



# Cascade Cliff

By M2 Development

Benoa, Badung Regency, Bali : 8°50'08.6"S 115°12'26.9"E | 5674+PQM



# INTRODUCTION

## *our* COMPANY

Cascade Cliffs is a luxury residential spa retreat designed by M2 Development, a company with a solid track record in high end international real estate. Inspired by contemporary Mediterranean architecture with tropical nuances, the project offers a refined lifestyle experience that blends wellness, investment opportunity, and natural beauty in the heart of Bali.

Set on a 1 hectare freehold beachfront property, Cascade Cliffs embraces soft lines, noble materials, and lush landscaping, with direct beach access during low tide. Its architectural layout revolves around a large lagoon-style cascading pool, with shaded lounges and integrated greenery delivering the feel of an exclusive, low-density resort.





# INDONESIA

Indonesia is a nation of breathtaking beauty and boundless potential. From the pristine beaches of Bali to the lush jungles of Sumatra and the vibrant energy of Jakarta, it's a country where nature, culture, and innovation coexist in harmony.

As the world's fourth most populous nation and Southeast Asia's largest economy, Indonesia offers not just paradise for travelers but opportunity for investors. With a growing middle class, thriving digital economy, and government initiatives welcoming foreign investment, Indonesia stands as one of the most promising markets in the region where beauty meets business, and potential turns into progress.

