Green Village

NUSA DUA

A comfort-plus class complex for living, vacationing, and long-term rental in the most prestigious spot in Bali — Nusa Dua



Green Village
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An aerial view of the location

LOCATION & POTENTIAL

All beaches are accessible without stairs, elevators, or transfers!



Nusa Dua Beach

A cozy family-friendly beach



Geger Beach

A 700-meter walk to the beach



Pandawa Beach

Picturesque spots for photos and kayaking



Melasti Beach

15 minutes to the most famous beach in Bali

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Google Maps



Starbucks

Supermarket
“Pepito”

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A PREMIUM NEIGHBORHOOD

The hotel is located in Bali's elite area — Nusa Dua

A walk from the complex to the beach

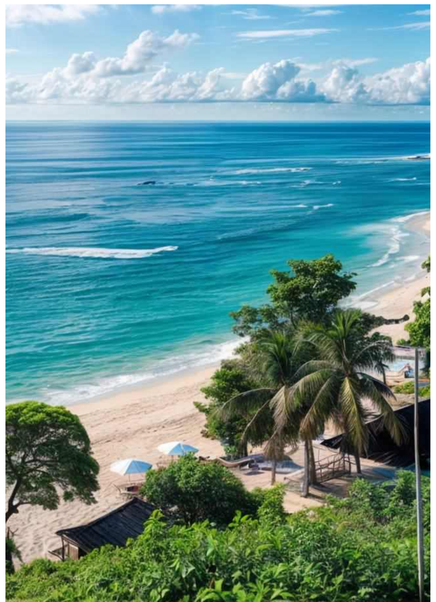
7 min
within walking distance to Geger Beach

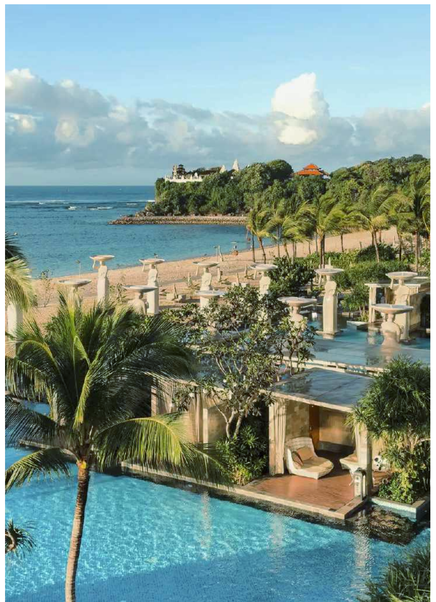
2 min
close to the Mulia, Hilton and Kempinski hotels

7 min
near upscale restaurants and cafes

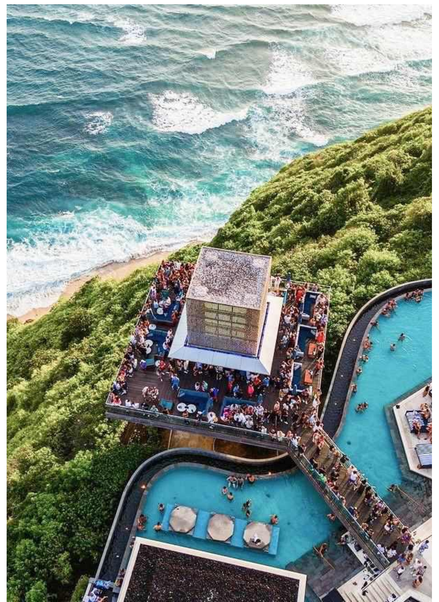
15 min
close to Savaya Bali — the legendary club

2 min
close to cafes of the famous Starbucks chain











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A PREMIUM NEIGHBORHOOD

Here, every morning begins not with traffic jams, but with a warm breeze, sunlight, and the soft sound of the surf.

