

A modern architectural rendering of a residence. The scene features a swimming pool in the foreground with two lounge chairs. A tall, dark hedge runs across the middle ground. In the background, a multi-story building with large glass windows and balconies is visible. The balconies and building facade are adorned with lush green vines and plants. The sky is clear and blue. The overall aesthetic is clean, modern, and lush.

PANDAWA

Residence

PROJECT *advantages*

UP TO **48** YEARS

LEASEHOLD

PBG permit available
[View document](#)

DUE DILIGENCE
[View document](#)

\$39 600

INITIAL CONTRIBUTION

0%

INSTALLMENT PLAN

25 YEARS

STRUCTURAL
WARRANTY

SANSARA *development*

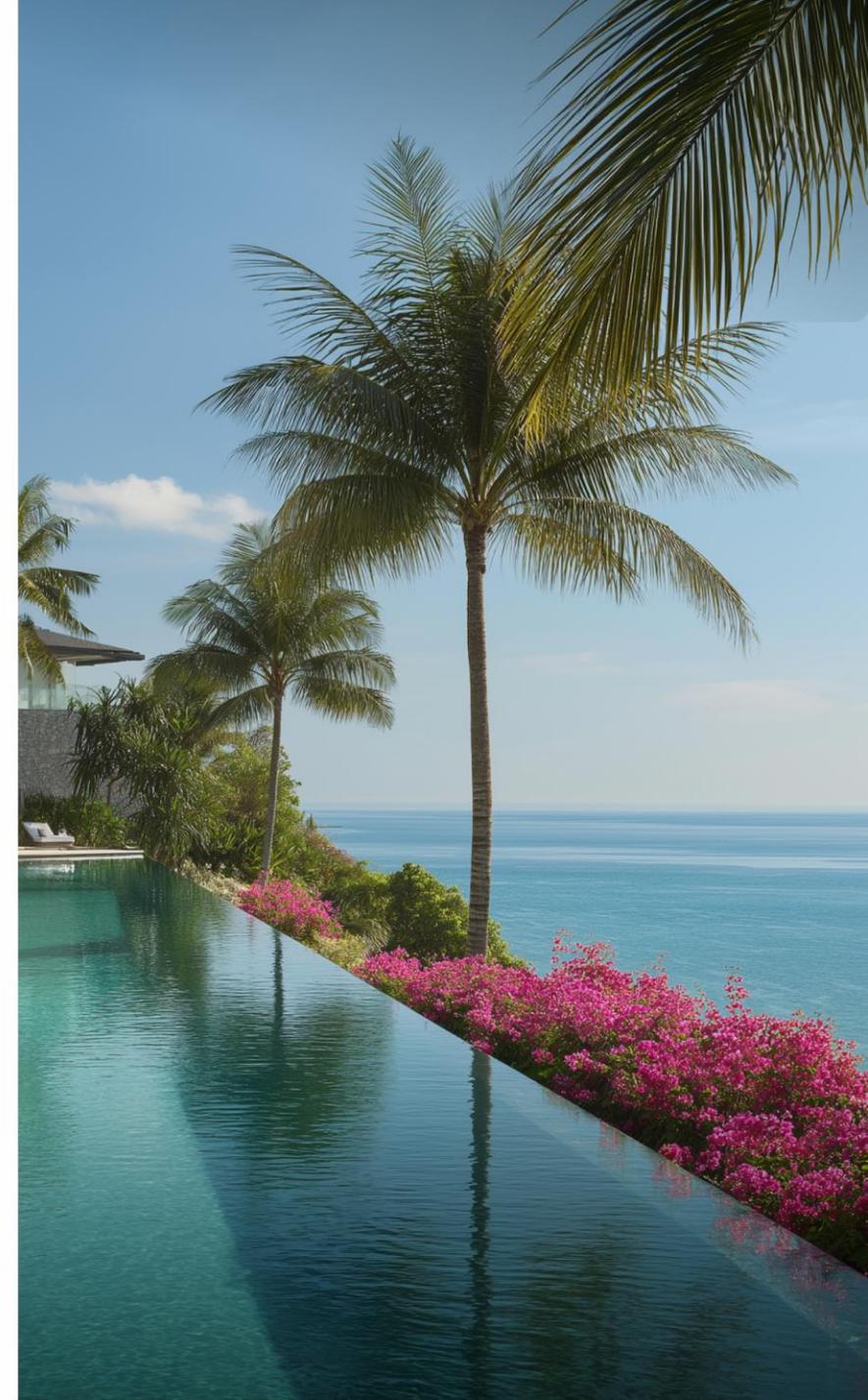
SANSARA DEVELOPMENT IS A PREMIUM REAL ESTATE DEVELOPER IN BALI, FOUNDED BY A VISIONARY ENTREPRENEUR WITH OVER 18 YEARS OF INTERNATIONAL EXPERIENCE IN THE CONSTRUCTION AND SALE OF HIGH-END RESIDENTIAL PROPERTIES



We do more than build villas or residences – we create private communities of like-minded individuals, where each project becomes a magnet for those who value uncompromising quality, environmental philosophy, and long-term investment value.

By combining the proven expertise of ECOLIT GROUP (thousands of successfully delivered villas and hotels worldwide) with a fresh perspective on architecture and lifestyle, Sansara creates projects where cutting-edge design, sustainability, and exceptional living comfort coexist in perfect harmony.

Our key advantage is a proprietary construction technology, refined across projects on multiple continents and proven to deliver reliability, speed, and the highest standards of execution.



Uniqueness

OF CONSTRUCTION TECHNOLOGY

THE LIGHTWEIGHT LGSF STEEL FRAME FORMS THE FOUNDATION OF A DURABLE AND SAFE STRUCTURE

Projects are built using Cold-Formed Steel technology – a cold-rolled steel profile with stiffening ribs and thermal breaks, widely used in international construction standards.

