



pantai lima

RESIDENCE

10 years warranty

Readiness — Q4 2025

ROI — 15.7%



5 premium villas
500 meters to the ocean
40% built

This is a true collectible property in the Pererenan area.
The complex is built with modern, eco-friendly premium materials and is fully equipped with all necessary furniture and household appliances.

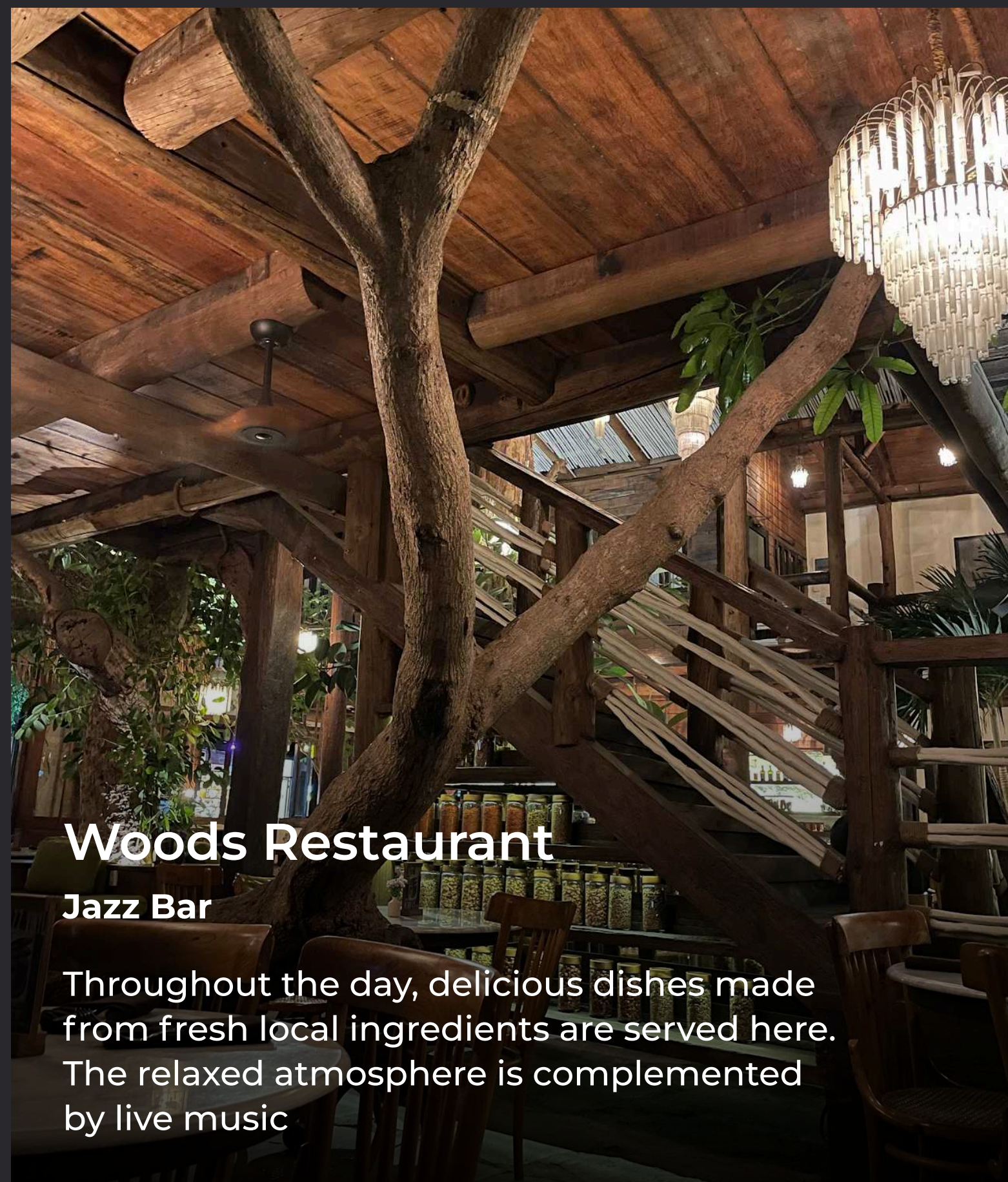


PERERENAN

Experience the unforgettable beauty of Bali just a few steps from your new home: pristine beaches, breathtaking sunsets, entertainment, and delightful leisure activities.