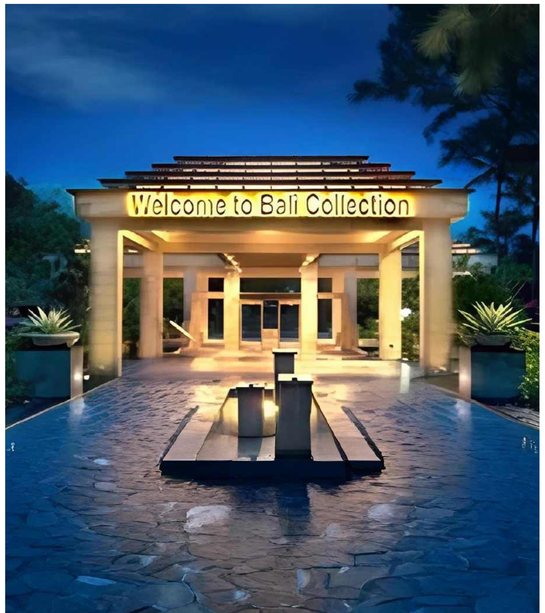
3 min
to Bali National Golf Club



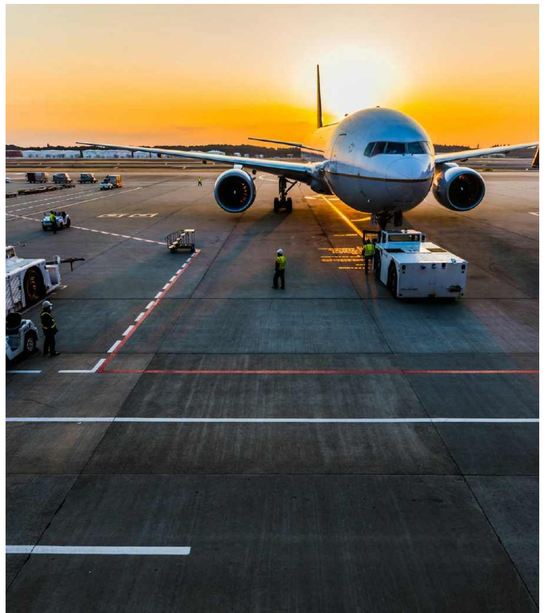
10 min
to Waterblow & Promenade zones



7 min
to Bali Collection



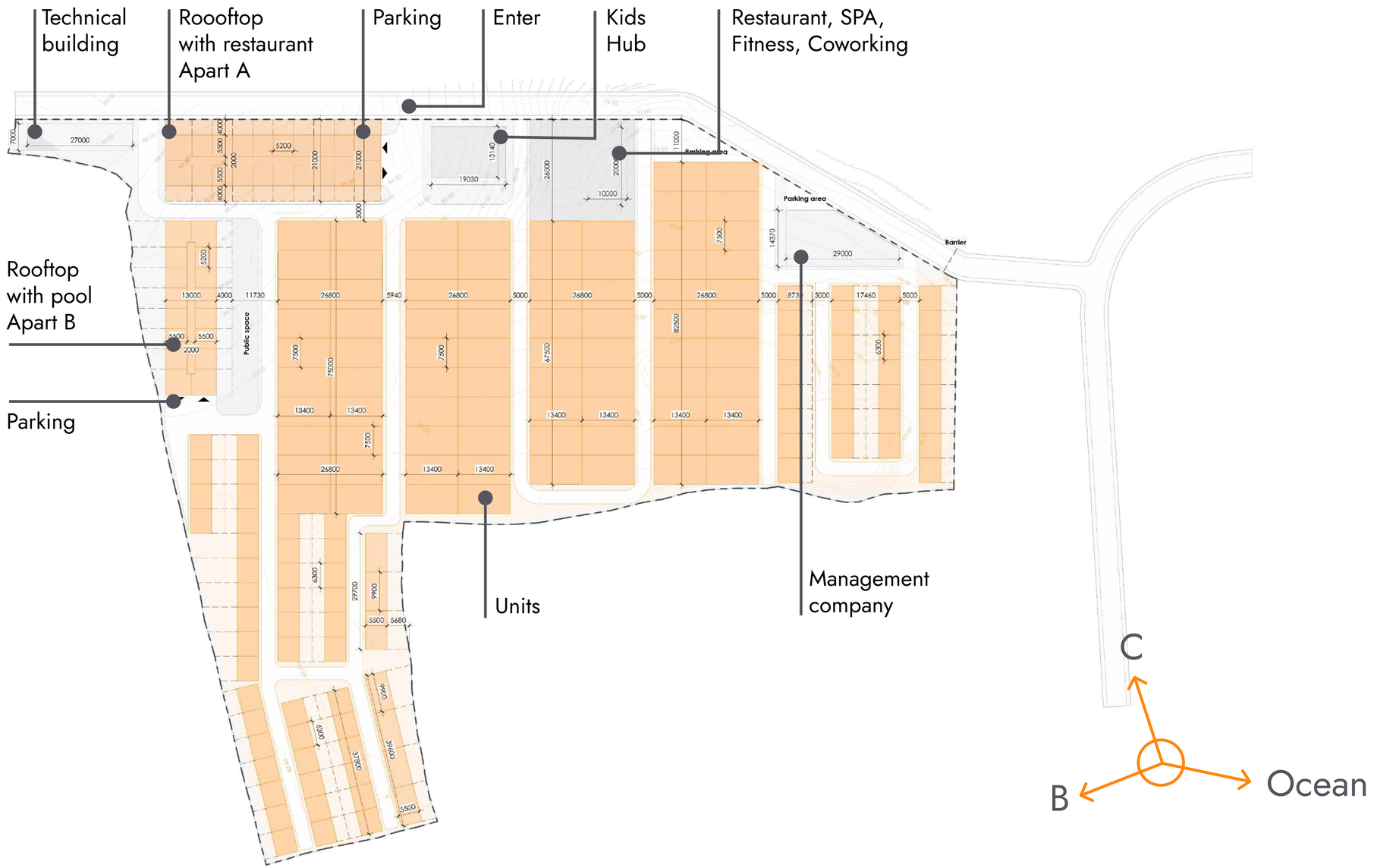
20 min
to airport




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MASTER-PLAN




GREEN VILLAGE - IS
2line from the ocean
700 м² walking distance to Geger Beach

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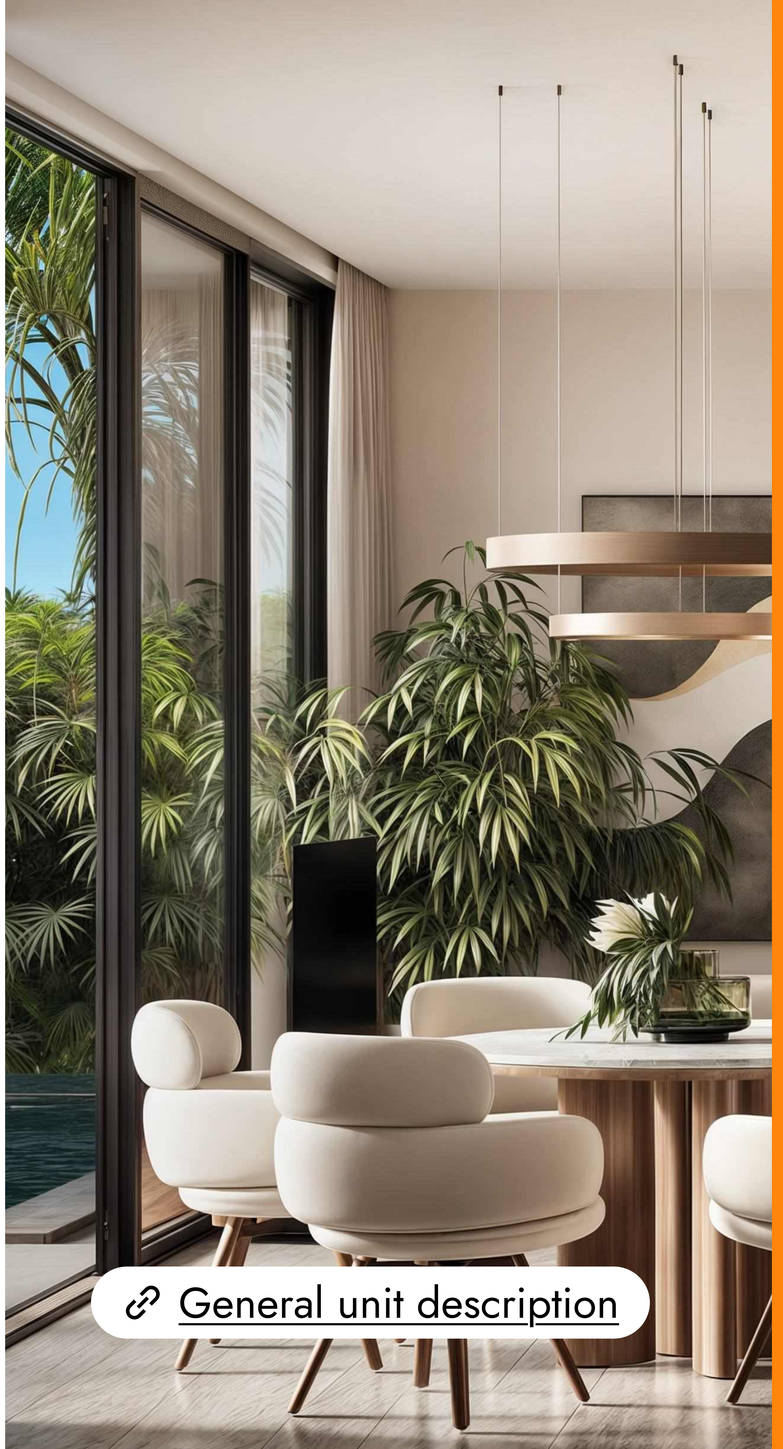
ABOUT COMPLEX

