

PRE-LAUNCH
ONLY
NOT FOR
PUBLIC

THE ROYAL SHIVANA

Nusa Dua

Bali, Indonesia

NUSA DUA

A popular destination for those looking for a peaceful, authentic holiday in Bali



Nusa Dua is located on the east coast of Bali and is known for its iconic sunrises, colorful traditional fishing boats, and relaxing atmosphere

"Discover a paradise of peace and tranquility hidden on the island of Bali full of comfort.

The ROYAL SHIVANA complex with 24 villas invites you to experience a harmonious blend of luxury lifestyle and artistic inspiration."



Your Dream Getaway Awaits

Whether you seek relaxation or adventure, Nusa Dua offers an unparalleled escape.

Discover why this idyllic destination is celebrated as Bali's first choice for luxury and excellence.

WHO CHOOSES NUSA DUA

Appreciators of comfort with access to developed infrastructure

Tourists who prefer a calm and safe vacation

Families with children for long stays and holidays

Expats working in Indonesia



DEMAND

In Nusa Dua, the big demand for tourism typically centers around several key aspects:

- 1. Luxury Accommodations**
- 2. Beach Tourism**
- 3. Wellness and Spa Services**
- 4. Cultural Experiences**
- 5. Golfing**
- 6. Family-Friendly Resorts**
- 7. MICE (Meetings, Incentives, Conferences, and Exhibitions)**
- 8. Fine Dining and Shopping**

Overall, the strong demand in Nusa Dua is driven by its reputation as a premium destination offering a blend of luxury, relaxation, and cultural experiences.

MASTER PLAN PHASE I & PHASE II

PHASE II
Semi Apartment
Commercial Area
Wellness Centre
Sports Club

PHASE I
24 Luxury Villa
The Royal Shivana



THE ROYAL SHIVANA

Nusa Dua



2-4 bedroom,
start from
150m2

24 units

VILLA COMPLEX

A-CLASS

2 floors & Roof Top

2-4 bedrooms

Living room & kitchen

Private pool

En-suite Bathrooms

Furniture and appliances

Private parking

Sports Club (Phase II)

Wellness Centre (Phase II)

Commercial Area (Phase II)



INFRASTRUCTURE

30 mins to Airport

2 mins to Hotel Apurva Kempinsky , Ritz Carlton, Hilton , etc

10 mins to Multiple Famous Beaches

10 mins to Iconic Beach Club

Mix Used Development with Commercial Area , Wellness Centre & Sports Club

Nestled in the heart of Nusa Dua, **THE ROYAL SHIVANA** is a premium mixed-use development designed to be the epicenter of sophistication and vibrant activity. Planned across two dynamic phases, it seamlessly blends a **world-class Commercial Area, an exclusive Wellness Centre, and a state-of-the-art Sports Club**, creating a lifestyle destination like no other.

Surrounded by prestigious 5-star hotels such as **The Mulia Bali, St. Regis Resort, Hotel Apurva Kempinski, Ritz Carlton, and Hilton**, **THE ROYAL SHIVANA** offers unparalleled proximity to Bali's most iconic **cultural landmarks, pristine beaches, and an array of renowned dining and entertainment hotspots.**

THE ROYAL SHIVANA isn't just a destination—it's where luxury meets lifestyle.

SITE PLAN



THE ROYAL SHIVANA

24 units
Luxury Villa
At 5,000 m2 land



TO MAIN ROAD

BACK OFFICE

D7

D6

D5

D3

D2

D1

C7

C6

C5

C3

C2

C1

B7

B6

B5

B3

B2

B1

A7

A6

A5

A3

A2

A1



KEY FACTS

24 LUXURY VILLA

- Mediteranian Style
- 2-4 Bedroom & fully furnished
- Rooftop Ocean view
- Private Pool

PROPERTY SIZE

- Land start from 150 m²
- Building start from 130 m²
- Pool start from 18 m²

AMENITIES

- 24 Hour Security
- Service Staff Office
- Private Parking
- Café & Resto

**Best
Property**
Investments

LEASEHOLD OWNERSHIP

Leasehold periode for 25 years with an option to extend 20 years more.

