



prime360.id
Digital Sales Consultant & Partner

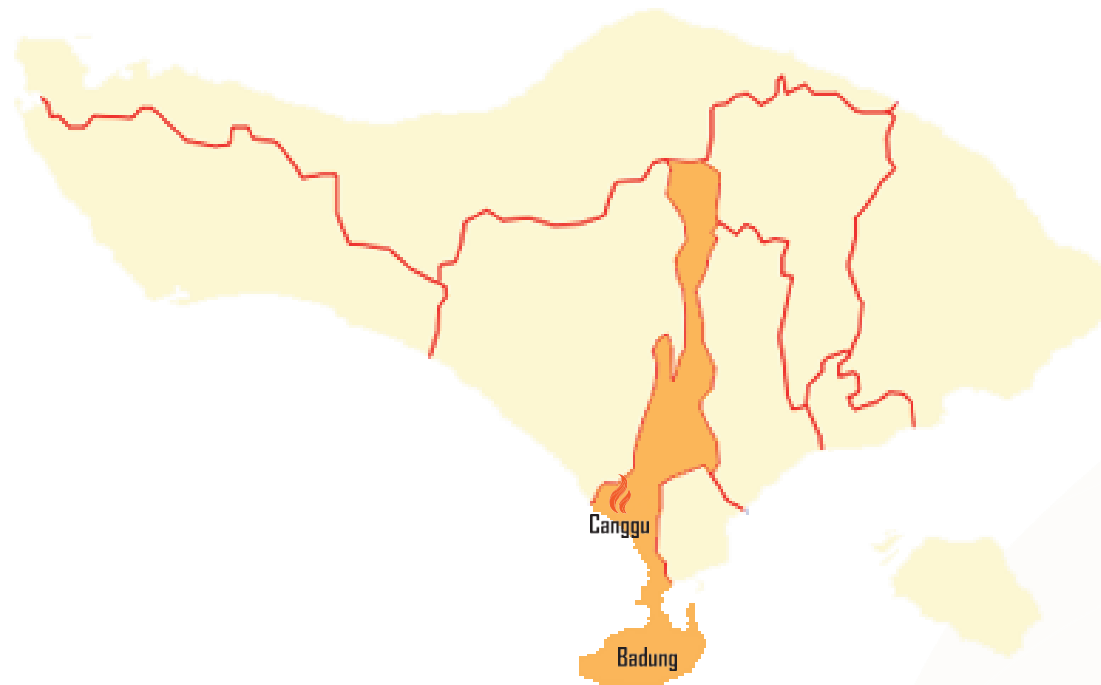
DHARMAN
DISCOVER TRUE SERENITY

SPIRIT OF LIFE BALANCE IN BALI

Bali is one of the most popular places in the world to travel the world while working from your laptop. The island offers you settling down in tropical area, where you can work without missing out on the sunshine.

Also known as one of most famous retirement haven since the local people are warm and friendly with almost no language barrier and the Balinese culture is fascinating to enjoy your retirement days.

How exactly do you turn a chance meeting with Bali into a long-term commitment? Dharman Villa Estate will help you to answer this question.



BALI ISLAND & BADUNG

Bali is a province of Indonesia and the westernmost of the Lesser Sunda Islands. East of Java and west of Lombok, the province includes the island of Bali and a few smaller neighbouring islands, notably Nusa Penida, Nusa Lembongan, and Nusa Ceningan.

Bali is divided into eight regencies and one city and Badung is one of the biggest regency in Bali that covers a lot of touristy areas in Bali, such as Uluwatu, Kuta, Legian, Seminyak, and Canggu. As a rural area with its traditional culture, Badung is home to people from outside Bali who come to work. Apart from that, this region also has numerous tourists' destination a place could offer, such as art markets, beaches, and temples.

CANGGU

Canggu is a coastal village and sub-district in Badung, Indonesia.

From Canggu you drive all the way to Ngurah Rai International Airport for around 40 minutes.

Driving from Canggu main street Batu Bolong into the heart of Seminyak takes around 20 minutes by car.

If you leave from Berawa to Seminyak, then it's only roughly a 10-minute drive.