Number of units:

- Apartments 116
- Smart villas 36
- Smart villas + pool 44
- 1BR villas 46
- 2BR villas 64
- 1BR villas + rooftop 29
- 3BR villas + rooftop 7

LEASEHOLD
27+25

COLOR OF LAND
pink



General unit description

2,36 hectares
land area

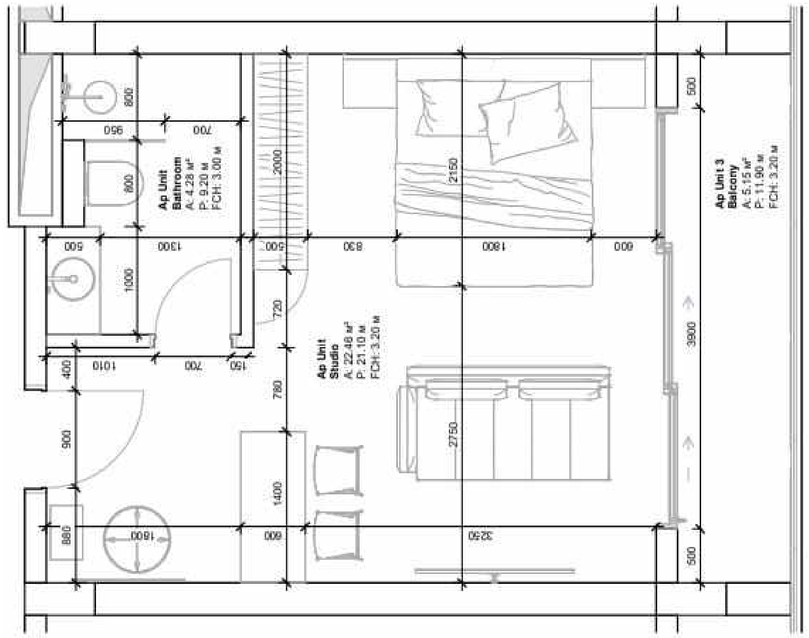
700 м² walking distance to Geger Beach

construction start:
december 2025

handover
june 2028


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APARTMENTS
& VILLAS
from 32 to 174 м²
with well-designed layouts

APARTMENTS



- Lots of light
- Modern architectural style
- One of the most popular formats



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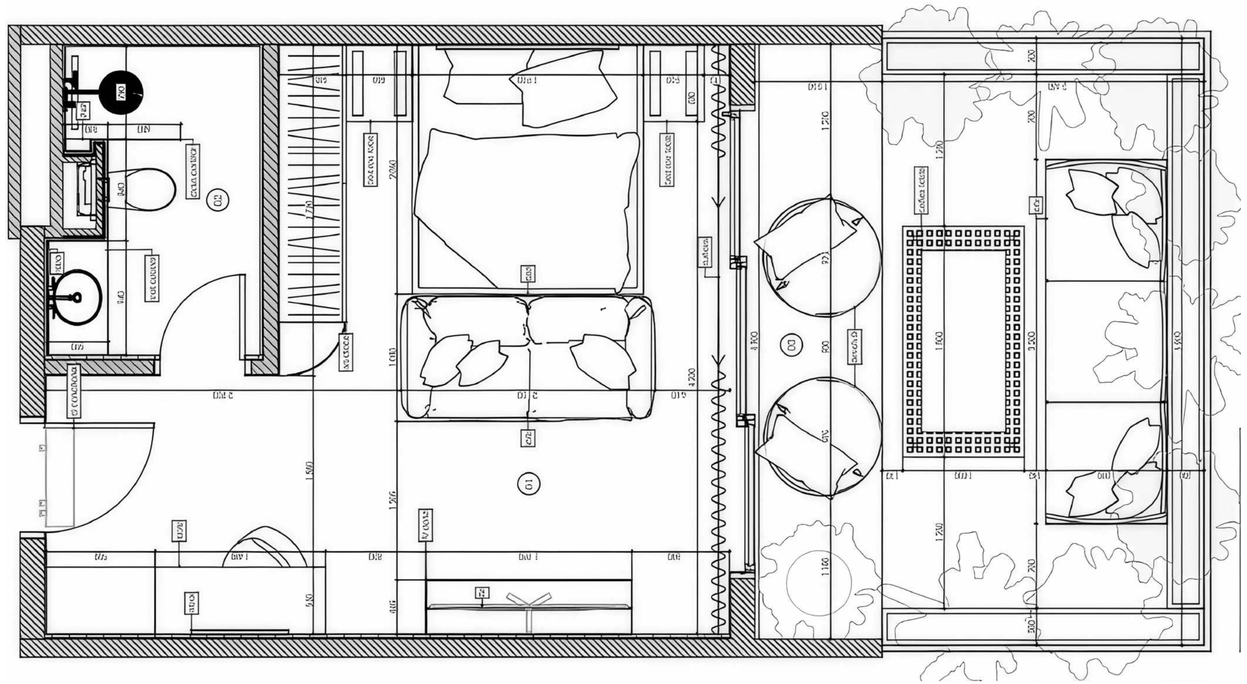