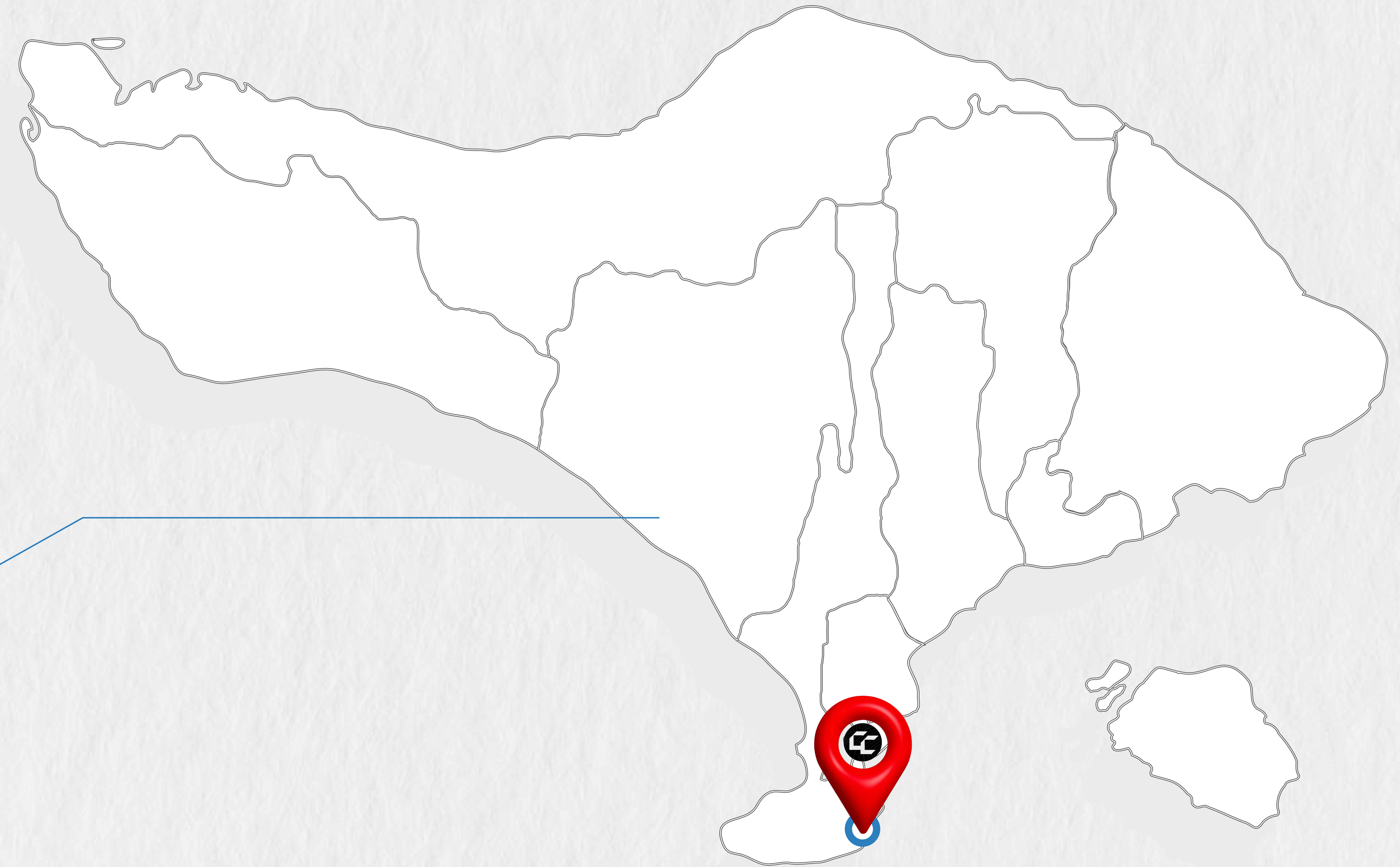




# *why* WE CHOSE BALI

Bali isn't just a destination. It's a perpetual brand, a tourism economy that runs on its own momentum, and let's be direct, one of the few markets in Southeast Asia where emotional pull and financial logic actually align.

Here's what matters: 697,000 international arrivals in July 2025 alone up 11.4% year on year. Nearly 4 million visitors between January and July 2025, putting the island on track to crush pre pandemic volumes. These aren't tourists passing through. They're digital nomads staying for months, wellness seekers booking retreats, luxury travelers willing to pay premium rates. Diversified demand. Repeat visitors. Real spending power.



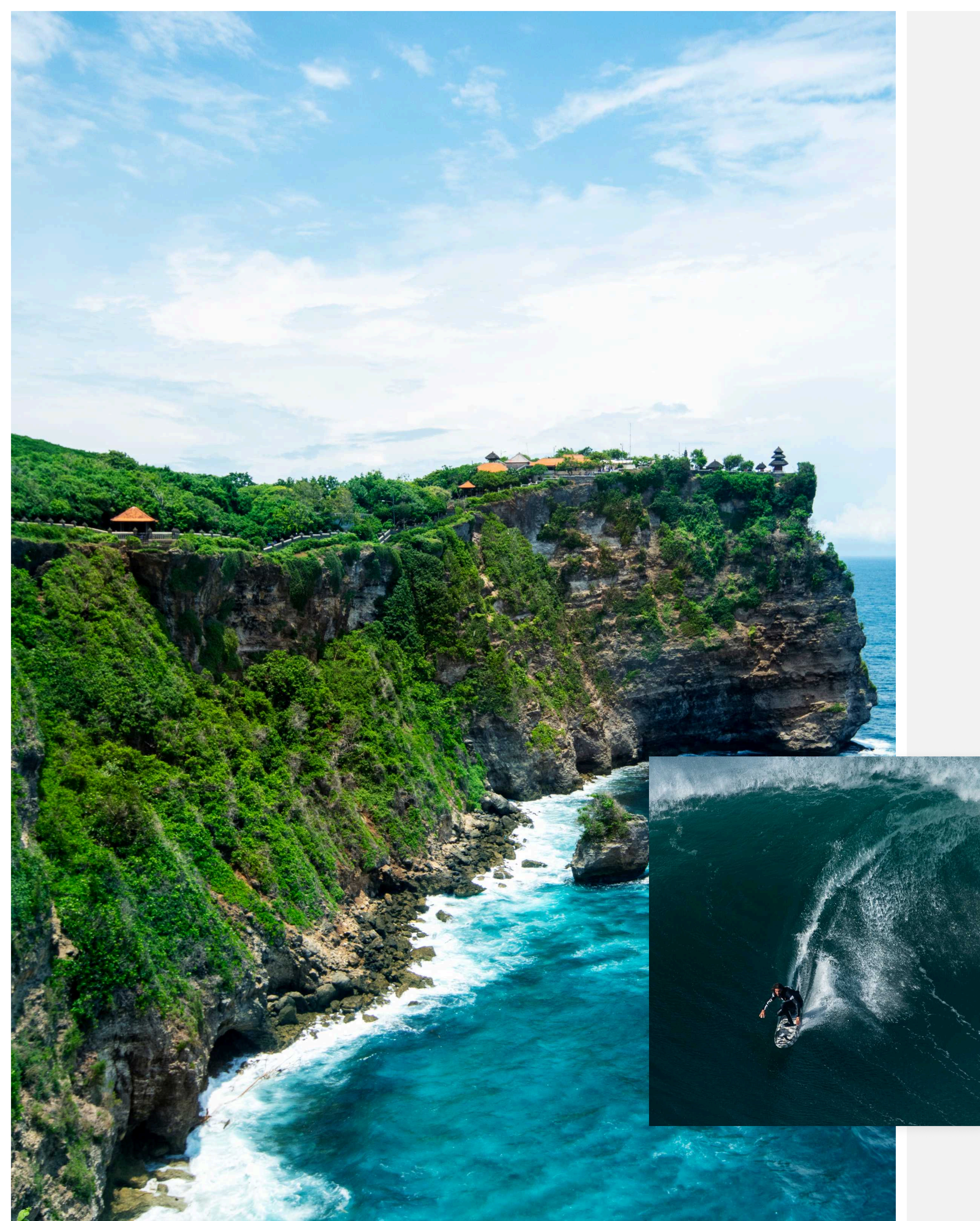


# NUSA DUA, BALI

Nusa Dua is Bali's most prestigious enclave a blend of white sand beaches, calm waters, and world class resorts. Neighboring Tanjung Benoa and Sawangan, it's the island's heart of luxury living and smart investment.