Some of the best establishments in Bali are located near your home

The island is actively developing its gastronomic culture with numerous restaurants offering dishes from around the world



Woods Restaurant

Jazz Bar

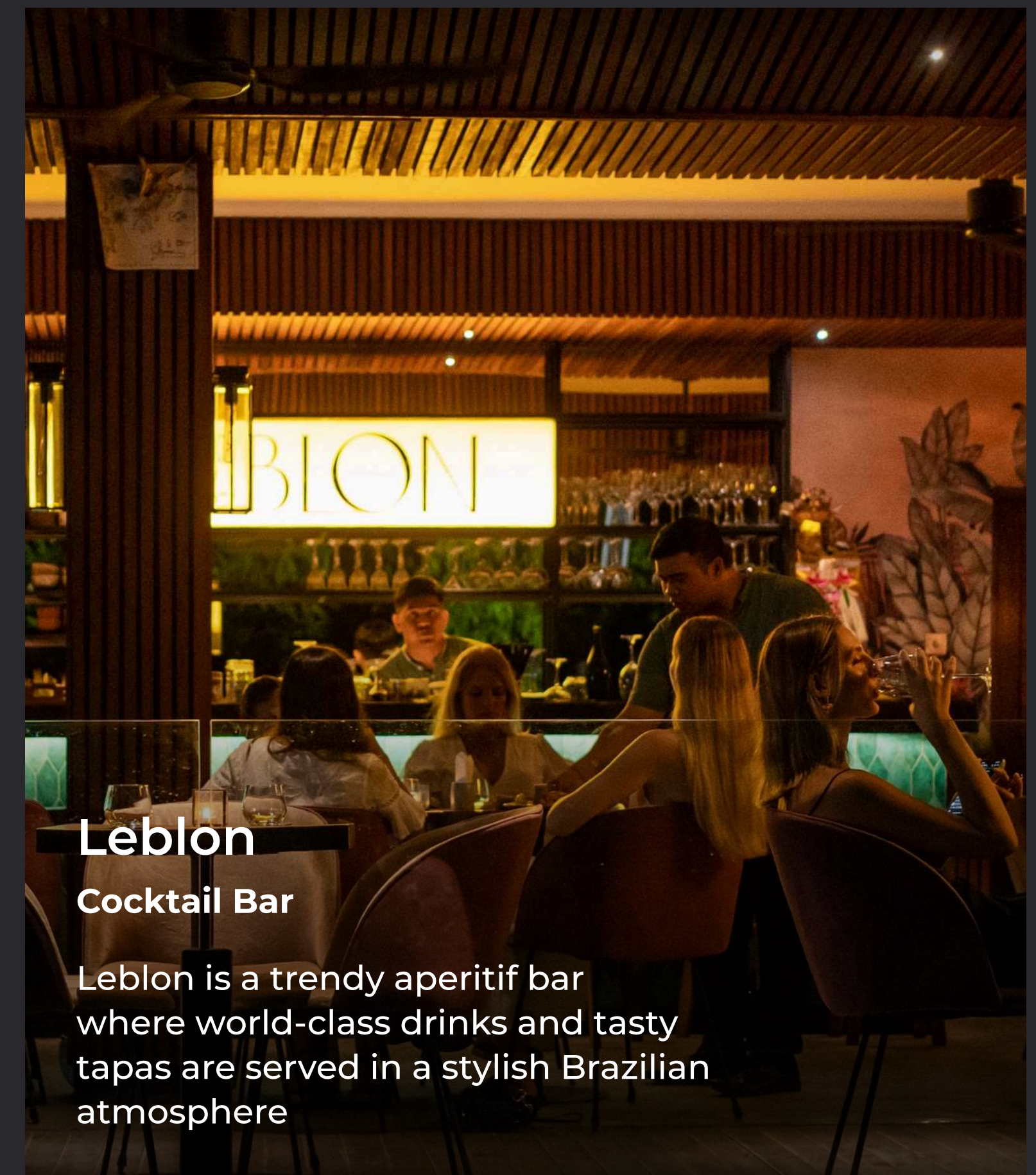
Throughout the day, delicious dishes made from fresh local ingredients are served here. The relaxed atmosphere is complemented by live music



Shelter Restaurant

Casual Modern Restaurant

A restaurant with vibrant and rich flavors from the Middle East and the Mediterranean, offering unique dishes with a touch of sophistication



Leblon

Cocktail Bar

Leblon is a trendy aperitif bar where world-class drinks and tasty tapas are served in a stylish Brazilian atmosphere