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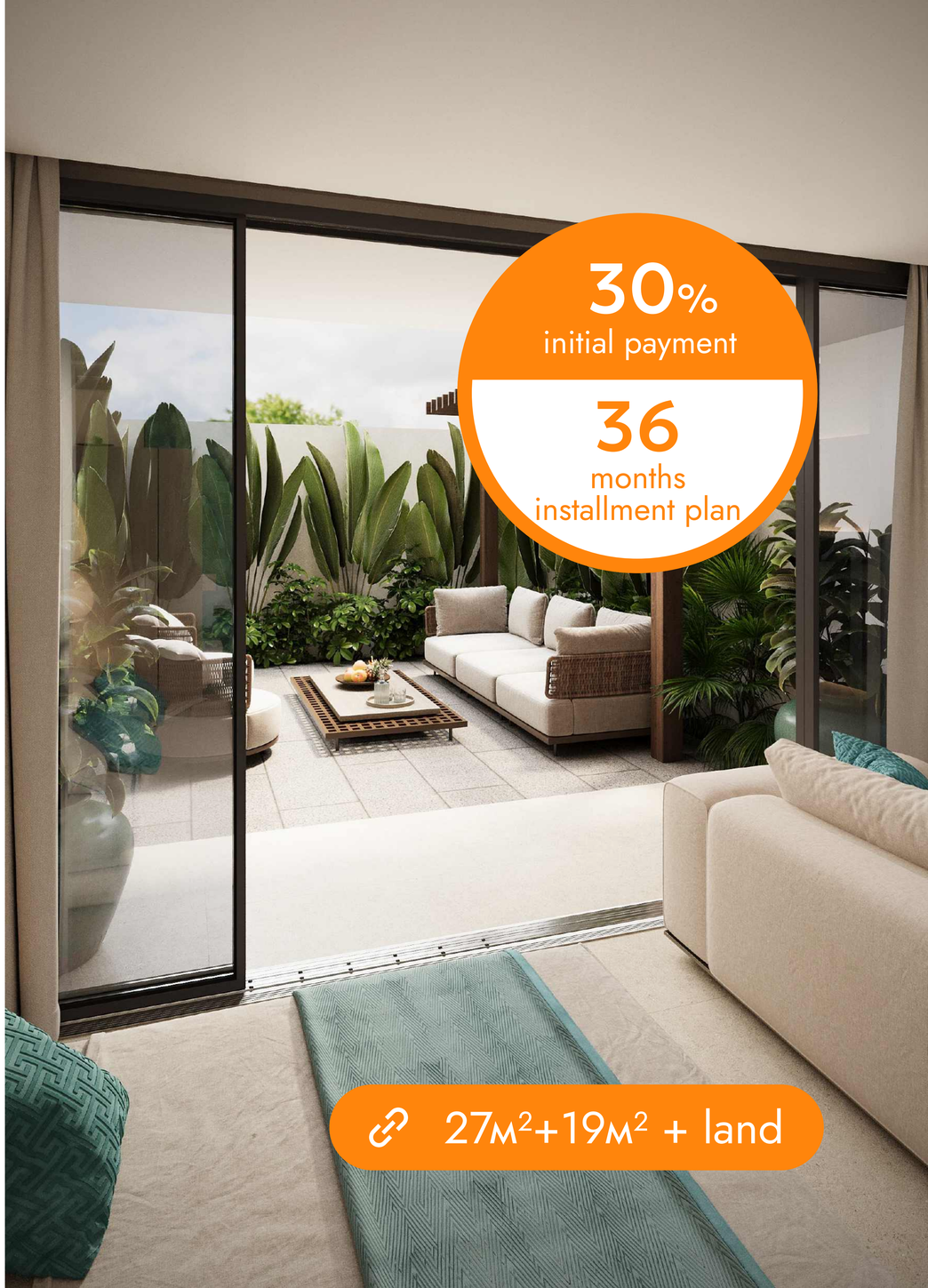

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SMART VILLA



- Private garden
- Individual space
- Full access to the complex's infrastructure

