



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
beach

**PANDAWA
• DREAM**

• Green Bowl
Beach

Melasti
Dream •

Parq
Blue •

White Rock
Beach Club •

Melasti
beach •

Karma
Kandara
Beach •

Savaya •

TOP 5 BEACHES IN CLOSE PROXIMITY TO BALI



PANDAWA BEACH



MELASTI BEACH



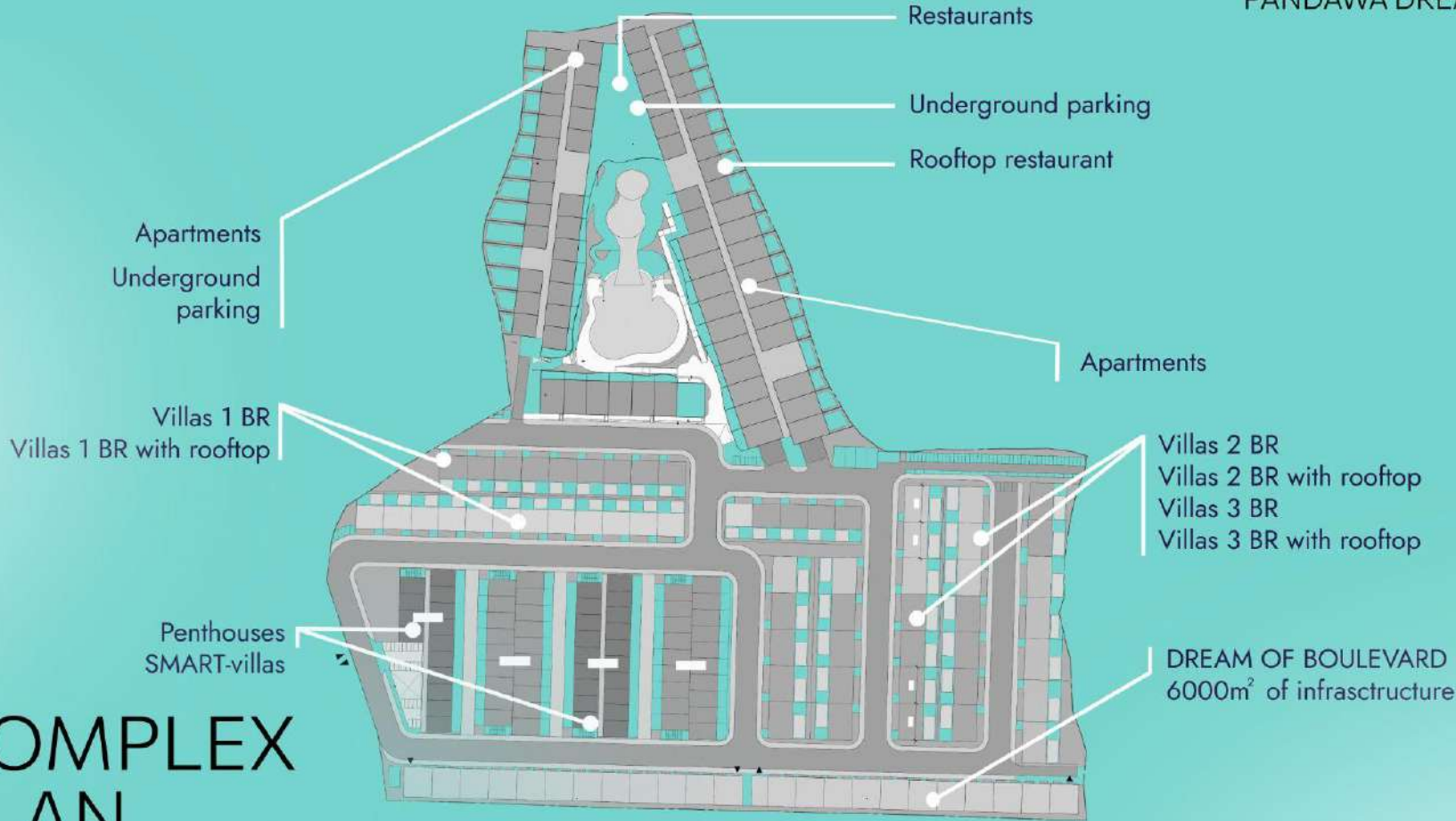
NUSA DUA



KARMA KANDARA



GREEN BOWL



COMPLEX PLAN



**PANDAWA DREAM
300 UNITS**



APARTMENTS

32 m²

47 m²

SMART VILLAS

32 m²

47 m²

VILLAS

1 BR 70 m²

1 BR + rooftop 95 m²

2 BR 103 m²

2 BR + rooftop 143 m²

3 BR 120 m²

PENTHOUSES

66 m²

92 m²

APART MENTS

Available for sale:

32 m²

◆ 25m² + balcony

47 m²

◆ 40m² + balcony



*please confirm the final version with the manager





VILLAS

Available for sale:

1 BR 70 M²

2 BR 103 M²

3 BR 120 M²



PANDAWA DREAM

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PANDAWA DREAM



PANDAWA DREAM



VILLAS + ROOFTOP

Available for sale:

1BR

95 M²

2 BR

143 M²



PANDAWA DREAM

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PANDAWA DREAM







PANDAWA DREAM



PANDAWA DREAM





PENTHO USES

Available for sale:

66 M²

94 M²

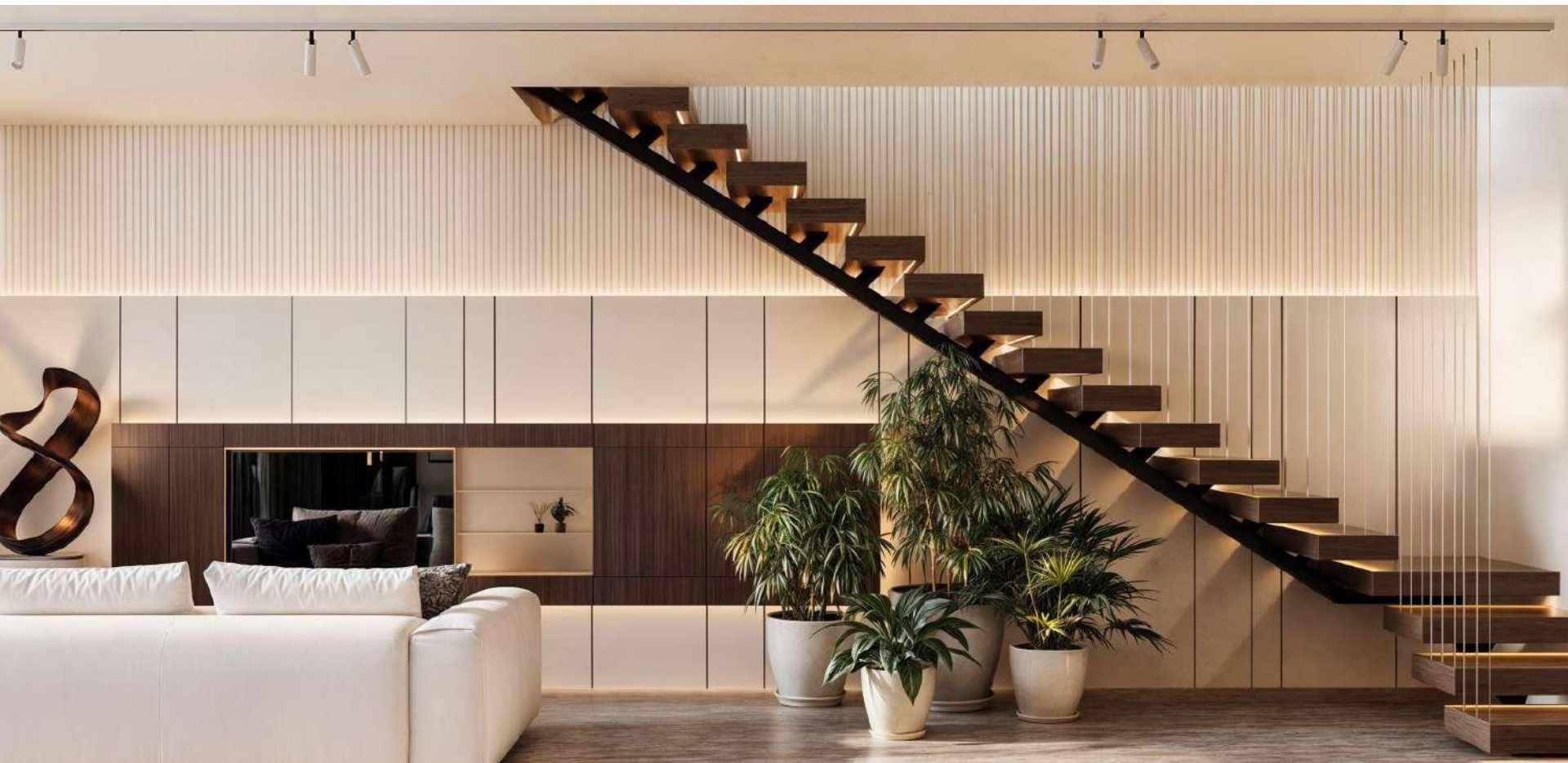


PANDAWA DREAM

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PANDAWA DREAM



Penthouse'y 66 m²



PANDAWA DREAM



Penthouse'y 92 m²



PANDAWA DREAM

Penthouse'y 92 m²

SMART VILLAS

Available for sale::

32 M²

60 M²



*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 you need for a comfortable stay is gathered in one place

- 1 An abundance of services and amenities, including **restaurants, bars, coworking spaces, a spa, and entertainment**
- 2 A 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 A modern **fitness center** and **cozy spaces for relaxation** and socializing
- 6 A **variety of restaurants** offering diverse cuisines

