk-in closet and a bright, elegant master bathroom.
- **Two additional bedrooms** with private ensuites ideal for families, kids, or long-stay guests.
- **Dedicated work & reading nook** for quiet focus, study, or relaxation.
- **Efficient floor plan** that maximises every square metre with no wasted space.
- **Skylight-enhanced** natural light creating a warm, airy atmosphere.



1st Floor Plan

- BEDROOM 2 — 16.54 M²
- BATHROOM 2 — 4.37 M²
- BEDROOM 3 — 15.66 M²
- BATHROOM 3 — 4.37 M²
- WORKING SPACE — 4.90 M²
- HALLWAY — 15.81 M²
- MASTER BEDROOM — 19.10 M²
- WALK-IN CLOSET — 9.38 M²
- MASTER BATHROOM — 10.55 M²
- PLANTER BOX — 4.20 M²



Villa Types

Unit	Bedrooms	Build Size	Land Size	Price (USD)	Price (IDR)
Villa A	4 BR	210 m ²	220 m ²	382,108	6,236,002,560
Villa B	4 BR	210 m ²	230 m ²	386,703	6,310,992,960
Villa C	4 BR	210 m ²	260 m ²	398,760	6,507,763,200

STANDARD INSTALLMENTS (Option A)

- 30% – Upon signing reservation & sublease agreement
- 30% – Upon completion of structural construction
- 30% – Upon completion of finishing works
- 10% – Upon key handover & notarisation

FULL PRE-PAYMENT (Option B) - 5% discount on total price

*Exchange rates may change

Market comparisson

Comparable leasehold villa properties in Sanur for 3-4 bedroom configurations. Property data available online.

Property	Land Size (m ²)	Build Size (m ²)	Lease Remaining (Years)	Price (IDR Billions)	Price per m ² (IDR Millions)	Price m ² per Year (IDR Millions)
Santara	220–260	210	35	6.2	29.5	0.84
Mangata	183	210	30	7.4	35.2	1.17
White Villa	200	150	28	4.9	32.7	1.17
Serenity	175	134	30	7.2	53.7	1.79
Family villa	330	230	29	8.1	35.2	1.21

Typical Price Range: IDR 4.9B – 8B

Typical Price per m²: 32M – 53M

Typical Land Sizes: 175 – 330 m²

Typical Build Sizes: 134 – 230 m²

Typical Lease Terms: 25 – 30 years remaining

Exceptional value

WHY WE ARE PRICED MORE ATTRACTIVELY
WITHOUT COMPROMISING QUALITY

Longer security

A rare 35-year lease, exceeding most market options.

Below-market cost per m²

Lean, developer-direct model with no offices or large overheads.

No added branding premium

We price based on real construction value - not marketing layers.

We intentionally leave value on the table

Our focus is reputation, referrals, and a community that grows



We Live Here Too

SANTARA - BUILT THE WAY WE WOULD WANT TO LIVE.

The developer and his family will be part of the community - so long-term quality, maintenance, and comfort aren't sales points; they're personal priorities.

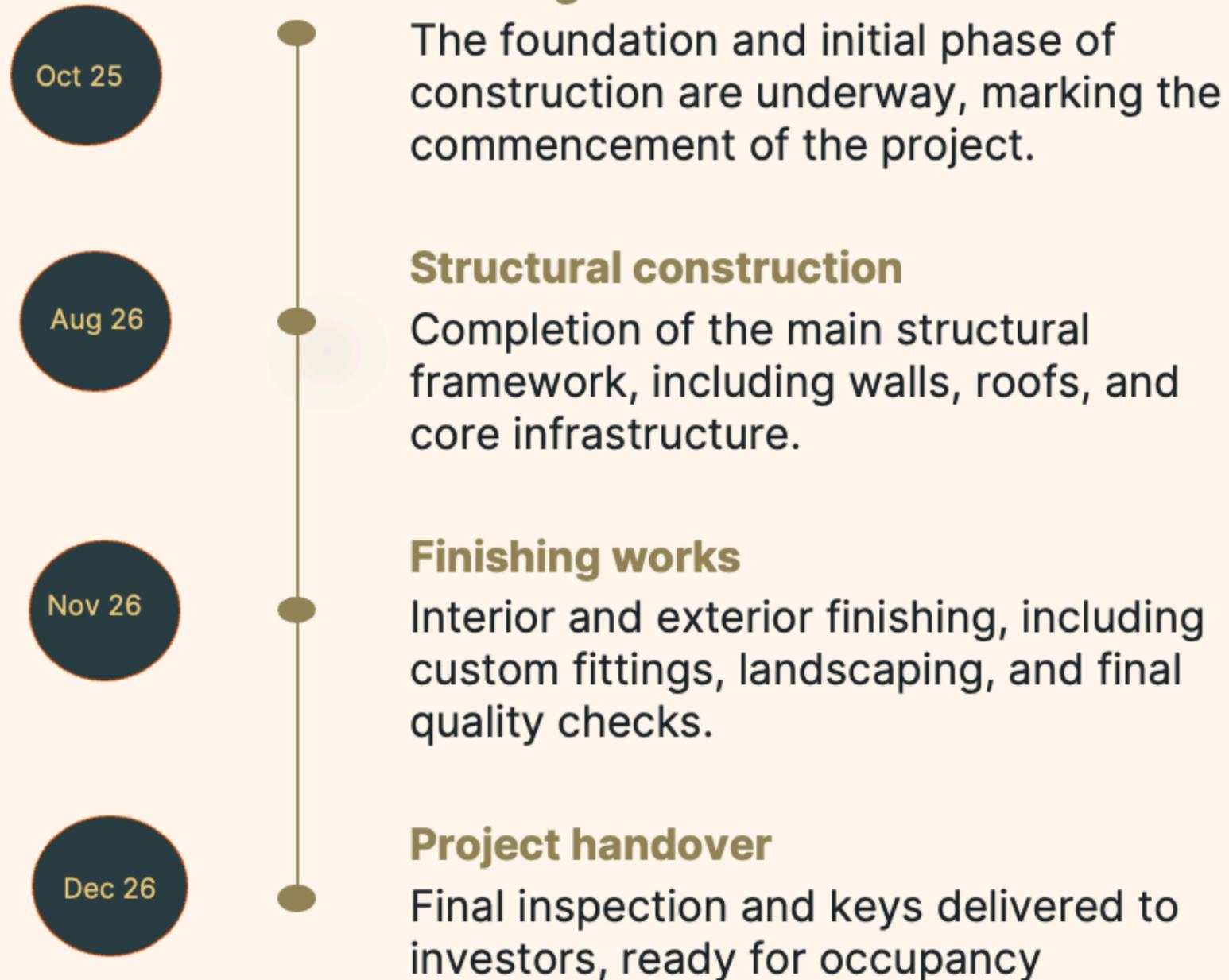
With a lean structure and no heavy corporate overheads, we can put resources where they matter most: better materials, smarter layouts, and real long-term value.