The Apurva Kempinski averages over 70% occupancy with nightly rates around USD 400–450, proving strong, consistent demand. Soon, the Mandarin Oriental Bali will join the area, bringing ultra luxury suites and branded residences that elevate the region's global allure.

With the Bali Mandara Toll Road, the island's only highway, guests can reach Nusa Dua from the airport in just 22 minutes. effortless access to paradise and opportunity.



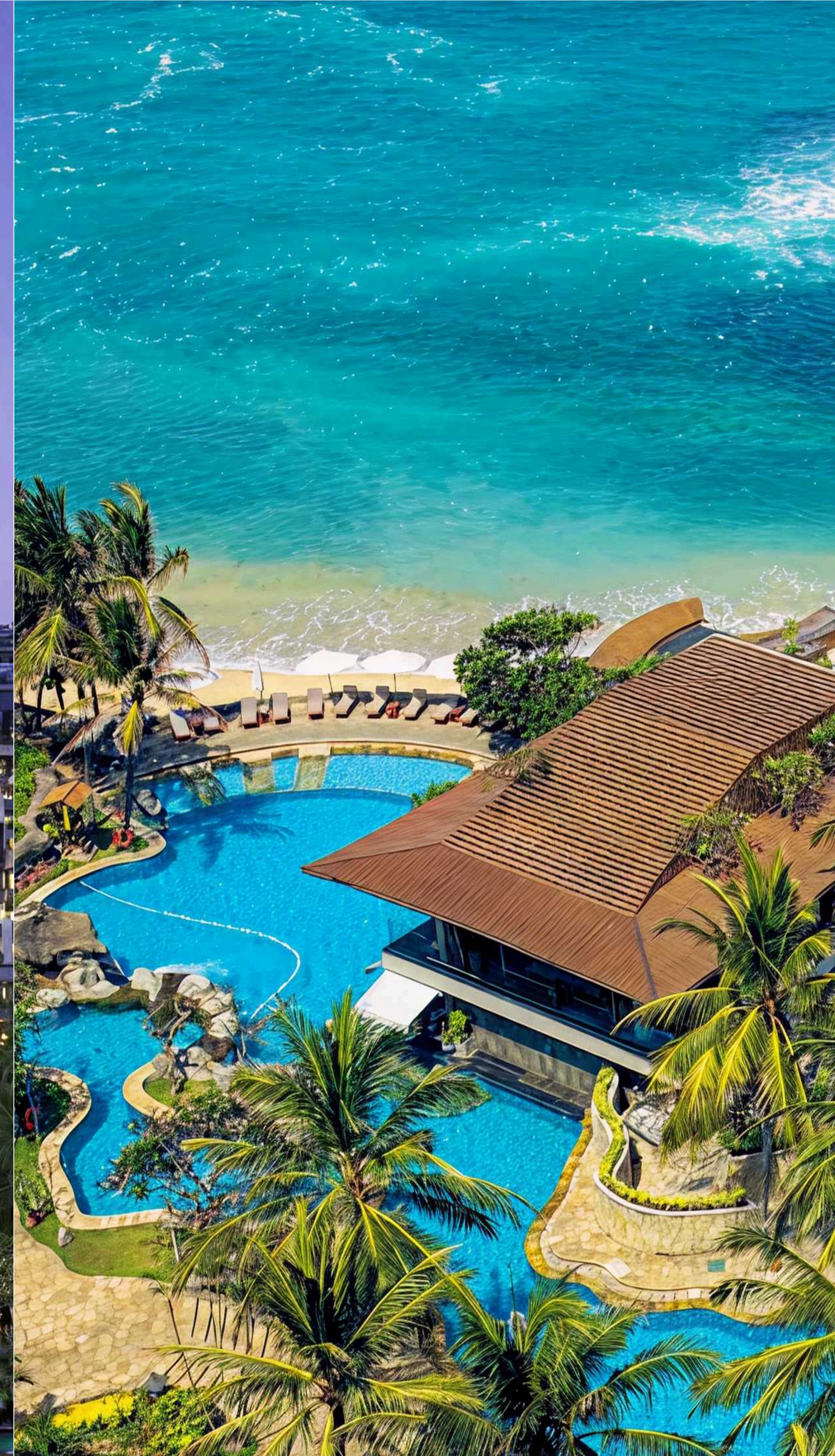


# *Our* NEIGHBORS



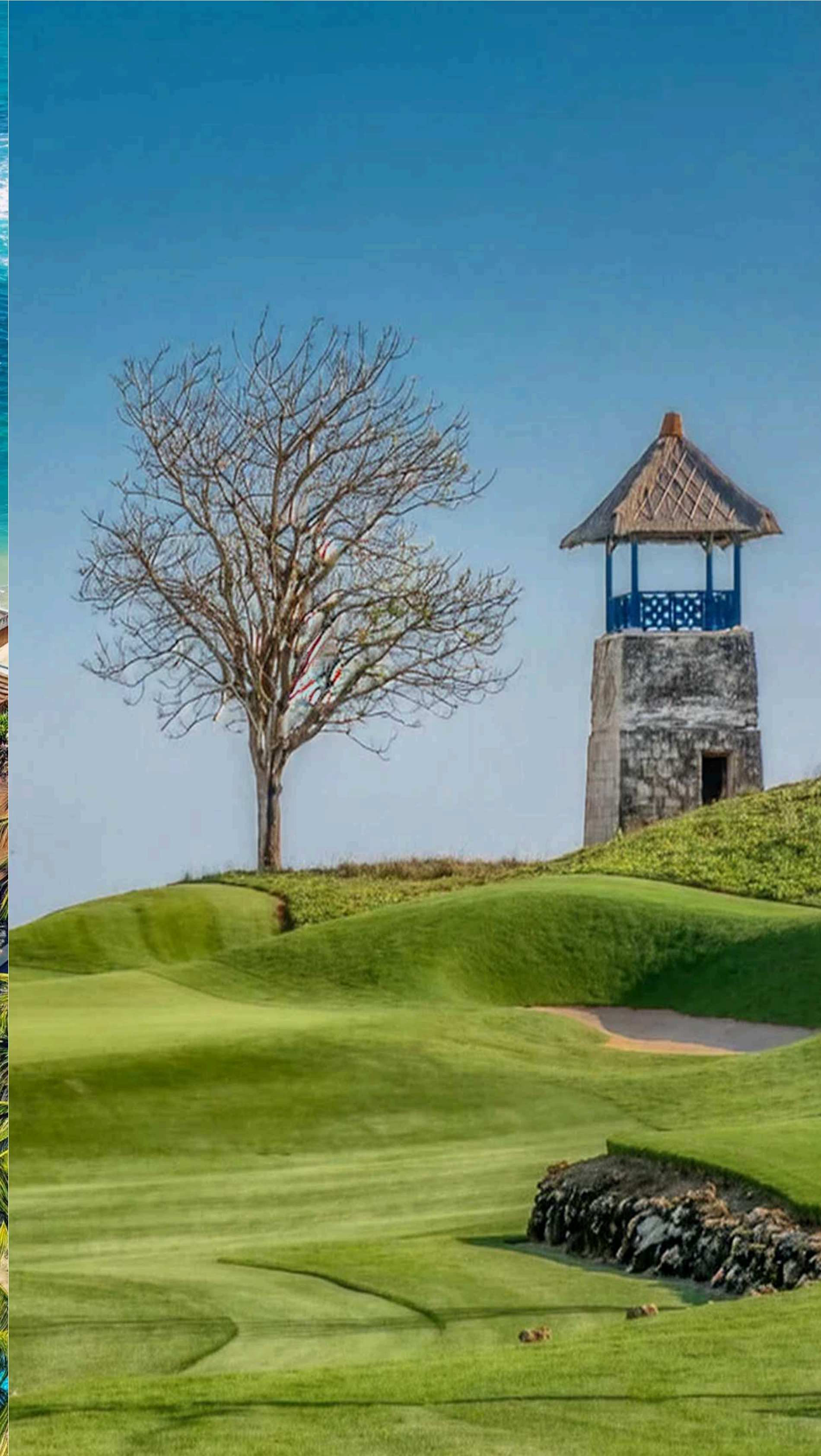
**Kempinski**

1.9 km from our place



**Hilton Bali Resort**

2.2 km from our place



**Bukit Pandawa Golf  
and Country Club**

