

4 MINUTES TO THE BEACH

30 YEARS LEASEHOLD

XO PROJECT PANDAWA

april

2026

37 apartments

5 smart villas

3 villas



XO PROJECT PANDAWA

- Kempinski
- Ritz-Carlton
- St Regis
- Melasti
- Pandawa
- Savangan



own management company



rooftop with restaurant and cinema



land owned from the developer



VIDEO OF CONSTRUCTION



**HANDOVER:
APRIL 2026**



 **3D VIDEO
TOUR**







APARTMENTS



42 UNITS

1st floor

smart villa with garden



2nd floor

of the apartment



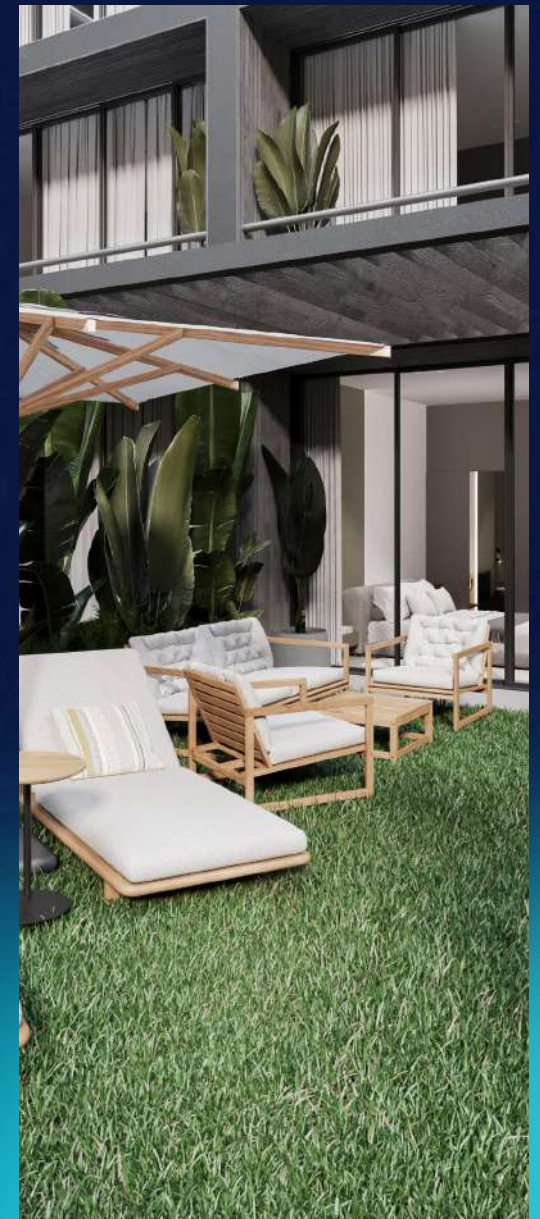
SMART VILLA with a garden

Unique apartments that combine expanded living space and modern amenities, allowing you to enjoy comfort and functionality at the villa level.

- **Private garden**
your personal outdoor space
- **High demand**
and the attractiveness for tenants
- **Exclusivity**
there are only 5 such villas in the complex