ABOUT THE PROJECT

PANTAI LIMA RESIDENCE — FIVE PREMIUM VILLAS IN THE STYLE OF MODERN MINIMALISM, HARMONIOUSLY BLENDING WITH THE ARCHITECTURAL TRADITIONS OF BALI

- Premium construction quality
- Wide roads with ample parking for cars and bikes
- A rooftop offering unforgettable sunset views
- Walking distance to the best beaches
- Close proximity to all necessary infrastructure
- Managed by company with years of experience in Bali



PROJECT PARTNER

The project partner is the **architectural bureau Lumbung Architect**, one of the leaders in the design and construction of residential real estate in Indonesia



**LUMBUNG
ARCHITECT**



I Gusti Ngurah Andri Saputra, a proud Balinese architect, founded Lumbung Architect in 2010. After earning his architecture degree from Udayana University (2004-2008), he improved his skills with local firms and gained international experience working with architects from France and Australia. These diverse experiences shaped his design philosophy, which remains grounded in Balinese traditions.

Driven by memories of his childhood home, I Gusti Ngurah Andri Saputra finds joy in creating buildings that support connections and friendships between clients. Inspired by the warmth of family, he took a career in architecture to help people find their perfect living environments.

Lumbung Architect, based in Bali, now employs around 67 professionals and has completed projects in Bali, Jakarta, Nigeria, and the Bahamas. Lumbung architect is known for blending traditional Balinese aesthetics with modern functionality, reflecting his deep cultural knowledge and commitment to excellence.

IGN ANDRI SAPUTRA



ABOUT THE CONSTRUCTION QUALITY

PANTAI LIMA RESIDENCE offers:

- A multi-stage quality control process for all work performed
- An internal training program for site supervisors according to company standards
- Structural design that meets all seismic and geological requirements
- Waterproofing of the monolithic structure according to all standards
- Independent utility systems
- Water with a deep purification system
- A 10-year construction warranty



MANAGEMENT COMPANY

Butler Management, one of the most efficient and well-known management companies on the island of Bali, will be engaged to operate this project.

The partnership with a strong operator will ensure a smooth flow of customers and high profitability.

BUTLER MANAGEMENT IS RANKED AMONG THE TOP 5 MANAGEMENT COMPANIES ON THE ISLAND OF BALI

Up to 94%

occupancy
rate

5 years

of experience
in the industry

100+

properties
under management



The buyer will be provided with transparent reports
on the operating activities of the management company

 butler.management

 [financial analytics](#)

LOCATION

1-10 min

Hundreds of cafes and restaurants

1 min

Babadan beach

1-10 min

Popular boutiques

6 min

Pererenan beach

4 min

Wrong Gym fitness center

1 min

Lyma Beach Restaurant

Beach clubs

- 1 Luna Beach Club
- 2 Lyma Beach
- 3 La Brisa
- 4 Times Beach
- 5 The Lawn
- 6 Atlas Beach Club
- 7 FINNS Beach Club
- 8 Café del Mar