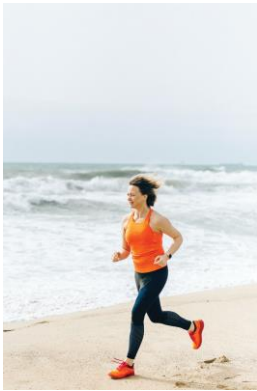
From Canggu to Legian it's about a 25-minute journey by car.

LIVE IN CANGGU



HOME FOR DIGITAL NOMAD

Canggu for some reason has become the home for digital nomad. Canggu has a lot of coworking spaces and virtual office and combined with the surf spots, easy going vibe and expat community, it makes for a lively digital nomad community.



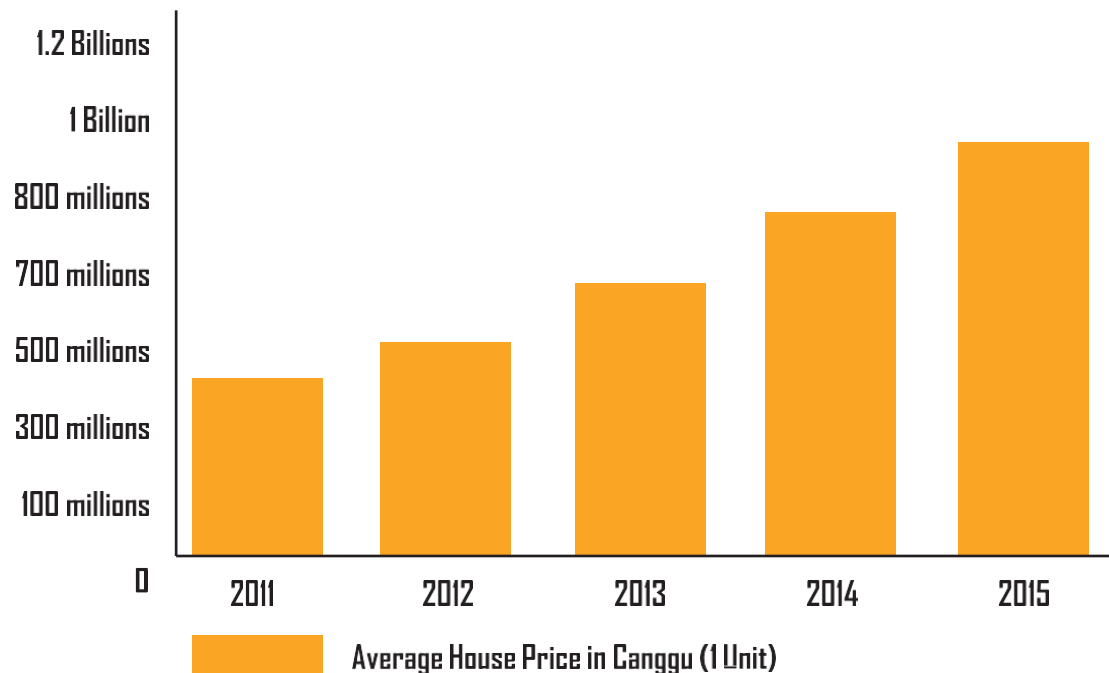
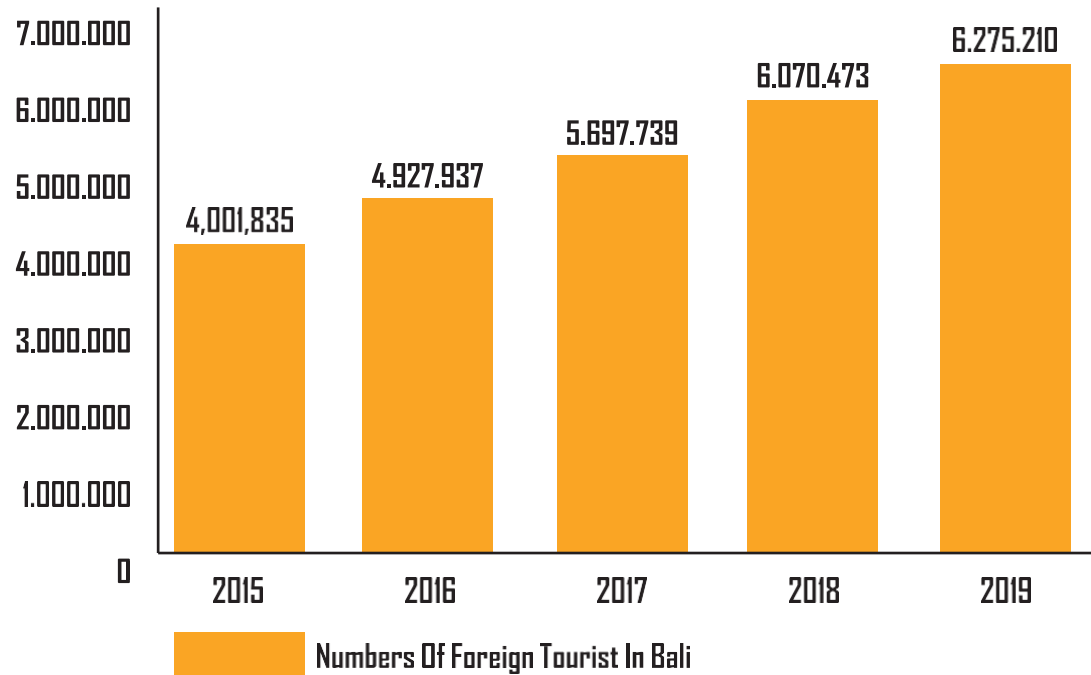
WELLNESS HAVEN