2.4 km from our place



**Airport**

17 km (24min) from our place



**Mandarin Oriental  
Bali Resort**

2.6 km from our place

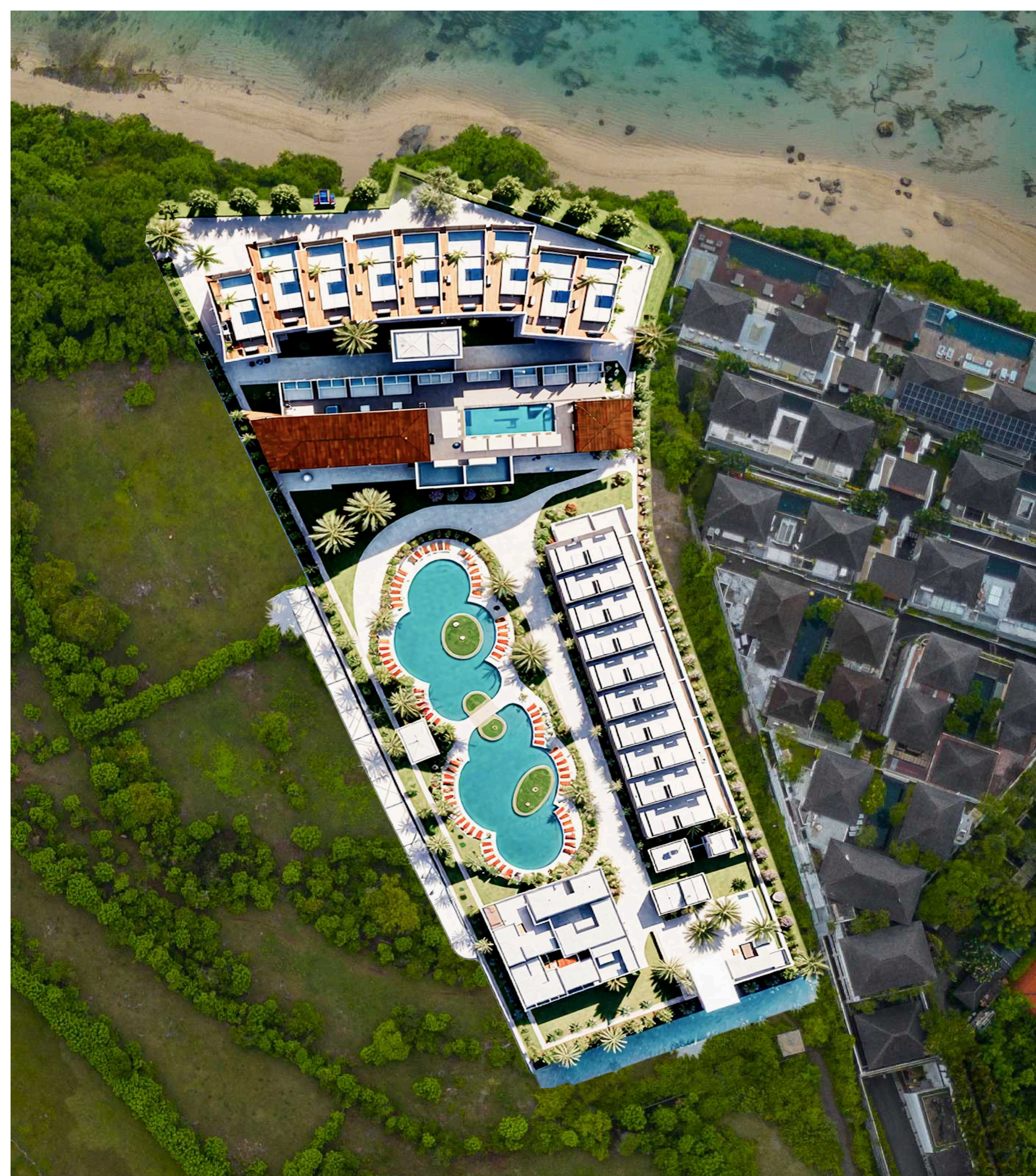






# PROJECT COMPOSITION

The masterplan consists of four uniquely designed buildings, each with its own character and purpose. All residences will be operated under a 5 star serviced apartment model, combining residential comfort with international hospitality standards.





PROJECT COMPOSITION

# *Our* LOCATION

Our complex is perfectly located in Nusa Dua, offering breathtaking views of the sea and dramatic cliffs. Surrounded by natural beauty and serenity, the property provides an exclusive escape while remaining conveniently close to main destinations just a short drive from Bali's international airport, shopping centers, and world class dining spots. It's the ideal blend of luxury, comfort, and easy access to everything you need.







Cascade Cliff





PROJECT COMPOSITION

# BUILDING 1

Wellness, rooftop & lifestyle services

Located at the entrance of the complex, this building houses the main reception, a fully equipped spa, a professional gym, and a café restaurant with outdoor seating. Its rooftop garden is designed for open air activities like yoga, fitness, or social gatherings all with panoramic views of the pool and the sea.