SEISMIC RESISTANCE – UP TO 9.0 MAGNITUDE

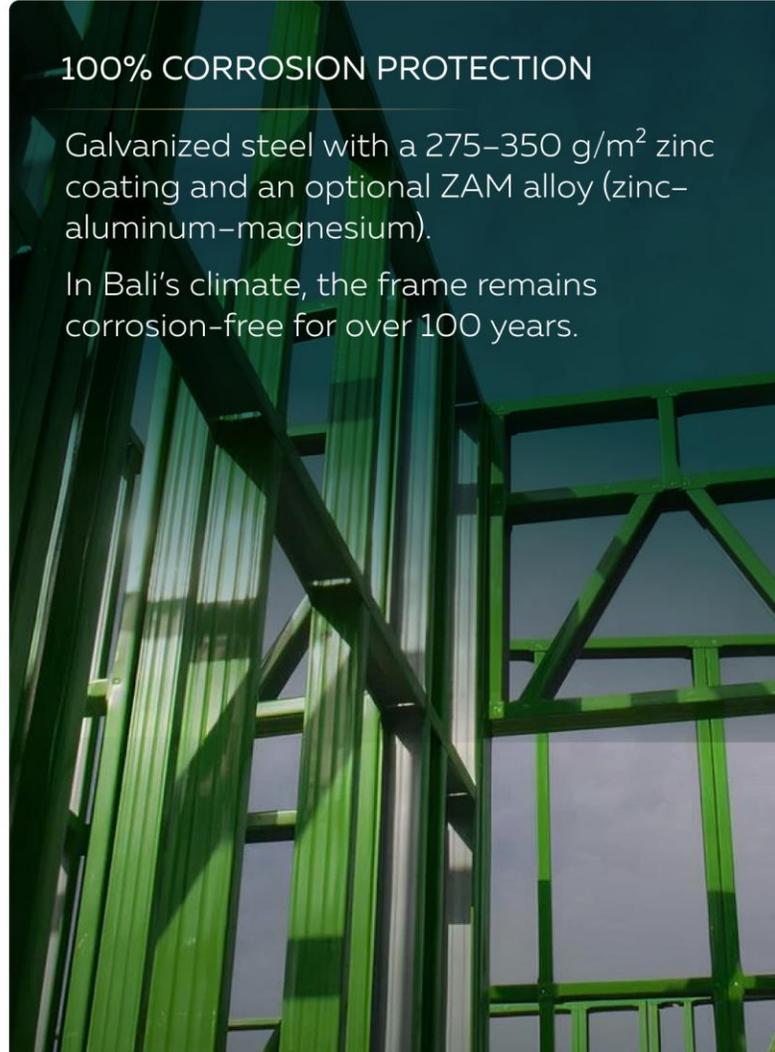
Laboratory-tested in Canada and the USA (IBC / IRC).

The structure maintains integrity even during earthquakes of up to 9.0 on the Richter scale.

100% CORROSION PROTECTION

Galvanized steel with a 275–350 g/m² zinc coating and an optional ZAM alloy (zinc–aluminum–magnesium).

In Bali's climate, the frame remains corrosion-free for over 100 years.



100% PROTECTION AGAINST MOLD AND INSECTS

Steel does not rot, mold, or attract pests. The thermoprofile with perforated shelves eliminates internal condensation and breaks all thermal bridges.

SOUND INSULATION – 60+ DB

Factory-assembled walls (R_w = 62–68 dB with eco-concrete and gypsum board) provide superior sound insulation compared to monolithic and brick structures.

Inside the villa, neighbors are inaudible – even during heavy tropical rainfall.

PROJECT *concept*

PREMIUM RESIDENTIAL COMPLEX IN BALI, LOCATED JUST 2 MINUTES FROM THE OCEAN AND 20 MINUTES FROM NGURAH RAI INTERNATIONAL AIRPORT



The defining feature of the project is its proprietary artificial wave – River Surf.

It is the largest open artificial surfing wave in Southeast Asia, transforming the project into a global destination for surfers.

The wave ensures year-round high occupancy of the premium hospitality component and attracts an expert surfing community, bloggers, and premium tourists – even during the low season.

At the same time, residents enjoy private ocean-view villas, a gated territory, and top-tier infrastructure, creating an ideal balance between lifestyle comfort and long-term investment value.





PANDAWA

River Surf

WAVE ZONE SPECIFICATIONS

- Wave bowl size: 16 × 26 m, flow width: 8 m, depth: up to 1.3 m
- Up to 10 riders simultaneously

WORLD CHAMPIONSHIP 2026

- The World River Surfing Championship 2026 will be hosted at River Surf Bali
- Participants: 200+ top surfers from around the world

WAVE TECHNOLOGY

- Based on the principles of a natural river rapid
- A stable flow creates a predictable and safe wave

BOARD COMPATIBILITY & UNIQUENESS

- Suitable for classic surfboards – for beginners and advanced riders
- Similar technologies are used in Germany, Austria, France, the USA, Singapore, Israel, and Japan

FIRST IN *Indonesia*

Why?

BALI



Indonesia —

PROMISING MARKET FOR INVESTMENTS

THE LARGEST ECONOMY OF SOUTHEAST ASIA
AND PROMISING REGION FOR LONG-TERM INVESTMENTS

24,1%

GROWTH OF DIRECT FOREIGN
INVESTMENTS ACCORDING TO THE
RESULTS OF THE FIRST HALF OF 2025

2,33%

AVERAGE ANNUAL INFLATION
OVER THE LAST 5 YEARS

2 PLACE
IN THE WORLD

OCCUPIES INDONESIA IN TERMS
OF ECONOMIC GROWTH RATES

USE THE OPPORTUNITIES TO BE PART OF ACTIVELY GROWING ECONOMY WITH HIGH PROFITABILITY!