ENVIRONMENTALLY FRIENDLY CONCEPT

Use of sustainable materials and technology as well as design concepts that support environmental conservation

CONSTRUCTION

Start at November 2024, target to start operational at end of 2025



BTDC (7 min)

5* hotel with premium Restaurant (5 min)

Beach (6 min)

Golf Club , Paragliding

A strategic connection to other Bali areas Jl. ByPass Nusa Dua



LOCATION

Directly drive to the main highway connecting all districts of the island



 Front - view



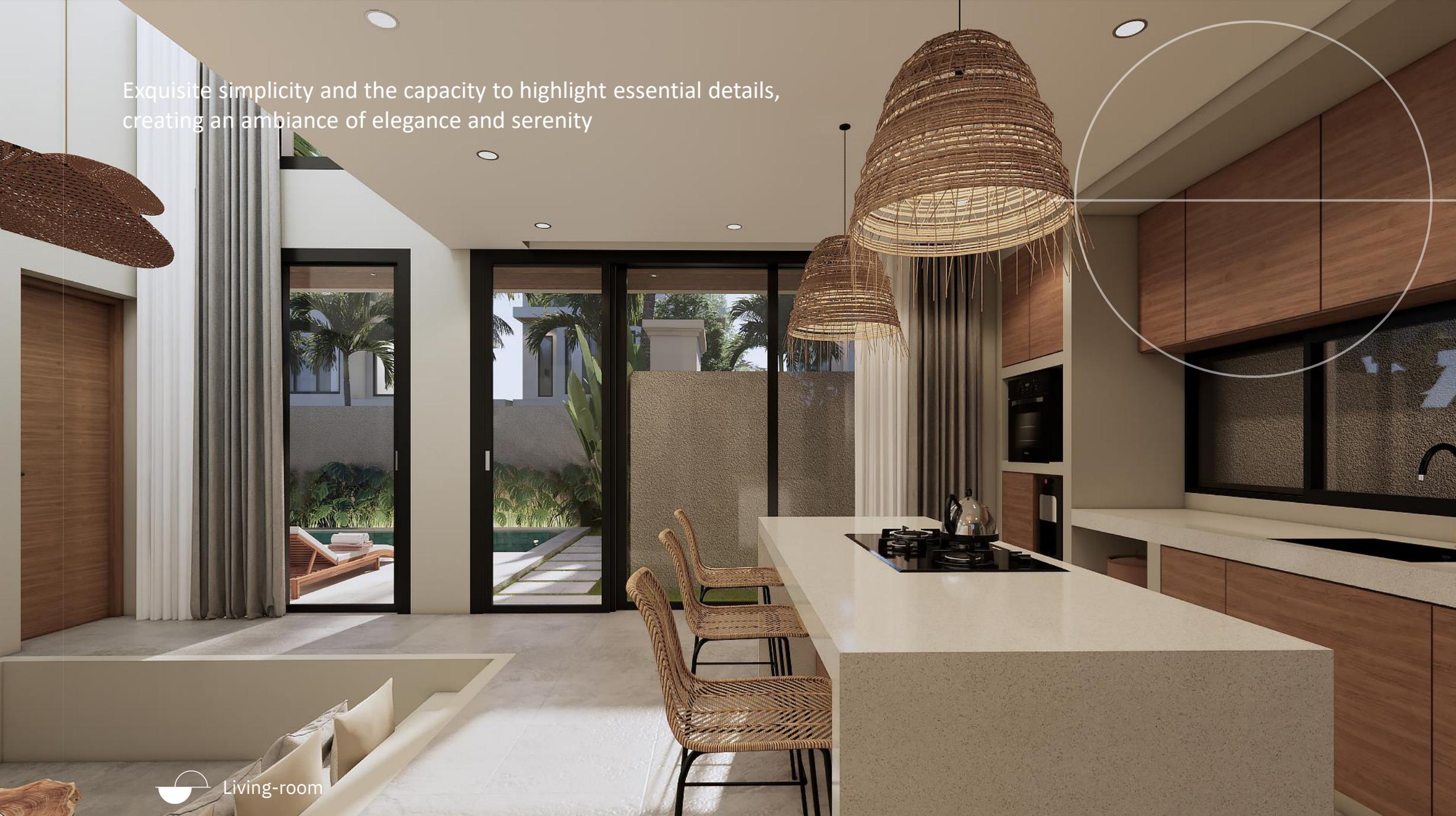
Discover a masterpiece of modern architectural design with this stunning villa that seamlessly blends sophistication, functionality, and elegance.