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

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



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



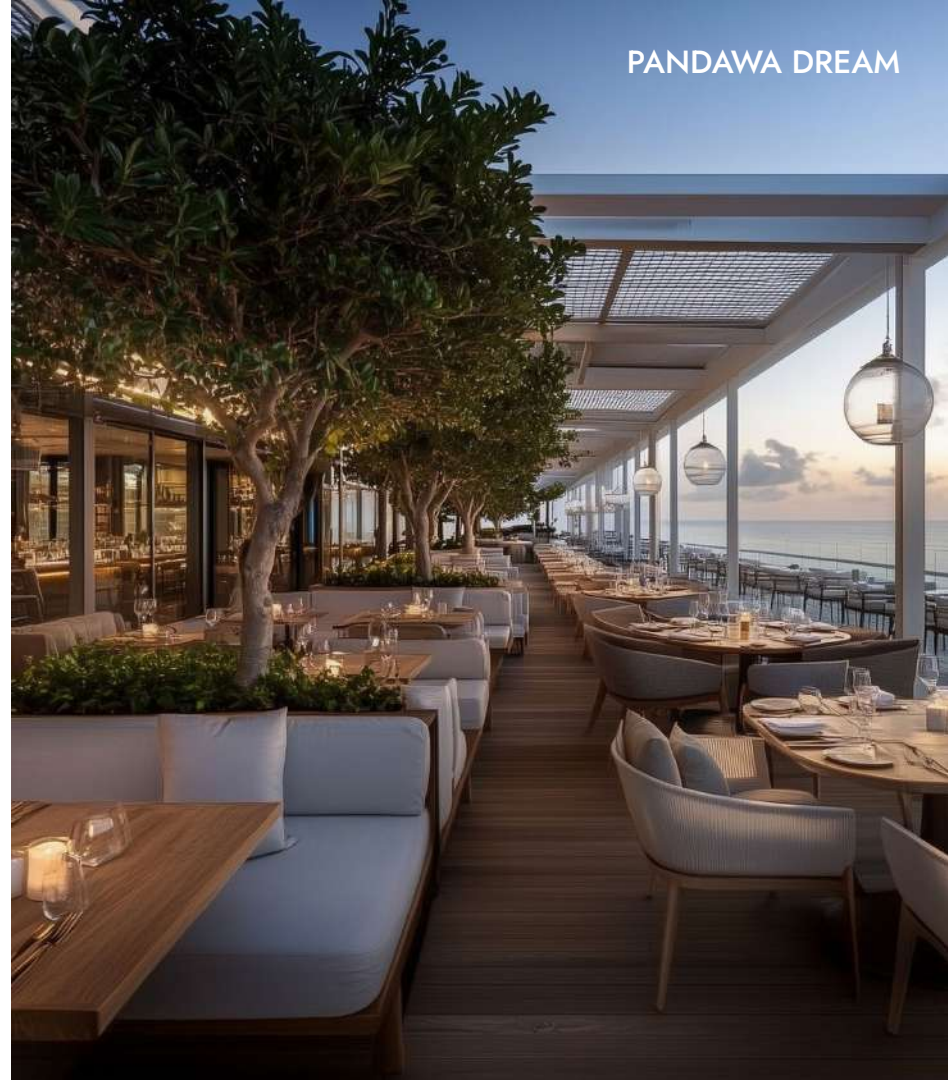
WINE



CHINESE



PANDAWA DREAM



PANDAWA DREAM

- 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

1200_{m²}

area

4

types of pools



lounge areas



SPORTS SPACE | 300 m² square





PANDAWA DREAM

KIDS' CENTER