№ 1 IN THE WORLD FOR PROFITABILITY *and investments*

BALI CONFIDENTLY MAINTAINS THE POSITION
OF THE WORLD LEADER IN PROFITABILITY OF
REAL ESTATE INVESTMENTS

Average profitability reaches 12-15% per annum.
At the same time cruise occupancy of objects
holds at the level of about 70% – noticeably
higher, than in such popular directions as
Sihanoukville, Dubai, Spain and Thailand



THE MOST IN-DEMAND DIRECTION *for tourism*



TRAVEL+
LEISURE

«THE BEST WELLNESS PLACE ON THE PLANET,
WHICH IS WORTH VISITING»
according to Travel + Leisure rating

Condé Nast
Traveler

«THE BEST WINTER DIRECTION»
award from Conde Nast Traveler

lonely planet

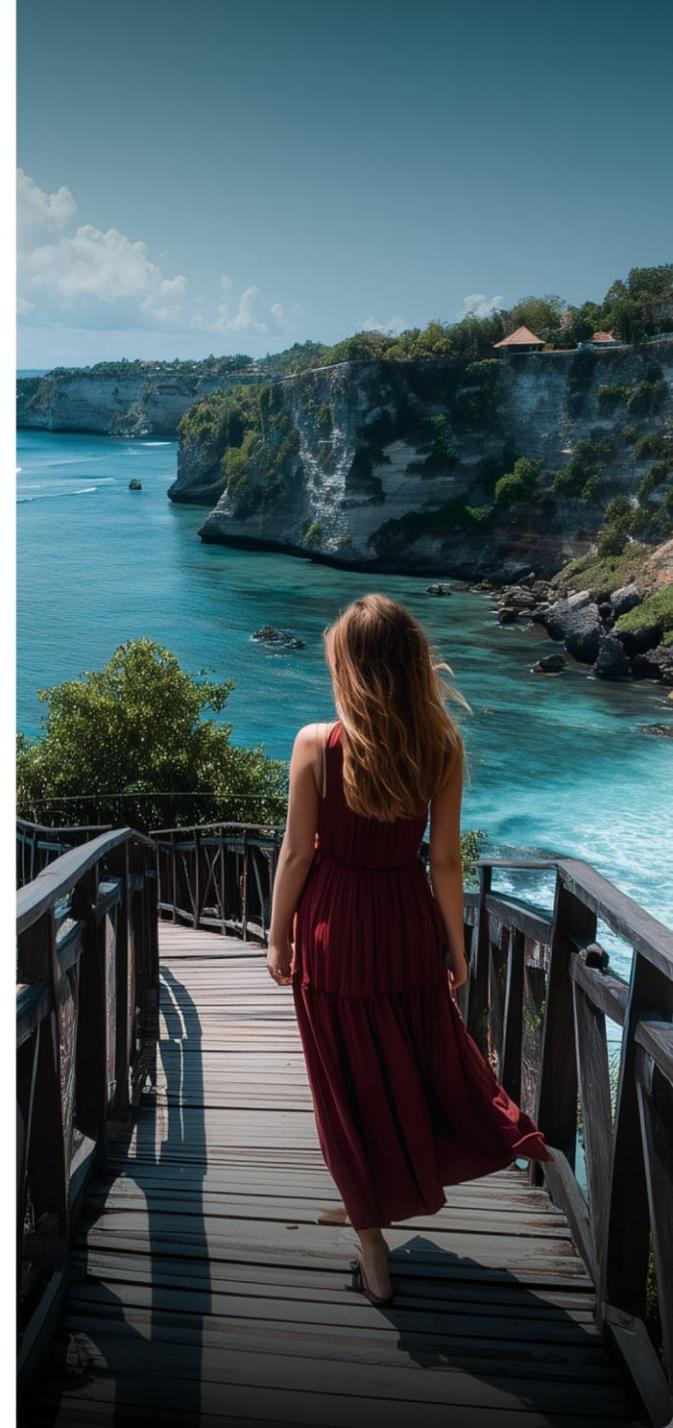
«THE MOST POPULAR DIRECTION
IN THE WORLD ACCORDING TO TRAVELERS»
according to Lonely Planet rating

Forbes

«THE MOST INVESTMENT
ATTRACTIVE PLACE IN THE WORLD»
according to Forbes version

NATIONAL
GEOGRAPHIC

INCLUDED BEACHES OF BALI IN THE RATING
«100 BEST BEACHES IN THE WORLD»
according to National Geographic version



Bukit Peninsula — BALI'S MOST PREMIUM AREA

PANDAWA 2.0 CREATES A NEW POINT
OF ATTRACTION ALONG THE COASTLINE

The project's infrastructure will be enhanced
by access to nearby luxury hotels, offering an
extended range of services beyond restaurants
and swimming pools

2 MINUTES
to the ocean

20 MINUTES
to Ngurah Rai
International Airport





BUKIT IS BALI
AT ITS BEST:

privacy, luxury, returns, and views.
Everything else is a compromise.

Bukit Peninsula — BALI'S No1 AREA IN 2025*

CONFIRMED BY GOOGLE TRENDS: HIGH
DEMAND, TOP BEACHES, AND THE HIGHEST
CONCENTRATION OF LUXURY HOTELS

01 BUKIT'S BEACHES RANK AMONG
THE MOST POPULAR BEACHES
IN THE WORLD

DreamLand, Padang Padang,
Pandawa, Melasti

02 CLOSE TO THE AIRPORT:

10-15 min to DPS,
convenient for transit

03 BEACHES OF BUKIT ENTER
THE WORLD SURFING VENUES

Three permanent world surfing
competitions on surfing: WSL
Championship Tour, Rip Curl Cup,
Quiksilver Uluwatu Challenge

04 70% OF ALL 5-STAR HOTELS
ARE LOCATED IN BUKIT

Absolute majority luxury-segment: Bvlgari
Resort Bali, Raffles Bali, Jumeirah Bali, The
Apurva Kempinski, Four Seasons Jimbaran,
Ayana Resort & Spa

05 CLIFF-TOP SUNSETS OF BUKIT

The sun sets into the Indian Ocean.
Spectacular cliff-view sunsets —
unmatched anywhere else in Bali.