Lifestyle spots

- 33 Wrong Gym
- 34 Therapy Day Spa
- 35 Elite Fit Bali

Cafes and restaurants

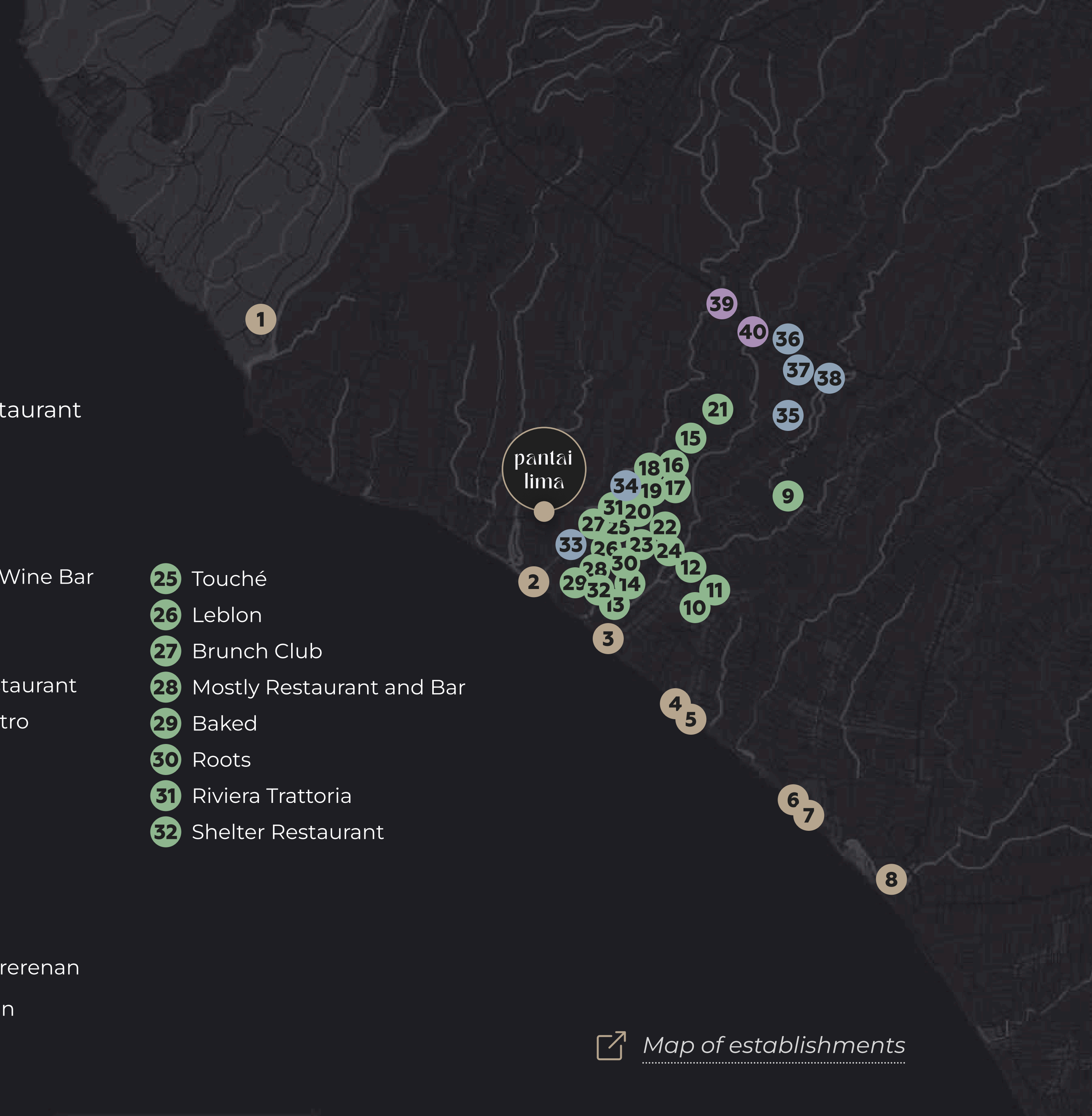
- 9 1918 Culinaria
- 10 Santanera
- 11 Shady Shack
- 12 Sensorium Bali
- 13 The Flow Bali
- 14 Ahara
- 15 Savor Healthy Bistro
- 16 Draniki

- 17 Bar Vera Bistro & Wine Bar
- 18 Ettore Gelato
- 19 Cinnamor
- 20 Cinta | Cafe & Restaurant
- 21 Savor Healthy Bistro
- 22 Woods
- 23 The Shady Fox
- 24 Brekky Cafe

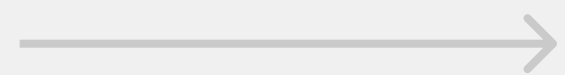
Grocery stores

- 39 Pepito Market Pererenan
- 40 Frestive Pererenan

- 25 Touché
- 26 Leblon
- 27 Brunch Club
- 28 Mostly Restaurant and Bar
- 29 Baked
- 30 Roots
- 31 Riviera Trattoria
- 32 Shelter Restaurant



REAL ESTATE FOR LIVING AND INVESTMENT



EXTERIOR

Pantai Lima Residence embodies the concept of coziness and comfort, creating a space that feels like “home”.

The clean lines, thoughtful ergonomics, and warm shades of the facades give the architecture of the complex an airy and harmonious feel.






The complex consists of 5 villas, each offering unique advantages: personal parking, distinctive facades, a swimming pool, a small green courtyard, and a fully equipped rooftop with an ocean view.

The limited number of villas ensures low internal competition, enhancing the potential for high occupancy when rented.



A modern rooftop terrace with a stone wall, a sofa, a coffee table, and a view of palm trees. The terrace is furnished with a light-colored sofa, a round wooden coffee table, and a large potted plant. A long wooden bench runs along the edge of the terrace, overlooking a lush tropical landscape with palm trees and greenery. The architecture features a mix of wood, stone, and concrete materials.