Enjoy panoramic vistas of Nusa Dua's stunning landscapes, unwind in a spacious, elegantly designed villa, and bask in the sun on your private rooftop terrace.



Roof Top

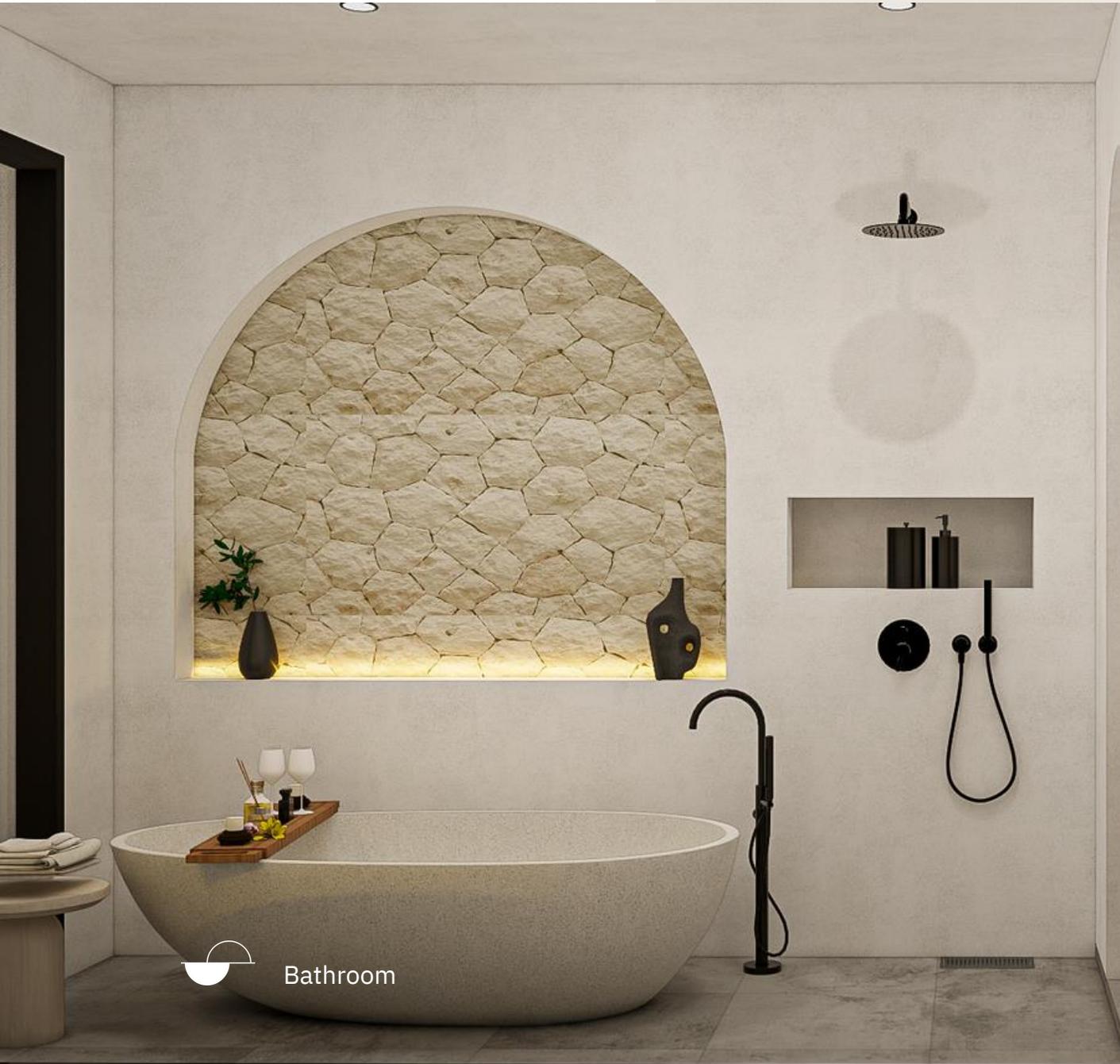
Exquisite simplicity and the capacity to highlight essential details,
creating an ambiance of elegance and serenity