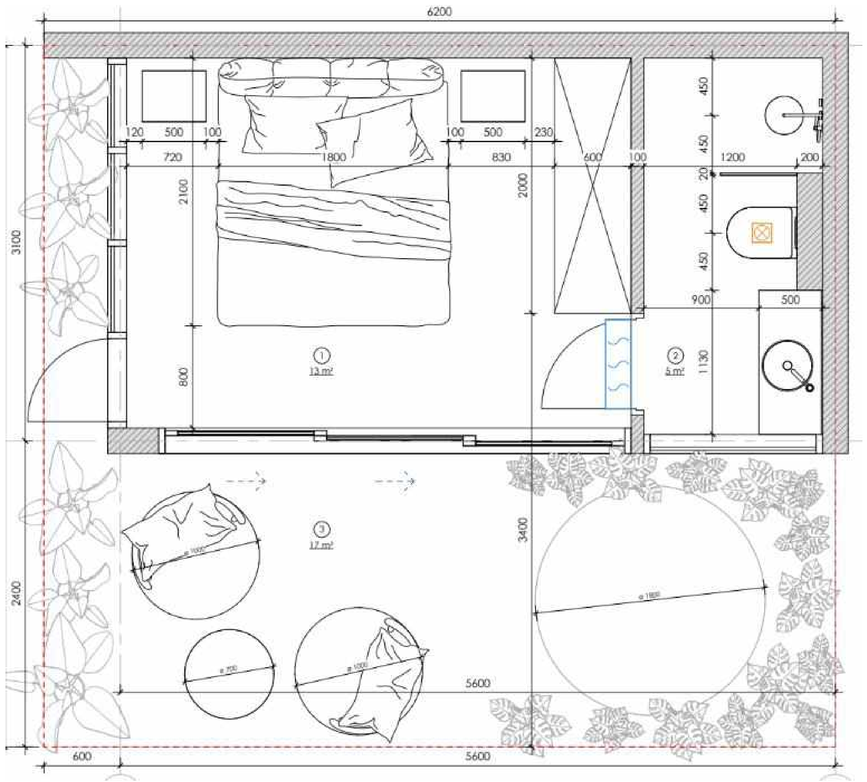


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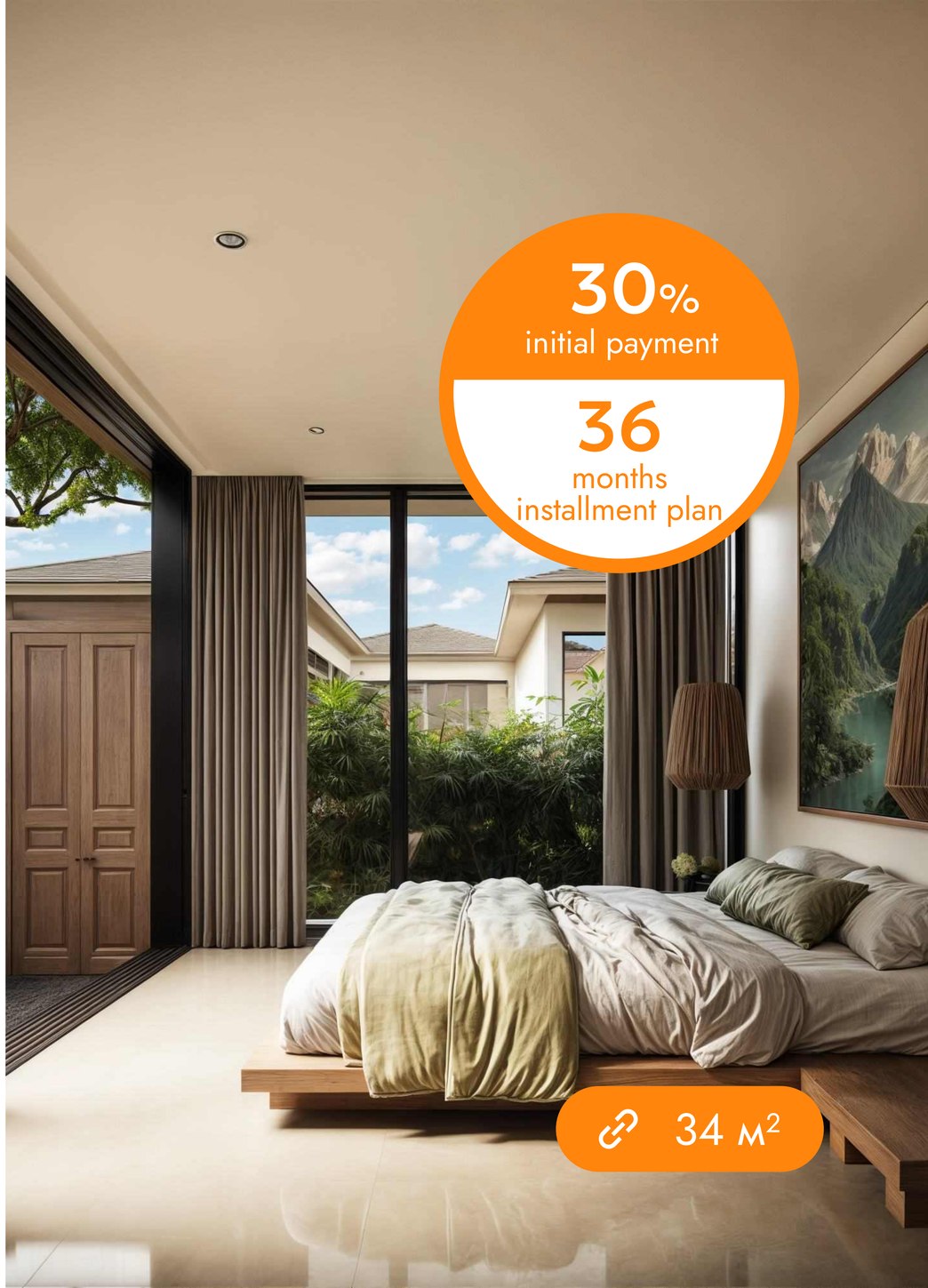


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SMART-VILLA + POOL



- Private pool
- Stylish design
- One of the most popular formats



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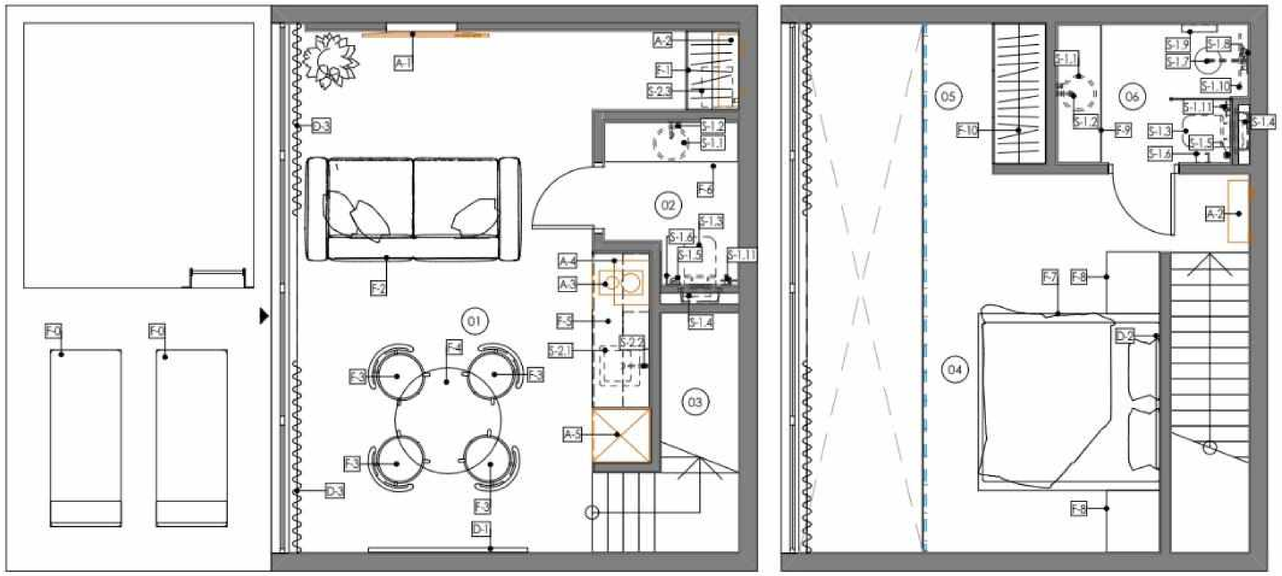