06 PRIVACY, CALM & SILENCE

No traffic congestion, no noisy bar streets,
vast natural landscapes and peaceful
surroundings

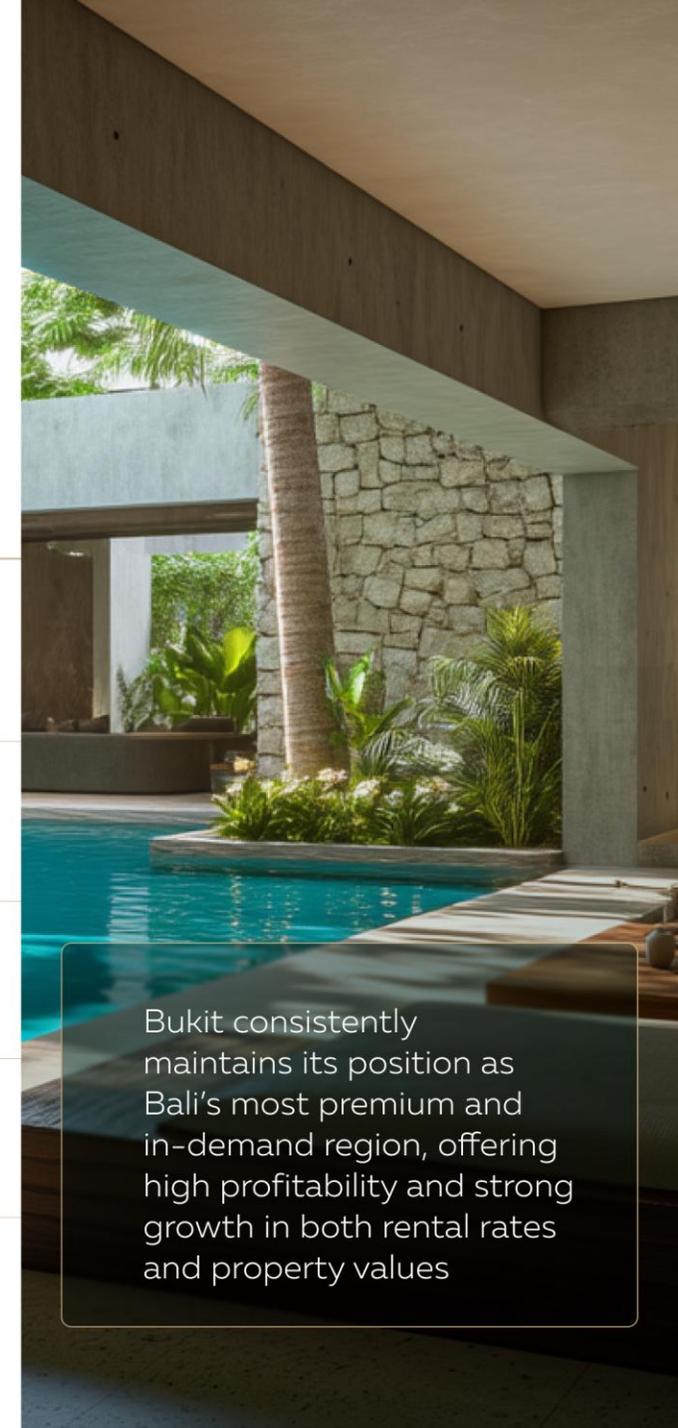
*according to
<https://www.bukitvista.com>

AVERAGE NIGHTLY RATE

Villas



LOCATION	AVERAGE PRICE FOR 1-BEDROOM VILLAS (USD / NIGHT)
BUKIT	180-500
CANGGU	120-280
SEMINYAK	140-300
UBUD	80-150
KUTA / LEGIAN	90-120



Bukit consistently maintains its position as Bali's most premium and in-demand region, offering high profitability and strong growth in both rental rates and property values

AVERAGE NIGHTLY RATE

Apartments



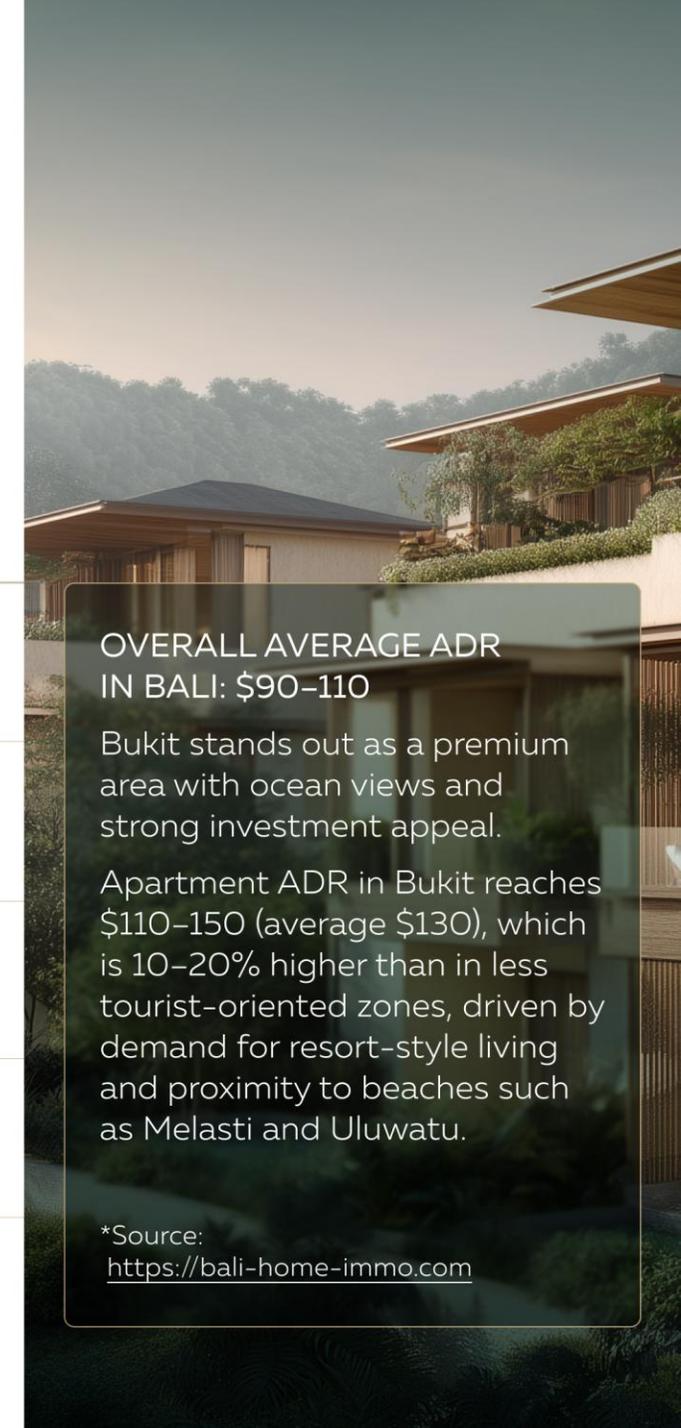
LOCATION	AVERAGE PRICE FOR APARTMENTS (USD / NIGHT)
BUKIT	110-150
SEMINYAK	100-140
CANGGU	90-120
UBUD	70-100
SANUR	60-90