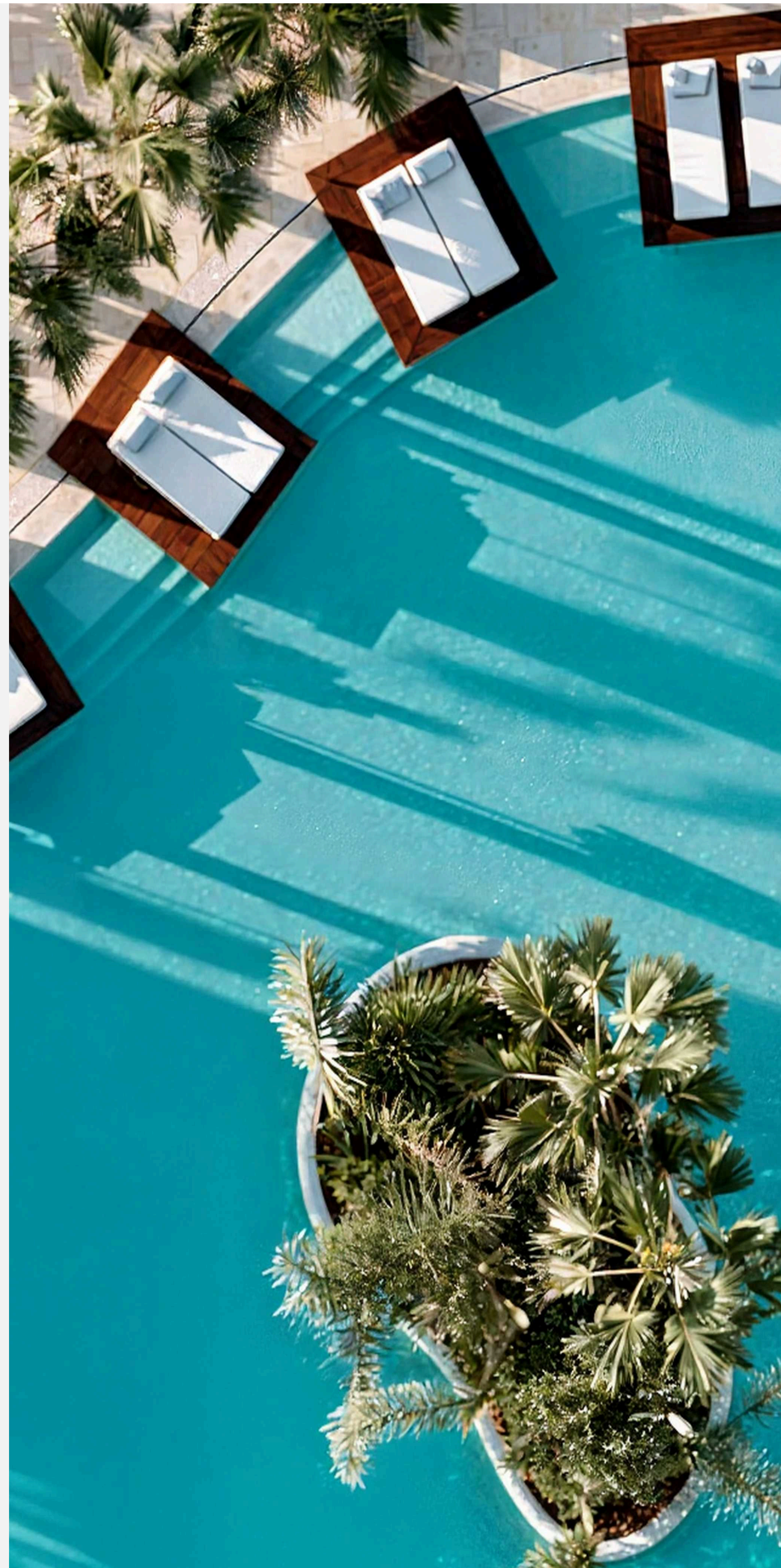


PROJECT COMPOSITION

# BUILDING 2

Trend-forward private living & smart investment

Comprising approximately 40 one bedroom apartments (65–75 m<sup>2</sup>), this building is ideal for those seeking a stylish, low-maintenance private residence or a high yield investment property. All units face the central pool and are surrounded by tropical gardens, offering both intimacy and connection to the resort's heart.





PROJECT COMPOSITION

# BUILDING 3

The soul of the project

This is the heart of Cascade Cliffs. It features around 30 premium residences, including 1 and 2 bedroom apartments with private terraces, jacuzzis, and expansive views of the sea and pool. The rooftop hosts a signature infinity pool, a private spa zone for Cliff residents, and a gourmet restaurant positioned for excellence. This building reflects the balance between luxury living, leisure, and solid return potential.