up to 82 m²

Increased area



SMART VILLA





59 m²

living area
+ balcony



44 m²

living area
+ balcony
sold out



41 m²

living area
+ balcony



37 m²

living area
+ balcony
with an ocean
view

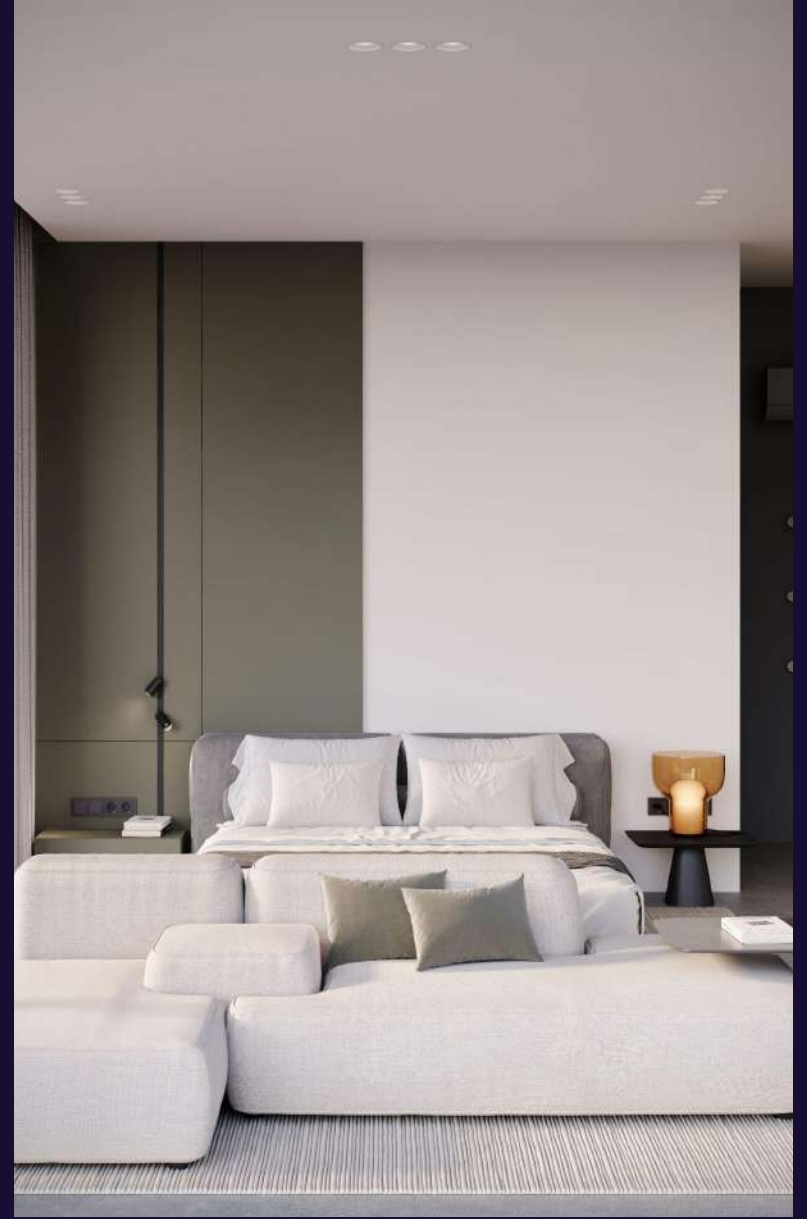


24 m²

living area
with an ocean view







VILLAS



LAYOUT EXAMPLE

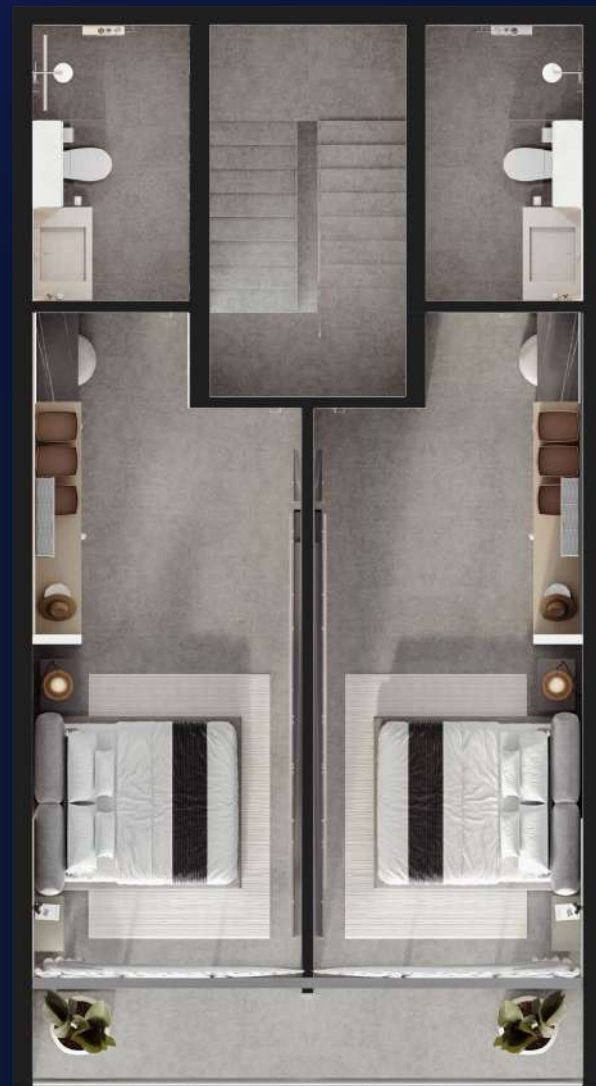
133 m²