OVERALL AVERAGE ADR IN BALI: \$90-110

Bukit stands out as a premium area with ocean views and strong investment appeal.

Apartment ADR in Bukit reaches \$110-150 (average \$130), which is 10-20% higher than in less tourist-oriented zones, driven by demand for resort-style living and proximity to beaches such as Melasti and Uluwatu.

*Source:
<https://bali-home-immo.com>



Bukit Peninsula —

BALI'S LEADER IN OCCUPANCY RATES*

SEGMENT	OCCUPANCY
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VILLAS & APARTMENTS	85%
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5★ Hotels Bulgari, Raffles, Six Senses	80-90%
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4★ & Boutique Hotels	75-82%
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Overall Bukit Average	78-85%
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*Source: <https://horwathhtl.com/>
<https://balivillarealty.com/>

85%

AVERAGE OCCUPANCY RATE IN 2025
FOR VILLAS AND APARTMENTS IN BUKIT

10-15%

AVERAGE ROI FOR PREMIUM REAL ESTATE

PANDAWA *Residence*



VILLAS

101 M² – 234 M² area
64 units

APARTMENTS

40 M² – 50 M² area
91 units

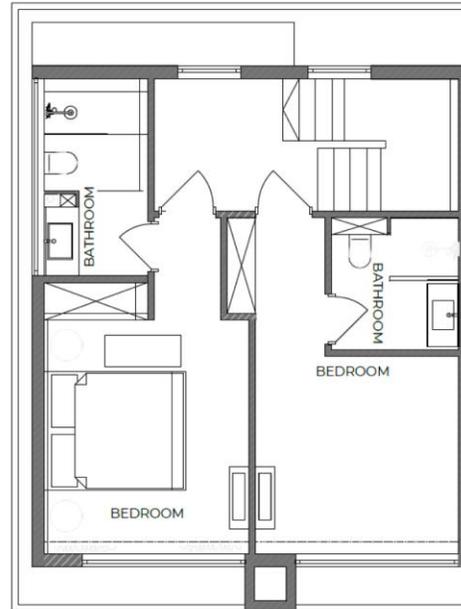
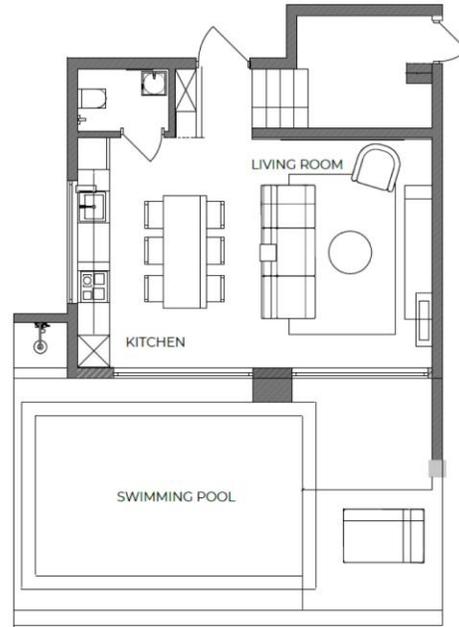
TOTAL
SITE AREA

14 250 M²

PROJECT
COMPLETION

Q4 2026

Villa TYPE 1



101 M²
AREA

36
UNITS

- 2 bedrooms
- 2 floors
- BBQ area
- 3 bathrooms
- Ocean view
- Private pool - 15 M²
- Open-plan kitchen & living area



BEDROOM



OPEN-PLAN KITCHEN
& LIVING AREA

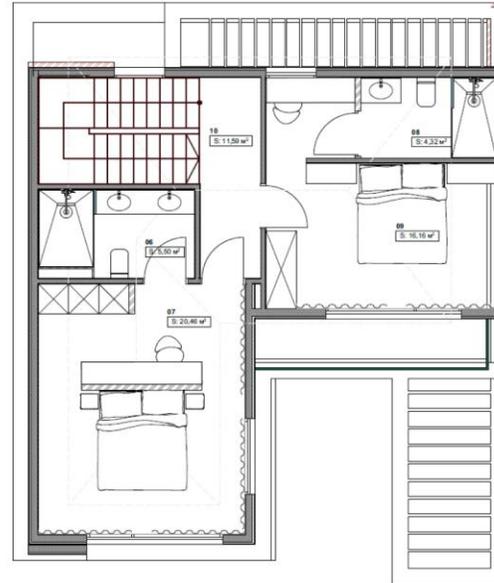


BATHROOM



OPEN-PLAN KITCHEN
& LIVING AREA

Villa TYPE 2



129 M²
AREA

20
UNITS

- 3 bedrooms
- 2 floors
- BBQ area
- 4 bathrooms
- Ocean view
- Private pool - 15 M²
- Open-plan kitchen & living area