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EURO TWO-ROOM



- Spacious bedroom + living room with a convertible sleeping area
- Private pool




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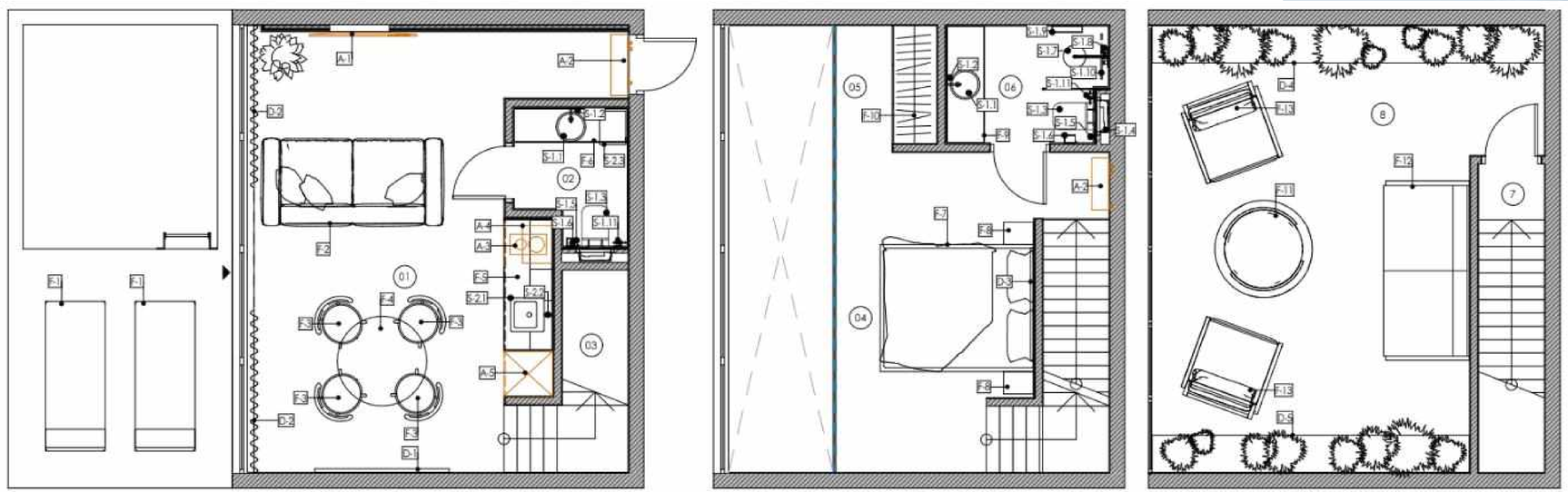
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1BR VILLA + ROOFTOP





- Spacious bedroom + living room with a convertible sleeping area
- Private pool and terrace
- ROOFTOP with ocean view and a lounge area


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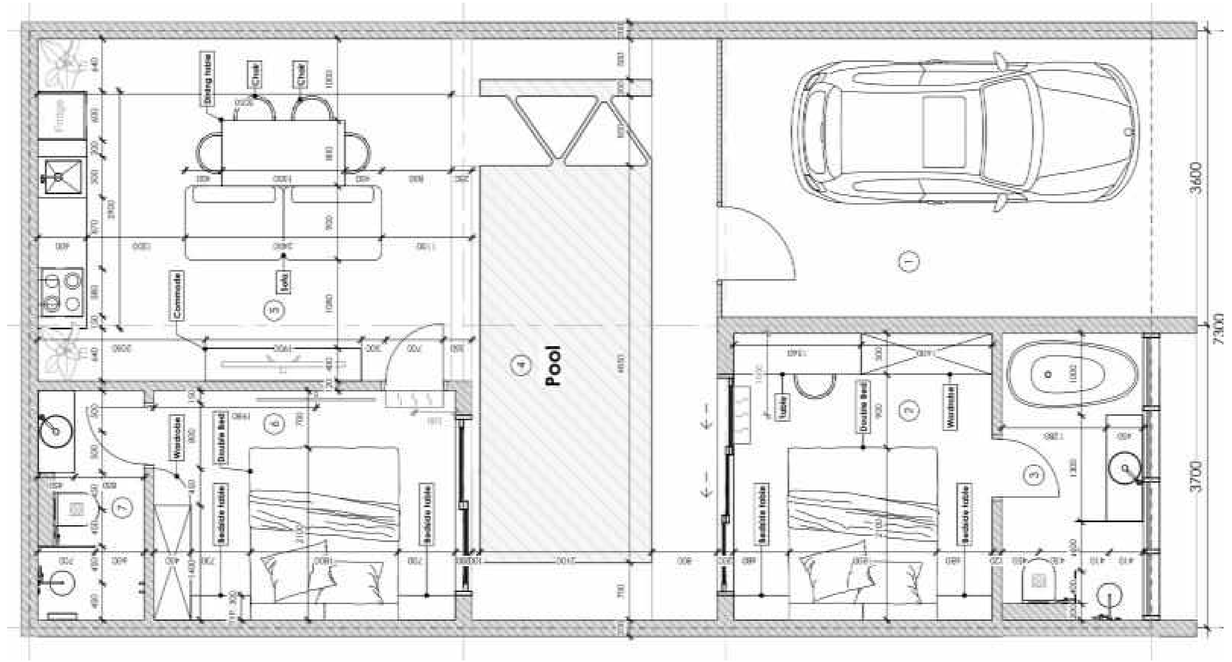
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2BR VILLA



- 2 full bedrooms + living room + pool
- Maximum comfort — privacy, separate bathrooms, private terrace
- Ideal for both vacation and rental income (accommodates 4+ people)