- Cost-conscious, value driven
- Focused on quality over volume
- Designed and maintained with long-term care in mind
- Created by a team personally invested in its success

Santara is a responsible, well-planned residential community shaped with the same integrity and intention we expect from our own homes.



Project Timeline



Secure & transparent

FINANCIAL TRANSPARENCY

- The project is financed by the developer from owned funds
- Payment in installments according to construction progress
- 5 residences have already been sold, early investor priority

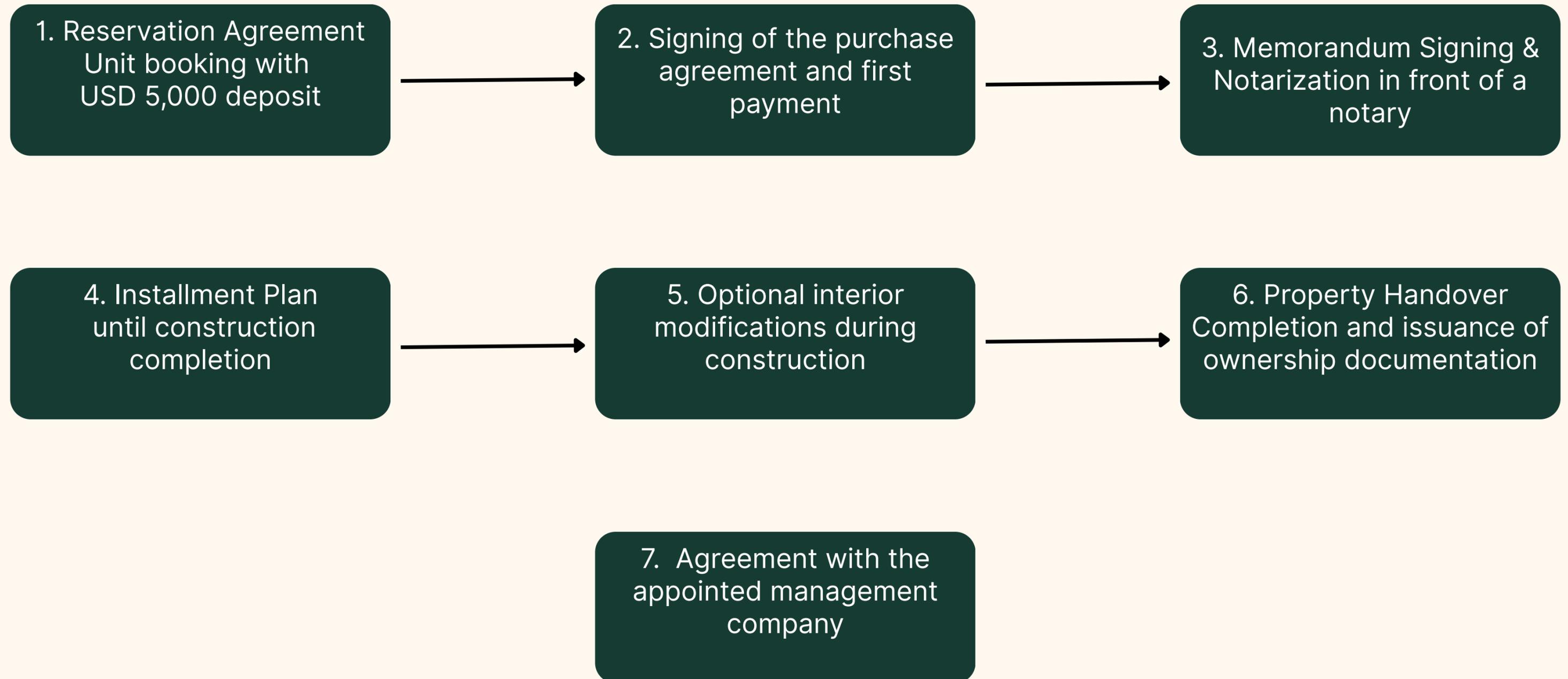
QUALITY CONTROL

- We collaborate with the most reliable suppliers, contractors, and legal consultants
- Strict quality control at every stage of the project
- Live streaming access to the construction site in real-time

LEGAL COMPLIANCE

- Full access to project documentation
- The agreement applies to heirs, and legal successors and allows the transfer of rights
- Notarized transaction certification

Purchase Process



Sanctuary today. Legacy tomorrow.

Limited availability - early booking priority.

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