BEDROOM



OPEN-PLAN KITCHEN
& LIVING AREA

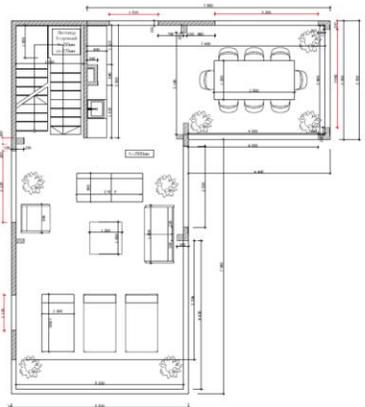
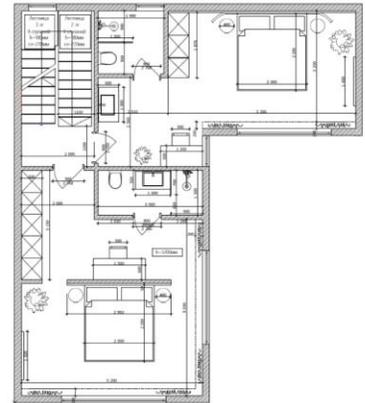
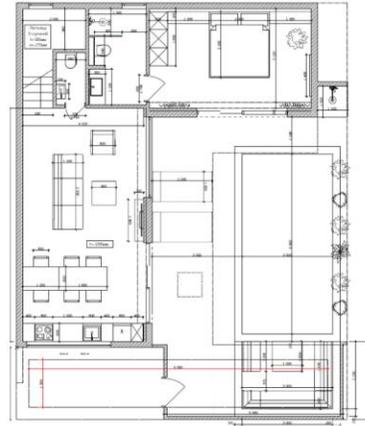


BATHROOM



OPEN-PLAN KITCHEN
& LIVING AREA

Villa TYPE 3



234 M²
AREA
(with rooftop)

8
UNITS

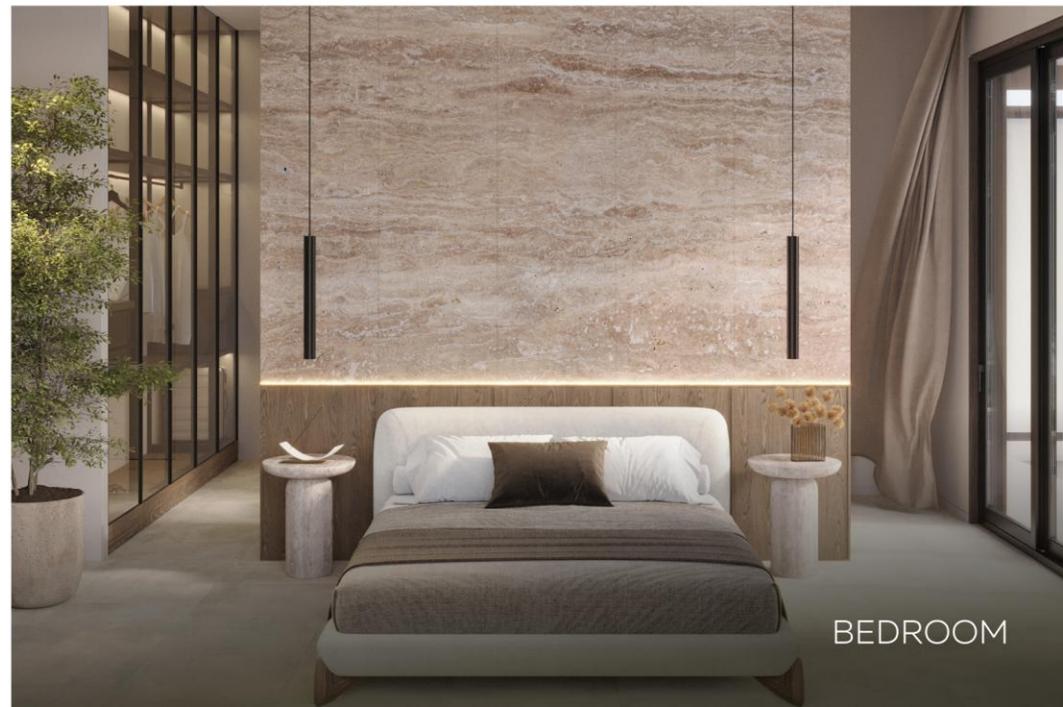
- 3 bedrooms
- 3 floors
- BBQ area
- 4 bathrooms
- Ocean view
- Private pool - 18 M²
- Open-plan kitchen & living area



BEDROOM



OPEN-PLAN KITCHEN & LIVING AREA

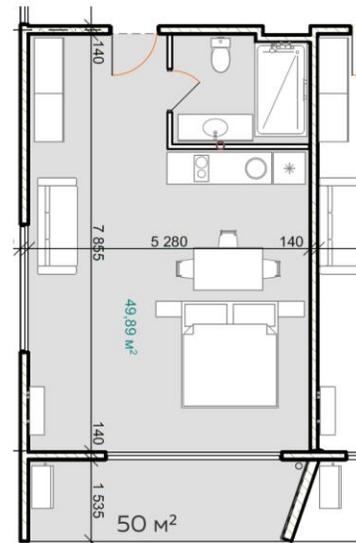
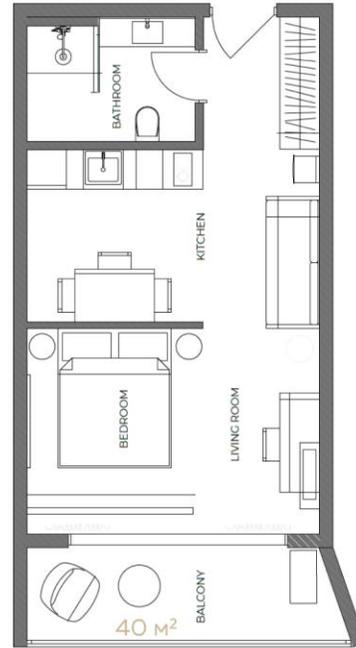