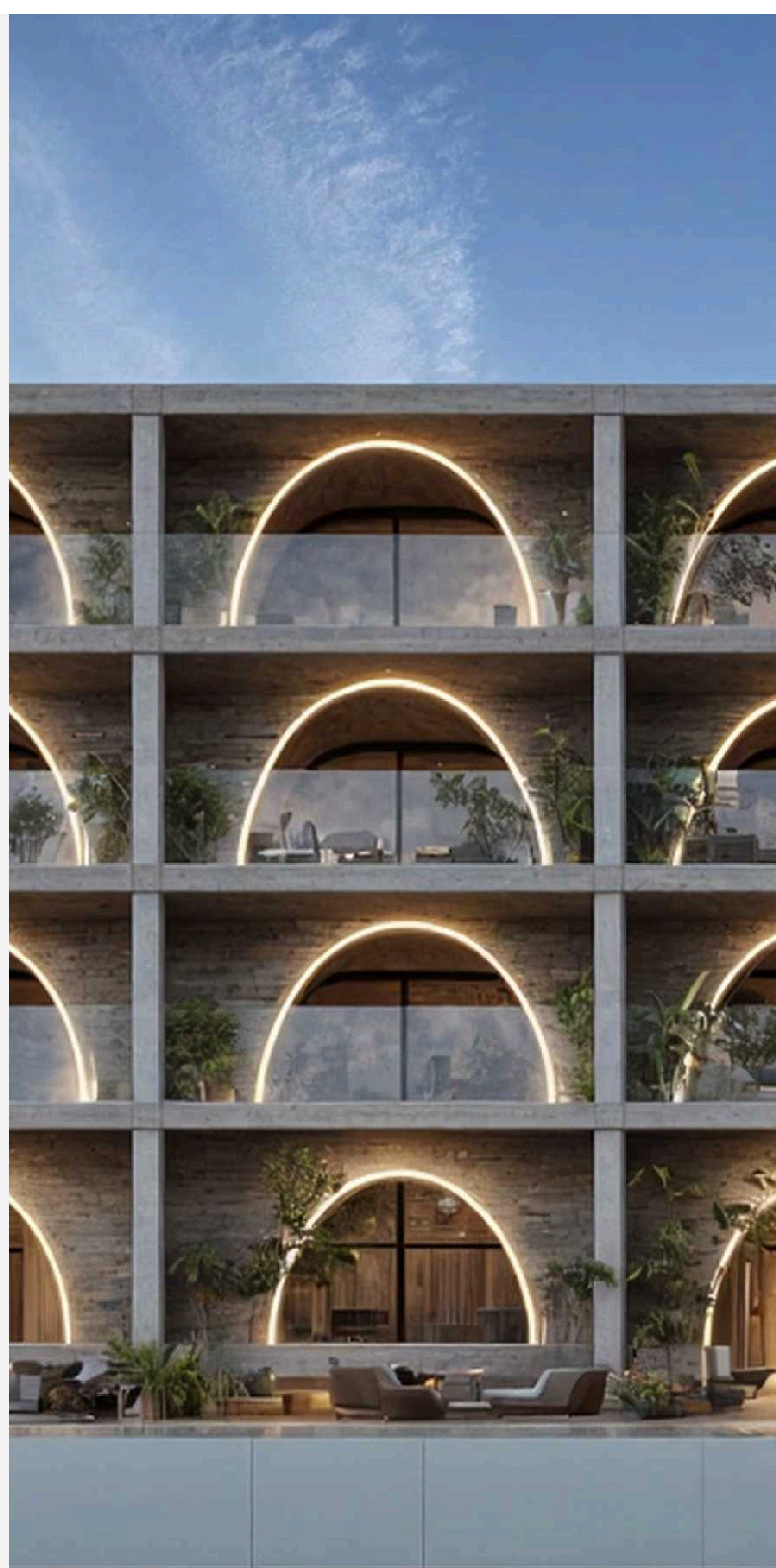


PROJECT COMPOSITION

# BUILDING 4

Cliff Duplex Collection with panoramic sea views

Exclusively composed of 15 duplex units of approximately 80 m<sup>2</sup>, this building is designed to maximize elevation and exposure. Both levels of each duplex enjoy full sea views, allowing residents to take in the sunrise and sunset from every corner. A bold and practical architectural concept that combines space, light, and privacy.





PROJECT COMPOSITION

# OWNERSHIP *and* OPERATIONS

## 01

All units come with a 100-year leasehold, secured by freehold land a rare feature in Bali. An exceptional feature in Bali offering legal security and long-term value.