- 100m² - living area
- 5m² - balcony
- 28m² - yard area
- 96m² - land area

1 floor



2 floor





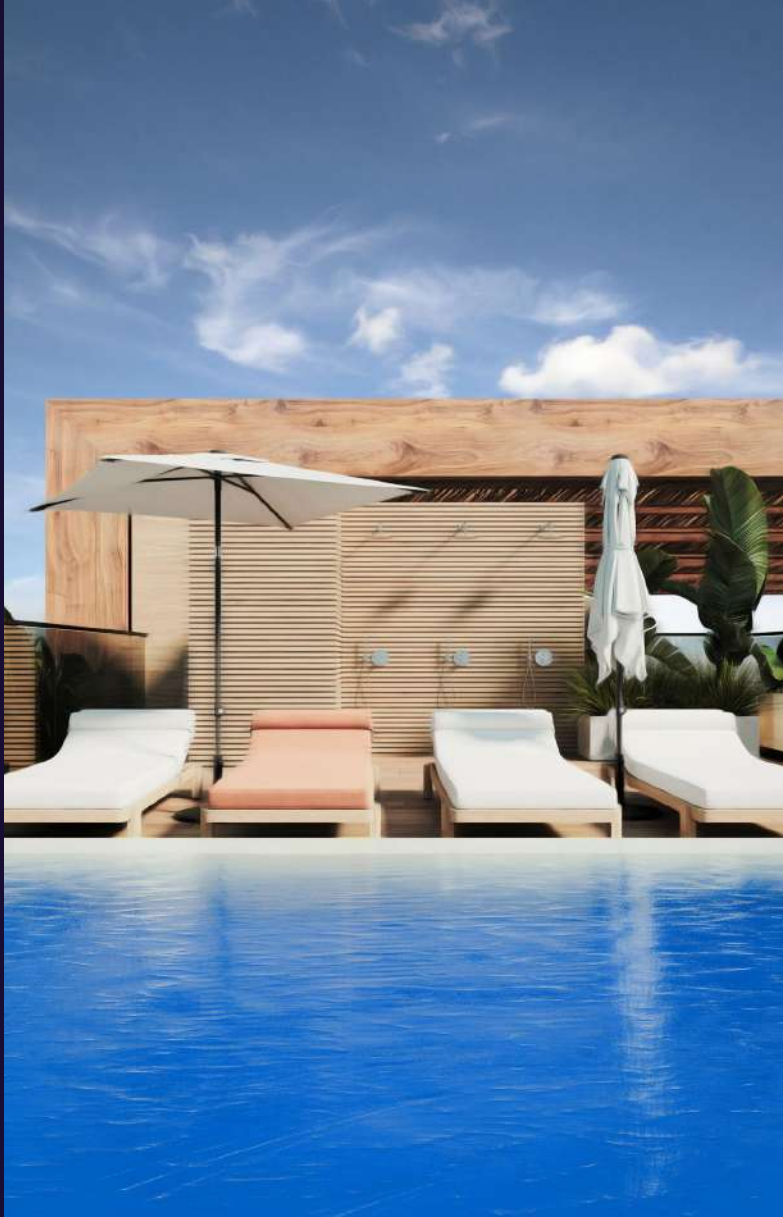


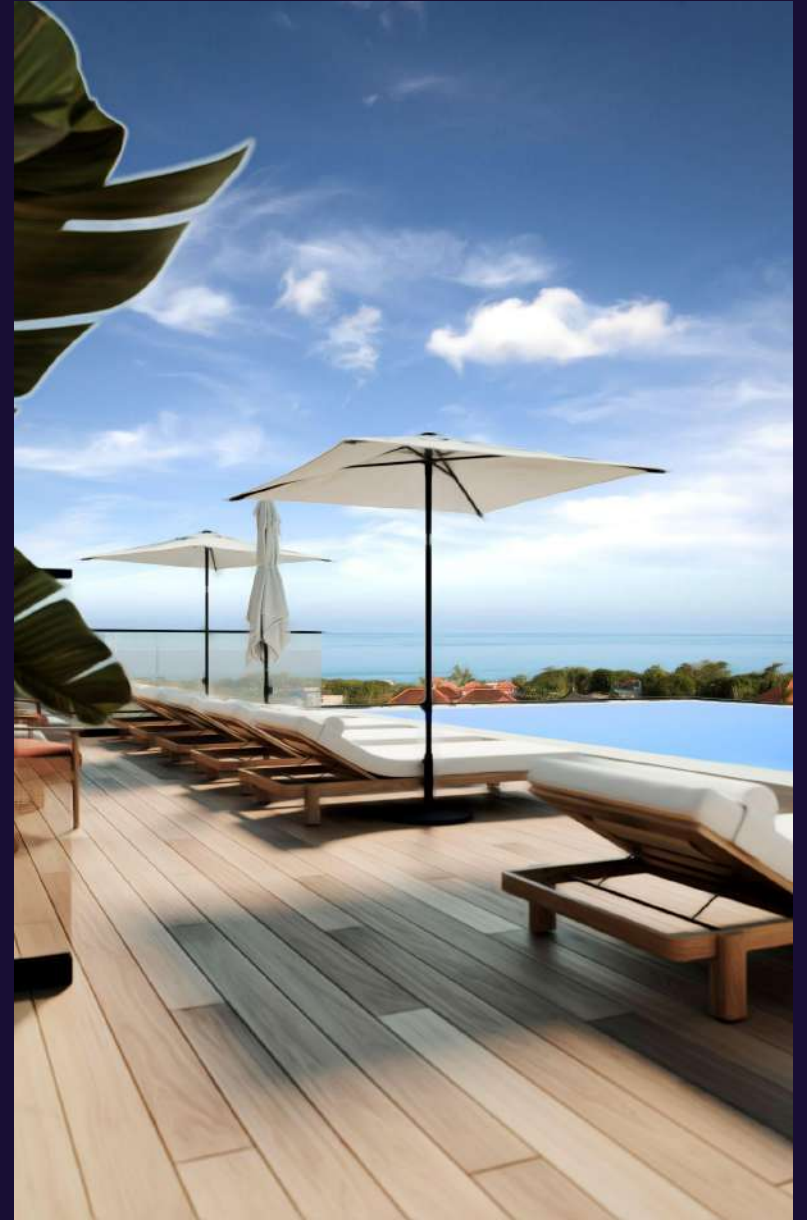
ROOFTOP

- 400 m² rooftop
- swimming pool
- bar
- cinema











Nearby there is everything you need for a comfortable life - shops, supermarkets, restaurants, cafes and beaches

XO PROJECT PANDAWA

PARQ BLUE

6 minutes

BANJAR KELOD

MELASTI BEACH

Melasti Beach Ungasan
7 minutes

PANDAWA BEACH

3 minutes

GREEN BOWL BEACH

5 minutes

SAVAYA BALI

15 minutes

Southernmost Point
Of Bali Island

luwatu Beach

Tanah Barak
Pantai Batu Barak

Jl. Tunjung

Jl. Ratna

Jl. Angrek

Jl. Tunjung 2

Jl. Belimbing Sari 1

Jl. Pantai Sel...