BEDROOM



BATHROOM

APARTMENTS



40 M² | 50 M² | 87 | 4
AREA | UNITS

- 1 bedroom
- Bathroom
- Balcony
- Parking
- Open-plan cinema-style living area
- Shared swimming pool
- Ocean view



COMPLEX *Infrastructure*

7 250 m²

Commercial and infrastructure areas

LIFESTYLE & WELLNESS INFRASTRUCTURE
THOUGHTFULLY DESIGNED SPACES CREATED TO
ENHANCE YOUR EVERYDAY COMFORT



SERVICES

- 24/7 concierge service
- Laundry service

ENTERTAINMENT

- Cinema
- Children's play area

WATER ZONE

- Main swimming pool with sun loungers
- Children's pool

GASTRONOMY

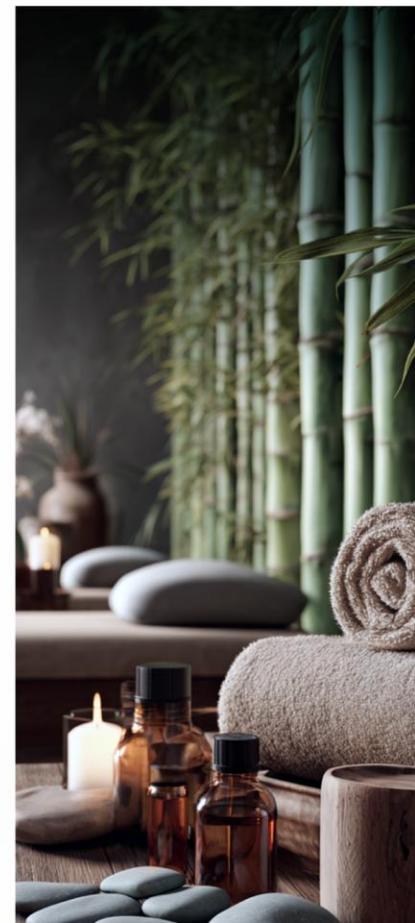
- Café
- Restaurant

WELLNESS & SPA

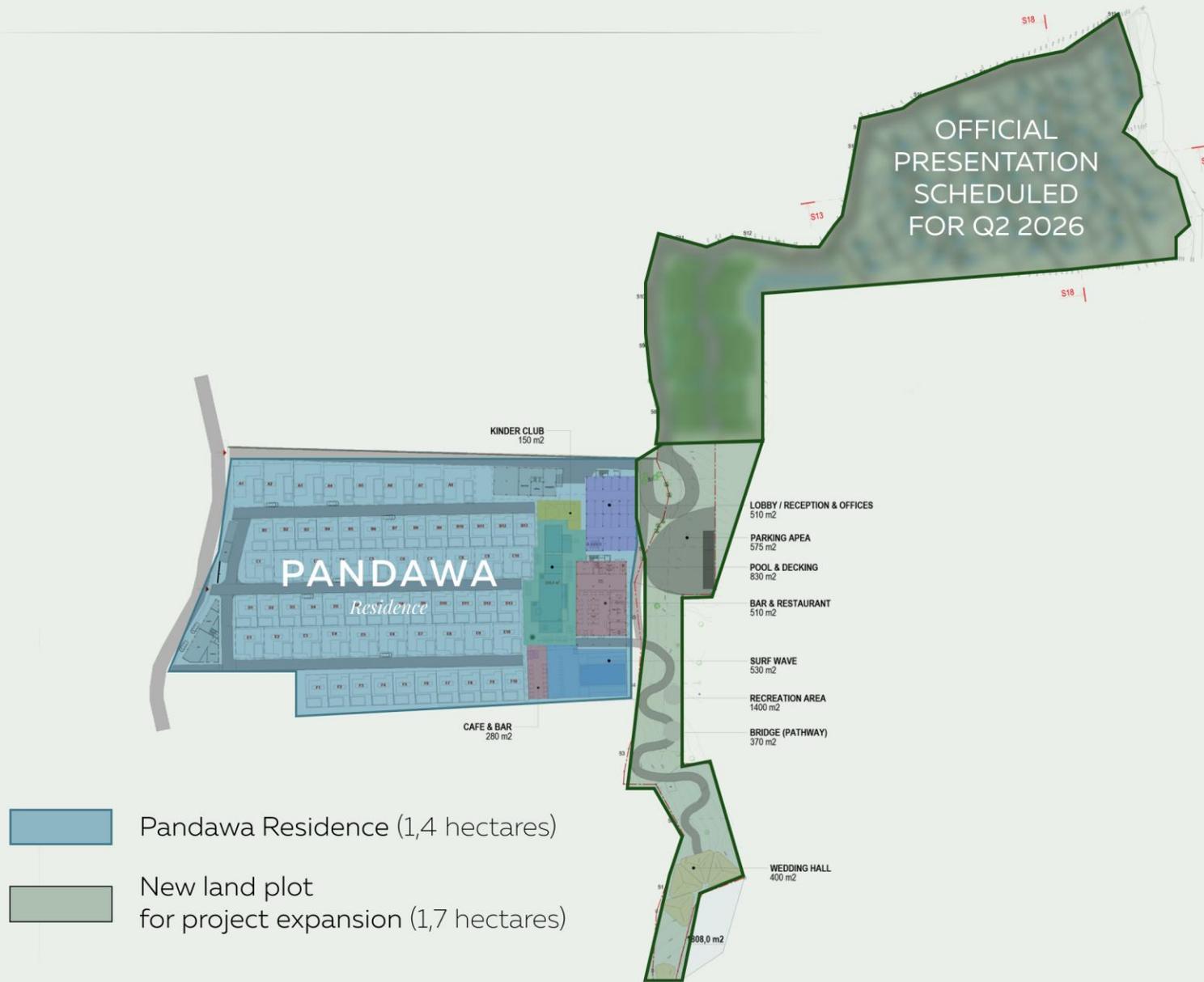
- Spa salon
- Fitness gym
- Yoga center

ACTIVITIES

- Artificial surfing wave



Project EXPANSION PERSPECTIVE



ON A 1,7-HECTARE LAND PLOT, THE DEVELOPMENT OF COMPLEMENTARY FUNCTIONS IS PLANNED, INCLUDING:

- WELLNESS and performance zones
- COWORKING SPACES, conference and meeting rooms
- EVENT VENUES and wedding ceremony areas
- GASTRONOMIC STREET / restaurant district
- SPACES FOR ART, culture, and the local community

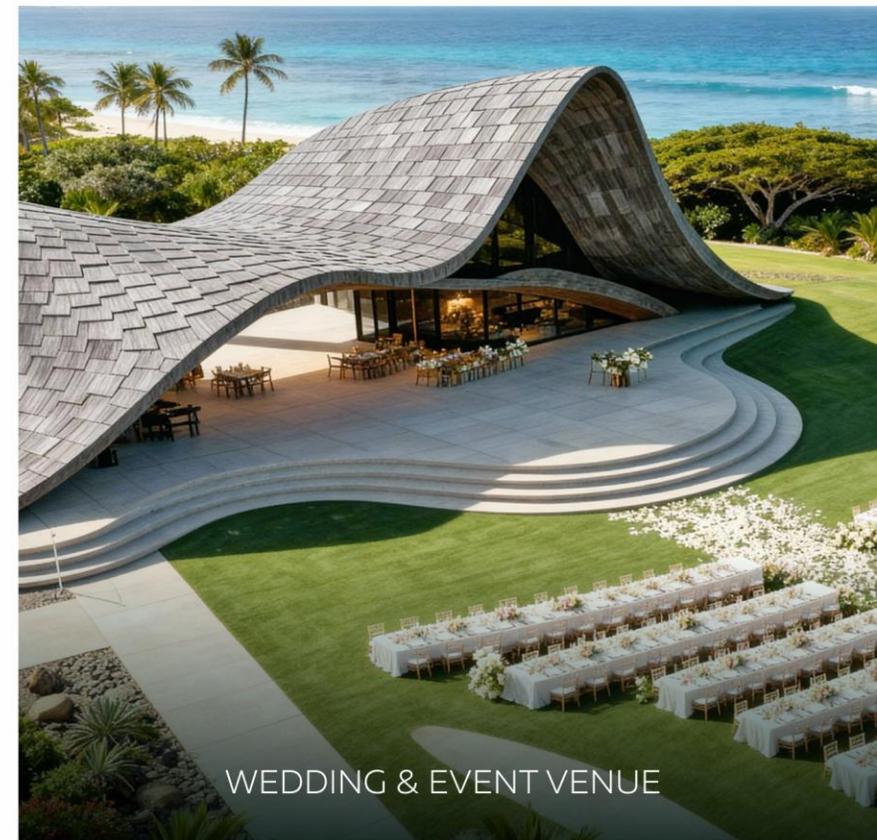
Project EXPANSION PERSPECTIVE

7 250 m²

Commercial and infrastructure areas on the new land plot

THE CREATION OF A LIFESTYLE HUB TRANSFORMS THE PROJECT INTO AN INTERNATIONAL-LEVEL DESTINATION

The result is long-term growth in ADR, occupancy rates, and overall investment attractiveness.



Management Company ZENITH

INTERNATIONAL EXPERTISE IN MANAGING PREMIUM RESORTS AND LIFESTYLE DESTINATIONS

For the project, ZENITH has been appointed as the management company. The company was founded by a German expert with over 20 years of international experience working with leading luxury hospitality brands worldwide

FOUNDERS OF THE MANAGEMENT COMPANY



André PRIEBS

Strategic Project Vision

- International hospitality expertise
- Service standards and operational excellence
- Development of management concepts



Eugene TIENKAIEV

Project Implementation

- Team management
- Process implementation
- Quality control and operational efficiency
- Achievement of target ROI

MANAGEMENT EXPERIENCE

LUXURY HOTELS & RESORTS

- ANANTARA Seminyak
www.anantara.com
- THE RITZ-CARLTON (Bali, DIFC, Abu Dhabi Grand Canal – task force)
www.ritzcarlton.com
- KEMPINSKI MARSALA MALAZ, Doha
www.kempinski.com
- THE RITZ-CARLTON Koh Samui – opening
the-ritz-carlton.hotelinsamui.com
- THE RITZ-CARLTON Maldives, Fari Islands – opening
www.sodis.ru
- FINNS Beach Club finnsbeachclub.com
- THE BALE Nusa Dua
www.myboutiquehotel.com
- BODY FACTORY BALI, Canggu
www.myboutiquehotel.com

Comprehensive

LEGAL TRANSPARENCY OF THE PROJECT

DUE DILIGENCE

Full legal due diligence of the project

A comprehensive business review prior to closing the investment transaction, covering land ownership, documentation, permits, corporate structure, risks, and obligations

PBG (Penggunaan Bangunan Gedung)

Construction Permit

An official government-issued construction permit confirming compliance with Indonesian regulations and building standards



LAND STATUS – PINK ZONE

Fully paid land with confirmed documentation

An approved zoning classification allowing the construction of hotels, villas, and commercial properties, as well as their operation for rental purposes

OFFICIAL LAND SUITABILITY VERIFICATION

The land plot is officially certified as suitable for the development of hospitality and commercial facilities, including short-term rental operations

A modern, multi-story residential building with balconies and large windows. The building features a mix of light-colored concrete and dark wood paneling. Palm trees are visible in the foreground on the left. The scene is set against a clear blue sky with some light clouds. The overall aesthetic is contemporary and tropical.

**RESERVE YOUR UNIT
UNDER A SPECIAL OFFER**