Master bedroom

Professionally designed layouts ensure functionality and comfort



Bathroom



En-suite bathroom in all bedrooms

Elevate your stay and create unforgettable moments in your own luxurious slice of paradise.



Private Pool Area





2-BEDROOM | 150 M2

 1st floor

-  Living room
-  Kitchen & Dining Room
-  Bedroom & Bathroom
-  Powder room
-  Pool Area
-  Entrance Area

LAYOUT PLAN

**** For Non Standard Villa
are able to custom**

2-BEDROOM | 150 M2

 2nd floor



-  1 Bedroom & Bathroom
-  2 Living Room
-  3 Balcony
-  4 Stair
-  5 Roof Dack

LAYOUT PLAN

**** For Non Standard Villa
are able to custom**



2-BEDROOM | 150 M2

 Roof Top

-  Roof Top Living Area
-  Stair
-  Planter
-  Roof Dack



LAYOUT PLAN

**** For Non Standard Villa
are able to custom**



THE ROYAL SHIVANA

PRICE LIST usd rate 16.250

Price included for :

- Fully Furnished
- Kitchen Set
- Notary & Legal Cost
- Private Pool
- PBG & SLF
- Tax

Price not included for :

- Design Modification

Villa	Land	Building	Price	
A1	150 m2	130 m2	\$255,000	Rp 4,143,750,000
A2	150 m2	130 m2	\$255,000	Rp 4,143,750,000
A3	150 m2	130 m2	\$255,000	Rp 4,143,750,000
A5	150 m2	130 m2	\$255,000	Rp 4,143,750,000
A6	150 m2	130 m2	\$255,000	Rp 4,143,750,000
A7	220 m2	180 m2	\$350,000	Rp 5,687,500,000

Villa	Land	Building	Price	
B1	150 m2	130 m2	\$230,000	Rp 3,737,500,000
B2	150 m2	130 m2	\$230,000	Rp 3,737,500,000
B3	150 m2	130 m2	\$230,000	Rp 3,737,500,000
B5	150 m2	130 m2	\$230,000	Rp 3,737,500,000
B6	150 m2	130 m2	\$230,000	Rp 3,737,500,000
B7	170 m2	150 m2	\$250,000	Rp 4,062,500,000

Villa	Land	Building	Price	
C1	120 m2	100 m2	\$180,000	Rp 2,925,000,000
C2	120 m2	100 m2	\$180,000	Rp 2,925,000,000
C3	120 m2	100 m2	\$180,000	Rp 2,925,000,000
C5	120 m2	100 m2	\$180,000	Rp 2,925,000,000
C6	120 m2	100 m2	\$180,000	Rp 2,925,000,000
C7	170 m2	150 m2	\$240,000	Rp 3,900,000,000

Villa	Land	Building	Price	
D1	160 m2	140 m2	\$240,000	Rp 3,900,000,000
D2	160 m2	140 m2	\$240,000	Rp 3,900,000,000
D3	170 m2	150 m2	\$260,000	Rp 4,225,000,000
D5	170 m2	150 m2	\$260,000	Rp 4,225,000,000
D6	160 m2	140 m2	\$240,000	Rp 3,900,000,000
D7	170 m2	150 m2	\$260,000	Rp 4,225,000,000