Jl. Melasti 2

Jl. Melasti

Jl. Melasti

Jl. Pura Batu Payeh

Jl. Alas Arum

Jl. Dharmawangsa

Jl. Tukar Dayem

Jl. Mengelak

Jl. Melasti

Jl. Pura Batu Payeh

Jl. Arjuna

Jl. Ray

Jl. Pa

BALI IN NUMBERS

5%

annual growth
of the country's GDP

12-15%

average ROI
by market

300%

land value growth since
2017

73%

average occupancy
in 2023

207\$

the average cost
of a daily rental

Booking.com

1st place

in the category "the most desirable
tourist destination after the lifting
of restrictions" according
to the version Booking.com

 Tripadvisor

2nd place

in the Traveller's Choice Award
category "The most popular tourist
destination in the world in 2003"
according to Tripadvisor

Forbes

4th place

in the world in the rating
of investment
attractiveness
according to Forbes

WHAT IS INCLUDED IN THE PRICE



Full legal support



Development
of design projects



Construction and
technical supervision
of the facility



Interior decoration
and furnishing



Development of a business
plan for the management of
the facility after completion



PANDAWA HILLS

APARTMENTS AND VILLAS IN A COMPLEX WITH FAMOUS OCEANFRONT LANDSCAPE

Pandawa Hills perfectly combine closeness to nature with modern amenities. This is a cozy corner of Bali just two minutes from the famous picturesque Pandawa Beach. An ideal place for those who are looking for privacy and at the same time appreciate proximity to infrastructure.



**3D VIDEO TOUR:
Apartments**



**3D VIDEO TOUR:
Rooftop**



**3D VIDEO TOUR:
Villas**



JUNGLE FLOWER VILLAS

THE COMPLEX IS SURROUNDED BY JUNGLE
AND IT IS SURROUNDED BY TROPICAL GREENERY

The first project from the LOGO Development family concept in the heart of Bali and one of two LOGO Development projects in Ubud, the cultural and spiritual center of the island, popular among tourists for its attractions, natural beauty and peaceful atmosphere.



**3D VIDEO
TOUR**



XO CANGGU: APARTMENTS

XO CANGGU – FOR THOSE WHO LOVE
TO BE IN THE CENTER OF EVENTS

The complex is located on Jl. Batu Bolong Street in Canggu - an area of famous beach clubs, surfing, parties and fantastic sunsets. Within walking distance there are restaurants and bars, beauty salons, shops, fitness clubs, yoga and Pilates studios.



**3D VIDEO TOUR:
Apartments**



**3D VIDEO TOUR:
Rooftop**



XO CANGGU: VILLAS

XO CANGGU - FOR THOSE WHO LOVE
TO BE IN THE CENTER OF EVENTS

The complex, located on Jl. Batu Bolong Street in Canggu. XO, is a complex combining double villas as well as 4 floors of apartments. The complex is equipped with a rooftop, where you can have a snack at the bar or watch a movie in the open air.



**3D VIDEO TOUR:
Villas**



**3D VIDEO TOUR:
Rooftop**



MELASTI DREAM RESIDENCE

MELASTI DREAM IS FOR THOSE WHO APPRECIATE
PEACE AND COMFORT

Gated complex of villas with ocean views, 2 minutes from Bali's most popular beach - Melasti. MELASTI DREAM villas are versatile: suitable for both investment and rental purposes for rent, and for the format of a second home.



**3D VIDEO
TOUR**