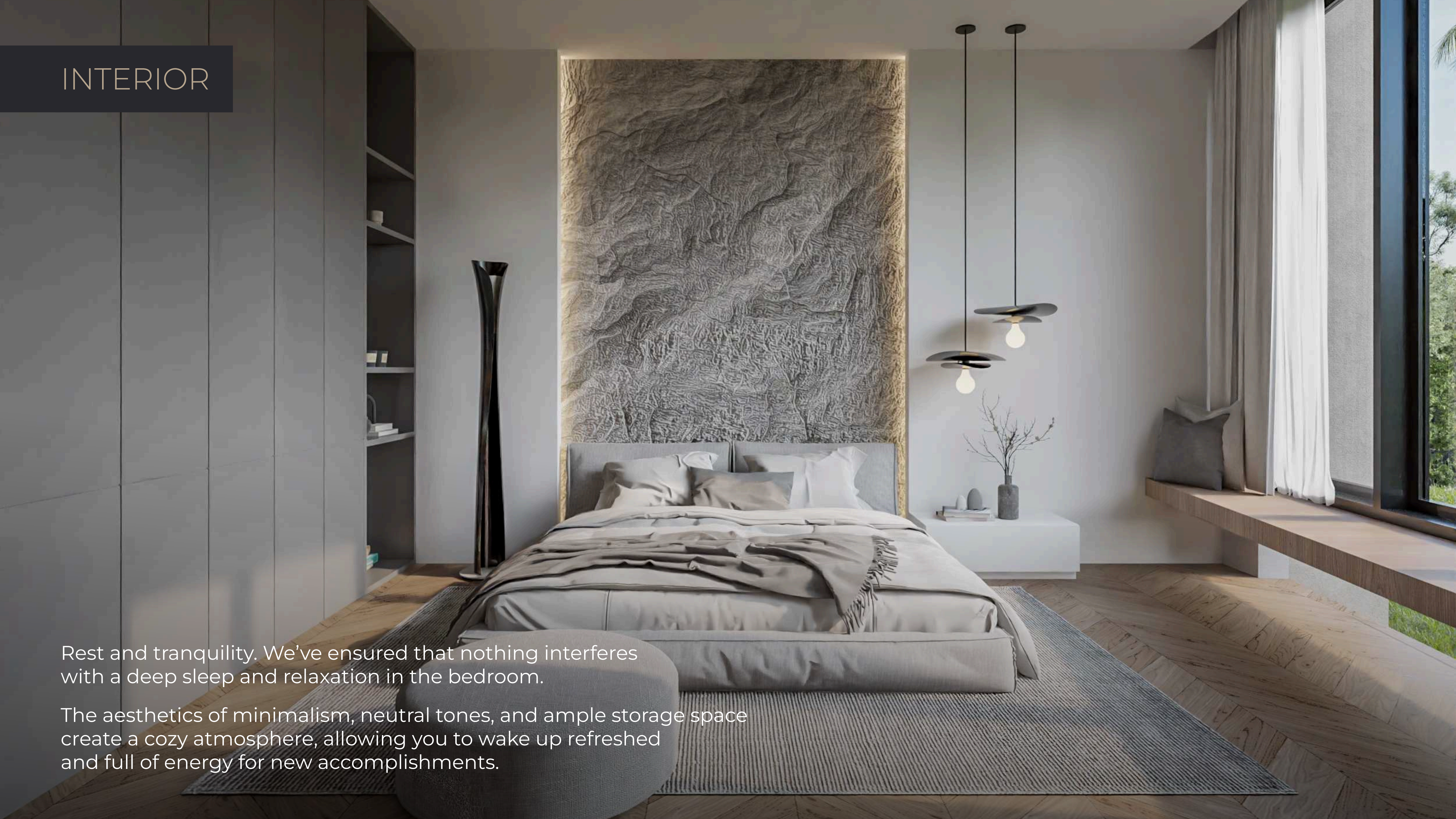
The equipped rooftop offers a view of the surrounding area and provides the opportunity to enjoy the stunning sunsets that Bali is famous for, as well as the green seas of rice fields around. It's truly magnificent.

From here, the ocean is also visible, which will undoubtedly increase the rental income potential of the villa!

INTERIOR

Rest and tranquility. We've ensured that nothing interferes with a deep sleep and relaxation in the bedroom.

The aesthetics of minimalism, neutral tones, and ample storage space create a cozy atmosphere, allowing you to wake up refreshed and full of energy for new accomplishments.