THE ROYAL SHIVANA

PAYMENT TERM

Price included for :

- Fully Furnished
- Kitchen Set
- Notary & Legal Cost
- Private Pool
- PBG & SLF
- Tax

Price not included for :

- Design Modification

Booking Deposit	IDR 155.500.000 or \$ 10.000	On signing contract
1st Term	40% from selling price	Before start construction
2nd Term	40% from selling price	Concrete Roof (2nd Floor) completion
3rd Term	15% from selling price	Furniture Installed
4th Term	5% from selling price	After Hand Over

*** The payment for the unit (villa) currently under construction will be calculated based on the agreed-upon progress payment terms

*** 1st term payment is net of deposit

*** The payment will be calculated based on the current IDR exchange rate.

*** all payment are non-refundable

ABOUT US

PT Amanah Pembangunan Indonesia is a leading property developer in Bali, previously as consultant and contractor for many projects in Indonesia and known for its commitment to excellence and innovation in the real estate industry.

With a team of highly experienced professionals, we have successfully contributed to prestigious projects such as **Omnia/Savaya, Desa Kitsune, Cap Karoso Hotel & Resort**, and more.

Now, we are embarking on an ambitious new venture—a **mixed-use development in Nusa Dua**, designed to blend modern living with Bali's natural beauty.

As a trusted developer, we prioritize high-quality construction, sustainable design, and a deep understanding of the local culture to create exceptional residential, hospitality, and commercial spaces.

Vision

To be a **leading and trusted** property developer in Bali and beyond, creating sustainable and innovative developments that enhance communities and enrich lifestyles.



Mission

1. **Develop high-quality, sustainable projects** that reflect the essence of Balinese culture while integrating modern innovations.
2. **Ensure customer satisfaction** through excellence in design, construction, and service.
3. **Collaborate with industry experts** to create developments that meet global standards.
4. **Expand beyond Bali** to other islands in Indonesia, bringing our expertise to new destinations.
5. With our strong foundation and forward-thinking approach, PT Amanah Pembangunan Indonesia is shaping the future of real estate in Indonesia. We are dedicated to delivering exceptional developments that stand the test of time, offering unmatched value to our clients and communities

OUR TEAM



OKA MAHENDRA S

FOUNDER

A highly experienced Construction Director with over 20 years of expertise in the construction industry, recognized for managing and delivering large-scale, high-profile projects such as **Cap Karoso Hotel & Resort, Savaya Beach Club, Desa Kitsune** and more than 170 villa's in Bali.



FAUZIAH SAESARIA

CO-FOUNDER

A highly experienced finance executive with nearly 15 years of expertise across all facets of finance, audit, accounting, and taxation within multinational organisations. Equipped with exceptional analytical and technical acumen with particularly adept at designing and implementing financial frameworks for startups, ensuring robust fund management while upholding the highest standards of integrity.



INTAN PERMATASARI

BUSDEV DIRECTOR

With nearly a decade of experience as a Project Business Development Director, overseeing procurement and strategic operations, developed a deep understanding of global supply chains and procurement strategies in highly competitive industries. Fluent in multiple languages, including French, Mandarin, German, and English.



DJIME

TECHNICAL DIRECTOR

An extensive experience in France, Argentina, and Bali, specializing in design and technical construction. With a strong background in architecture and engineering, he has been instrumental in delivering high-quality projects that combine aesthetic excellence, structural integrity, and innovation. Djime has collaborated with renowned developers and architects, bringing expertise in concept development.

OUR PARTNER





As we conclude, **The Royal Shivana** is your top choice for investment, offering certainty and strong return potential built on a foundation of integrity. With a commitment to quality and transparency, **The Royal Shivana** ensures each investor benefits from a secure, high-value asset in one of Bali's most exclusive locations.

Join us in investing with confidence and unlocking enduring value in a premier destination poised for growth.

We look forward to welcoming you as a valued partner in **The Royal Shivana**.

Thank you for considering **The Royal Shivana**
where your investment vision finds its ideal home.



THE ROYAL SHIVANA