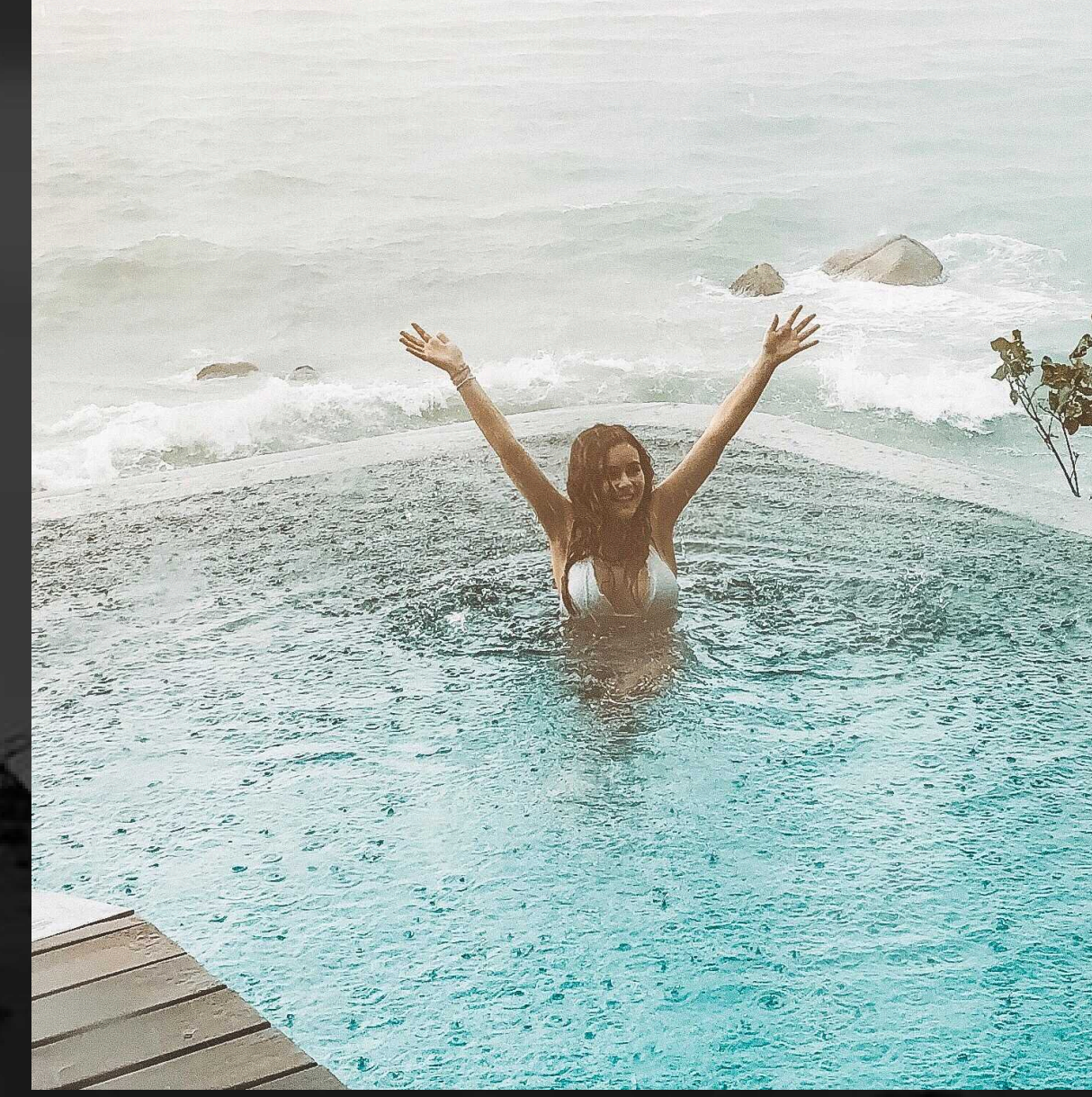
## 02

The entire complex will be operated under a 5 star serviced apartment model, ensuring high quality hospitality, professional maintenance, and consistent standards.

## 03

Owners will have the flexibility to use their residence for personal enjoyment or generate income through short or medium term rentals, with full transparency and operational efficiency.





# *why* CHOOSE US

At Cascade Cliffs, you're not just acquiring a beachfront residence you're investing in a lifestyle. Whether you choose to enjoy it as your private retreat or capitalize on its strong rental potential, this is a premium asset designed to outperform traditional markets worldwide.



# *Our* TRUSTED COMPANIES AND PARTNERS







# THANK YOU!

See you soon at the best island in the world!