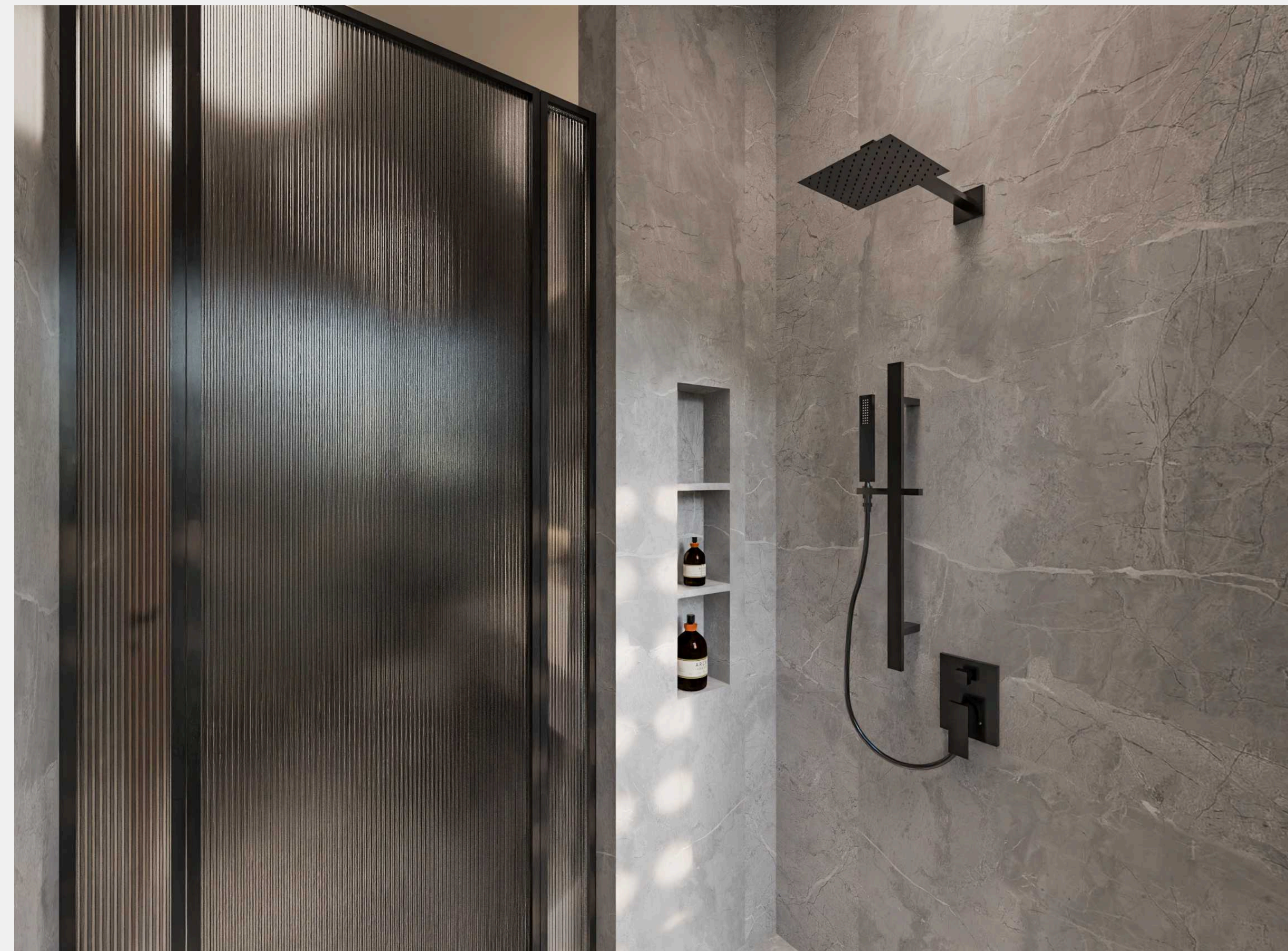
Panoramic windows, a desk, a spacious wardrobe, several lighting options, a wide windowsill, and blackout curtains — everything creates an atmosphere of comfort and coziness in the bedroom.



A place to meet is non-negotiable!

Let's meet on the soft corner sofa, where we can not only have a heart-to-heart conversation but also relax after lunch with a book in hand.

Or maybe we'll rewatch *Game of Thrones*?



The bathroom is, for many, one of the most important spaces in the house. There is nothing excessive, but everything necessary for the soul and body to feel cleansed and light.

The strict geometry, abundant light, high-quality plumbing, and tiles—all are carefully designed down to the finest detail. Beautiful women will undoubtedly appreciate such comfort.