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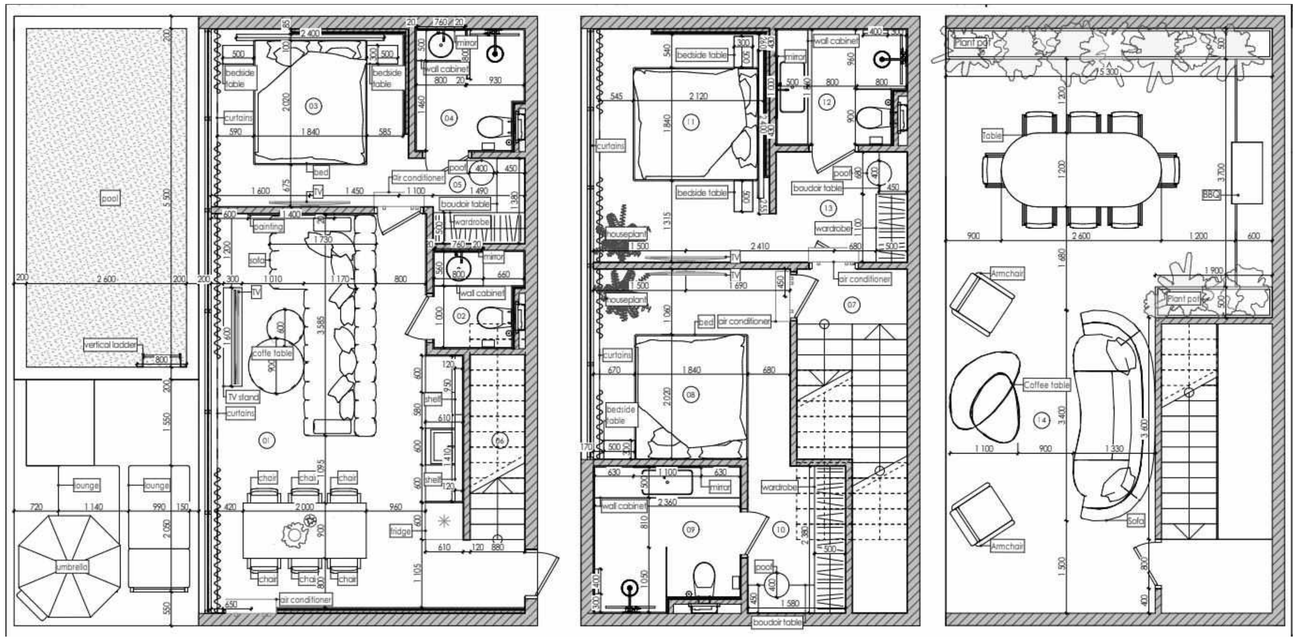

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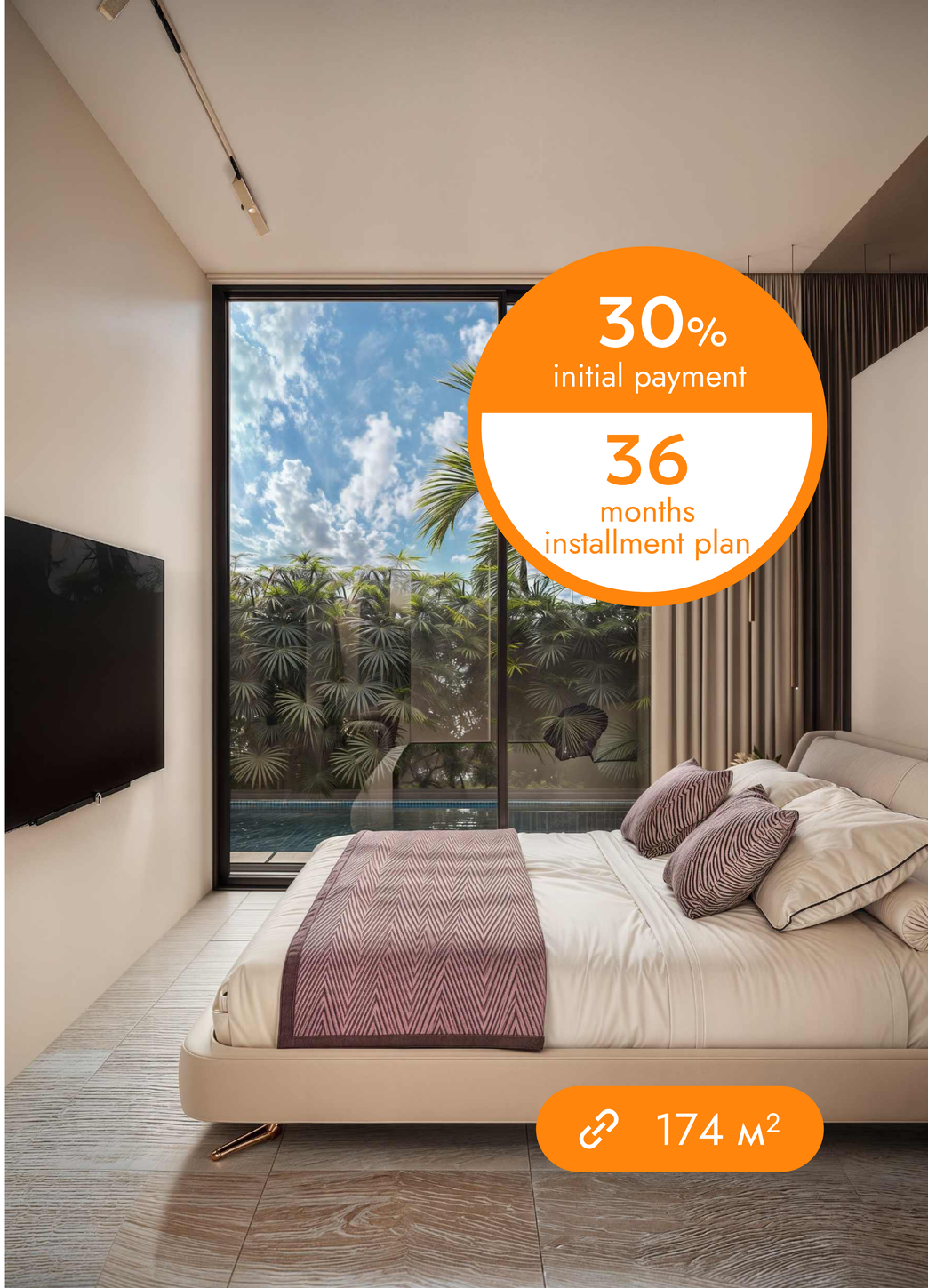

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3BR VILLA + ROOFTOP



- 174 m² of premium space
- Private ROOFTOP with lounge area and BBQ
- 3 bedrooms + spacious kitchen-living room