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



Catering



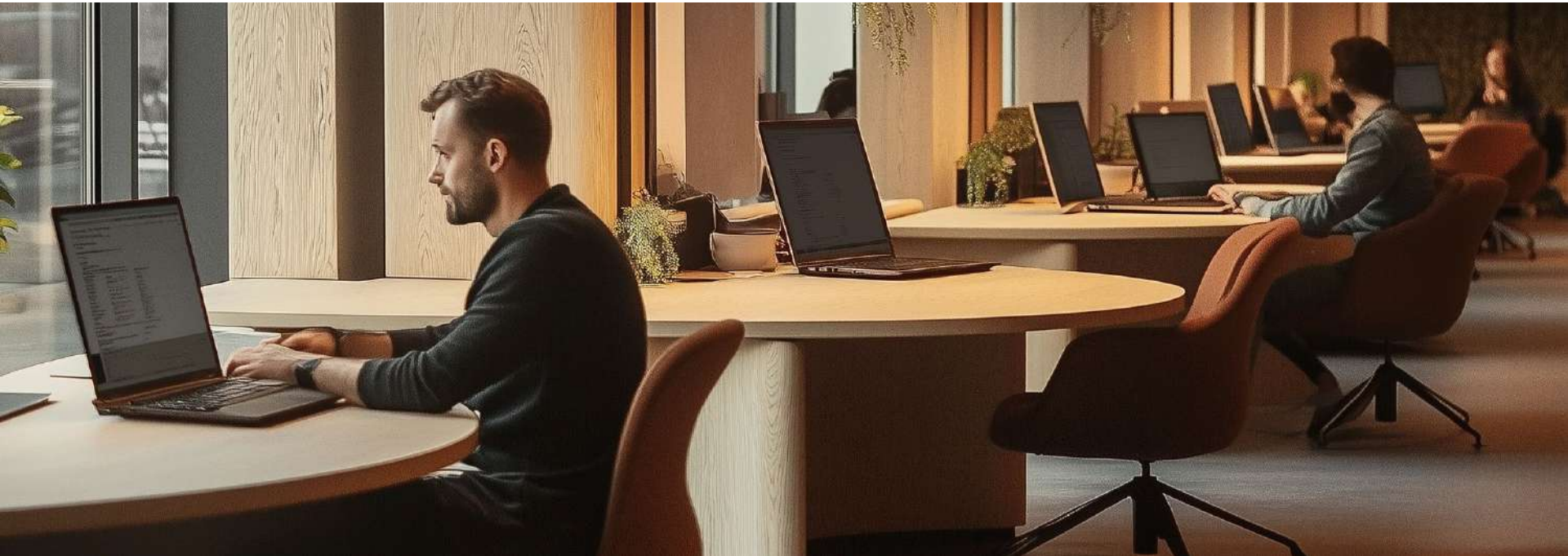
Playroom



Parties



COWORKING



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 80 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 30%, 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

SPECIAL CONDITIONS FOR YOUR CLIENTS

30%

first
payment

4%

discount for
full cash
payment

20 \$/m²

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