TWO-BEDROOM VILLA

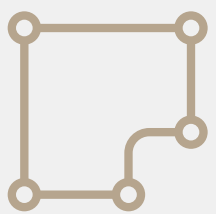
A new level of comfort made possible by the perfect organization of space

- Rooftop with a relaxation area
- Car parking
- Private swimming pool

\$280,000

\$1.890 / m²

15.70% annual
ROI from rental

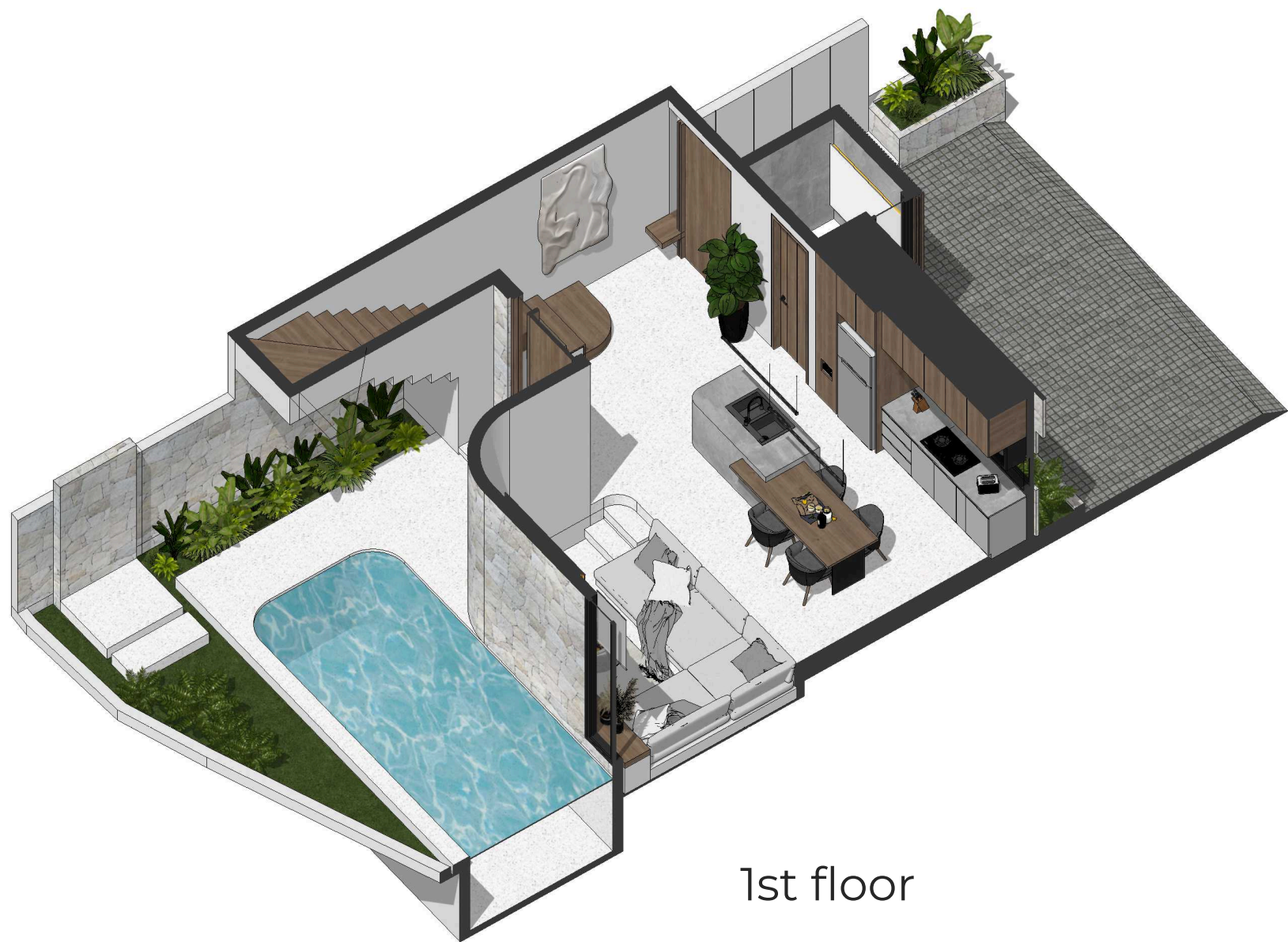


100 m²
Land area



148 m²
Villa area

* Prices specified in USD are subject to payment in IDR



1st floor

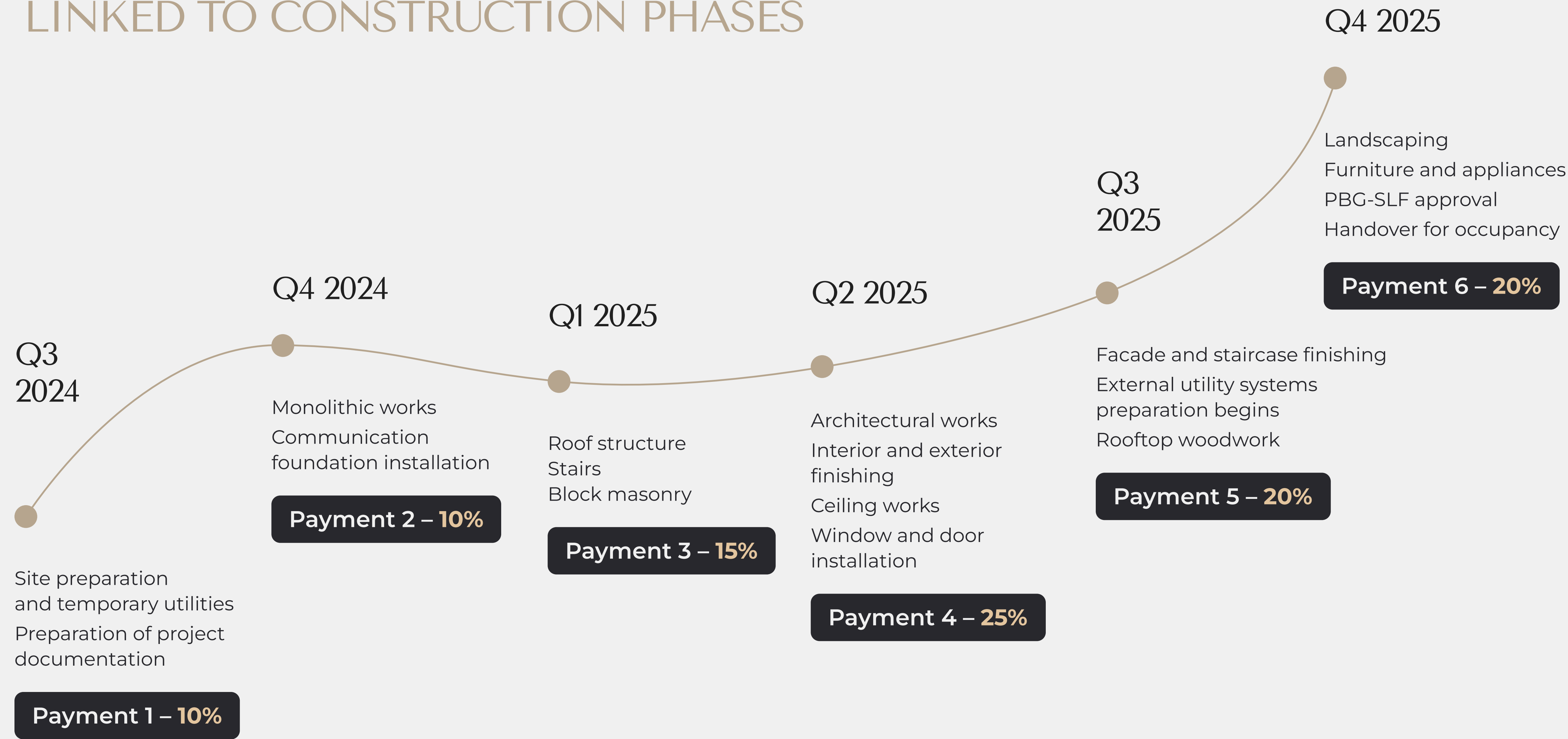


2nd floor



3rd floor, Rooftop

INSTALLMENTS LINKED TO CONSTRUCTION PHASES



FINANCIAL PROFITABILITY MODEL

Income

84.5%

average occupancy

\$255

average price
per night

\$78,648

annual income

Expenses

20%

property
management

10%

tax

10%

other expenses
(management company, aggregator commission)

Return on Investment

8 years

payback period
from rental income

6 years

payback period considering
asset value growth

ROI 15,7%

annual net profit

SCHEDULE A TOUR OF THE COMPLEX

We would be happy to meet you and discuss all the details of buying property in Bali.

Visit our construction sites and see for yourself the quality of materials and construction methods.

Learn more about the attractiveness of our location and the project itself during a free consultation with our expert.



I WANT A TOUR



pantai lima

RESIDENCE