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2 VILLAS WITH A 20% INITIAL PAYMENT AND AN ADDITIONAL 2% DISCOUNT



INFRASTRUCTURE

more than 12 units

- 4 restaurants
- 2 bars
- Children's cluster 1200 м²
- Sports and entertainment cluster 1500 м²

OWN
INFRASTRUCTURE

RESTAURANTS

4 restaurants

2 bars







OWN
INFRASTRUCTURE

SPORTS AND ENTERTAINMENT CLUSTER

1500 м^2

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OWN INFRASTRUCTURE

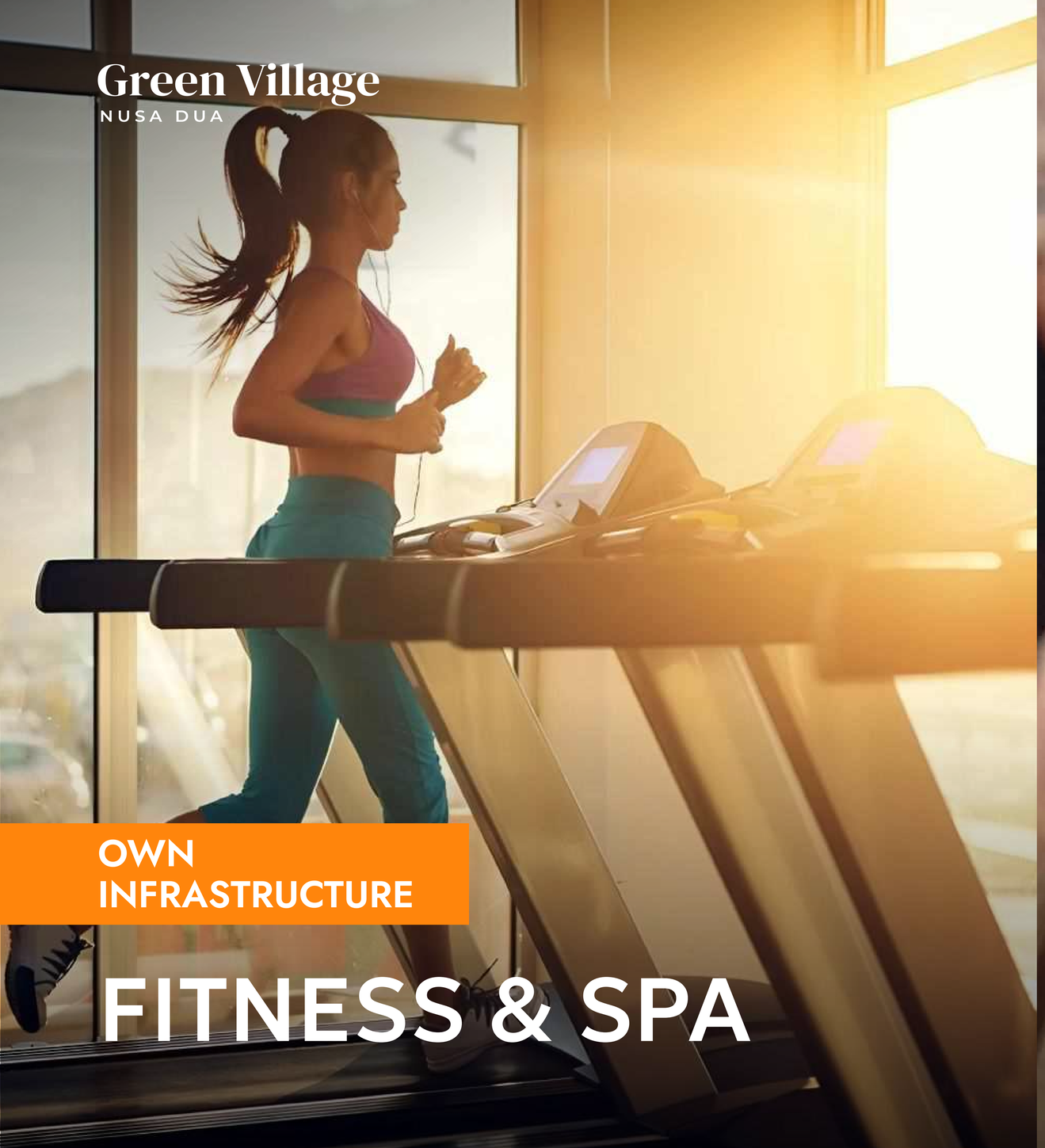
GREEN PADEL

Workouts with professionals

Tournaments and competitions

Club-like atmosphere

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OWN INFRASTRUCTURE

FITNESS & SPA



Green Village
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OWN
IFRASTRUCTURE

GYM

OWN
INFRASTRUCTURE

CHILDREN'S CLUSTER

1200 м²

- kids center
- school block
- family-friendly restaurants and cafes
- entertainment areas







A European fund is investing **up to $5 million** in the project's children's cluster.

Read the article



OWN
INFRASTRUCTURE

ROOFTOP - RESTAURANT

150 м²

Panoramic restaurant with
a pool and ocean view



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6 REASONS TO INVEST IN GREEN VILLAGE

01 **Location** — the heart of Nusa Dua.

02 Beach within **walking distance**

03 Daily and monthly unit **rentals**

04 An affordable brand from **a reliable developer**

05 Extensive **beach infrastructure** in the area

06 **Own infrastructure**

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MANAGEMENT COMPANY

HOMES & VILLAS
by MARRIOTT BONVOY

The villas are connected to Homes & Villas by Marriott Bonvoy — a global platform for premium rentals.
Confirmed compliance with Marriott international standards.

TOP-5
Private management companies in Bali

300 +
employees on staff

from 10%
confirmed annual returns from a transparent financial model

Technical operation of the complex

Maintenance of common property

Organization of staff work

Collection and accounting of service fees

Rental Management:
Daily, monthly, and long-term leasing; promotion across all key platforms

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INVESTMENT POTENTIAL OF BALI

+23%
annual tourism growth in Bali

+10-15%
projected annual growth in the average price per night

2 place
the position Bali secured in 2025 in the ranking of the world's most popular destinations according to the TripAdvisor Travelers' Choice Awards, coming in second only to Dubai.

76,56%
the average hotel occupancy in Nusa Dua in 2024 is the highest in the past six years




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LIVING AMIDST NATURE, A STEP FROM THE OCEAN