Canggu offers you an integrated wellness and healthy lifestyle. Start your day by running in Batu Bolong Beach, or simply a morning yoga by the beach. Yoga and fitness studios are also within the neighbourhood. If you are looking for a new wellness experience you may also find float therapy, sound healing, and "Watsu" therapy here in Canggu.



TASTY & HEALTHY FOOD

Canggu is literally one of the best spots in Bali to find a lot of wonderful cuisines. Whether you eat everything, vegetarian or vegan; Canggu is the best area where you don't have to be worry about your daily meal.



Source: bali.bps.go.id

WHY INVEST IN CANGGU

Canggu has become Bali's most attractive spot for tourist and expatriate. The growth of investment in Canggu has significantly increased along with the numbers of long-term visitors and expatriate resides in Canggu

Globally, Bali is also still named as the best desitination in Asia and 5th best destination in the world based on TripAdvisor Traveler's Choice in 2019.

Having an investment in Canggu is not only for living purpose but also great for your property portfolio and hospitality business.

We also can see a positive growth of Land Investment in Bali from year to year.



DHARMAN

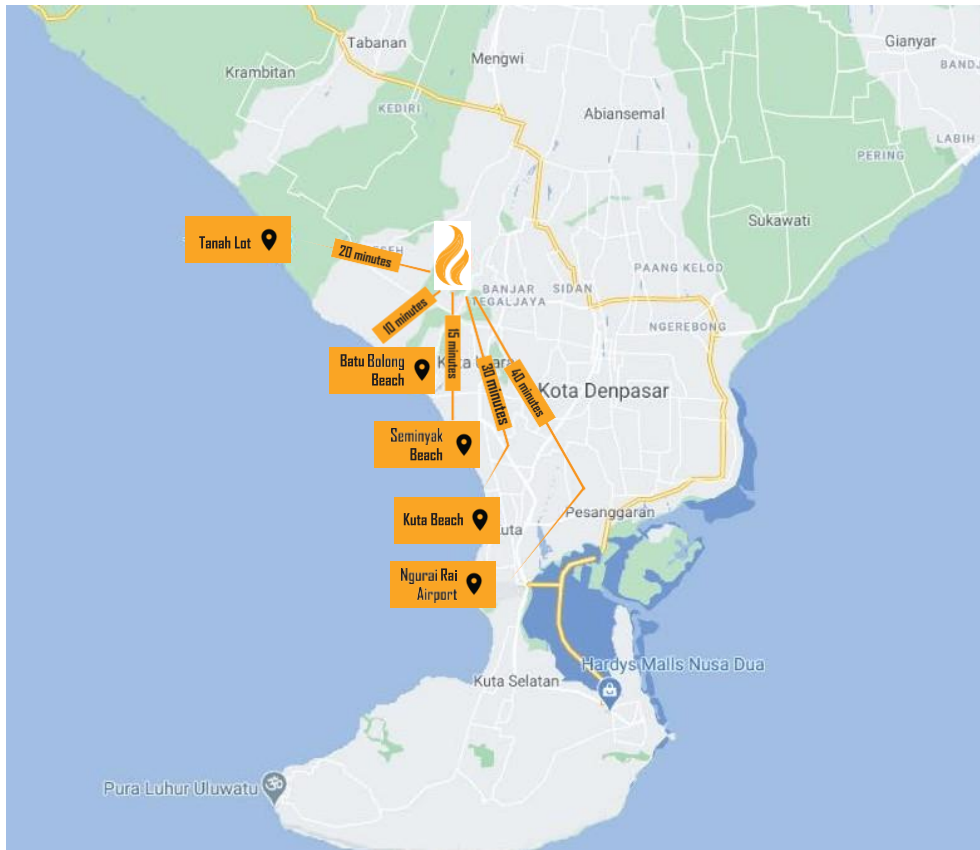
DISCOVER TRUE SERENITY



We proudly present Dharman Villa Estate as our latest project in Canggu, Bali. We believe Dharman Villa Estate will discover the true serenity in your life.

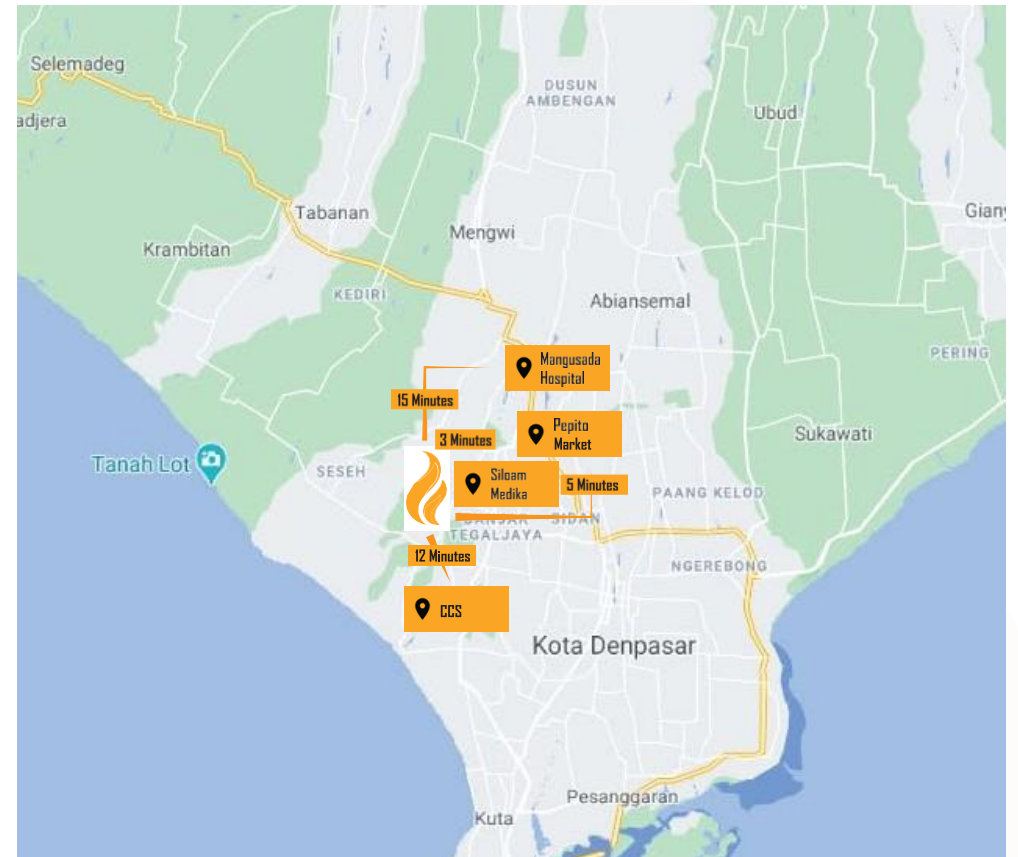
Unlike any other villa projects in Bali, we offer you contemporary designs which shows every element of life balance. From the facade to the interior you will feel ethnic yet modern design to support your work, rest, and wellness.

The circle in our facade means a symbol of how you live your life to the fullest with a balance in our harmonious Bali.



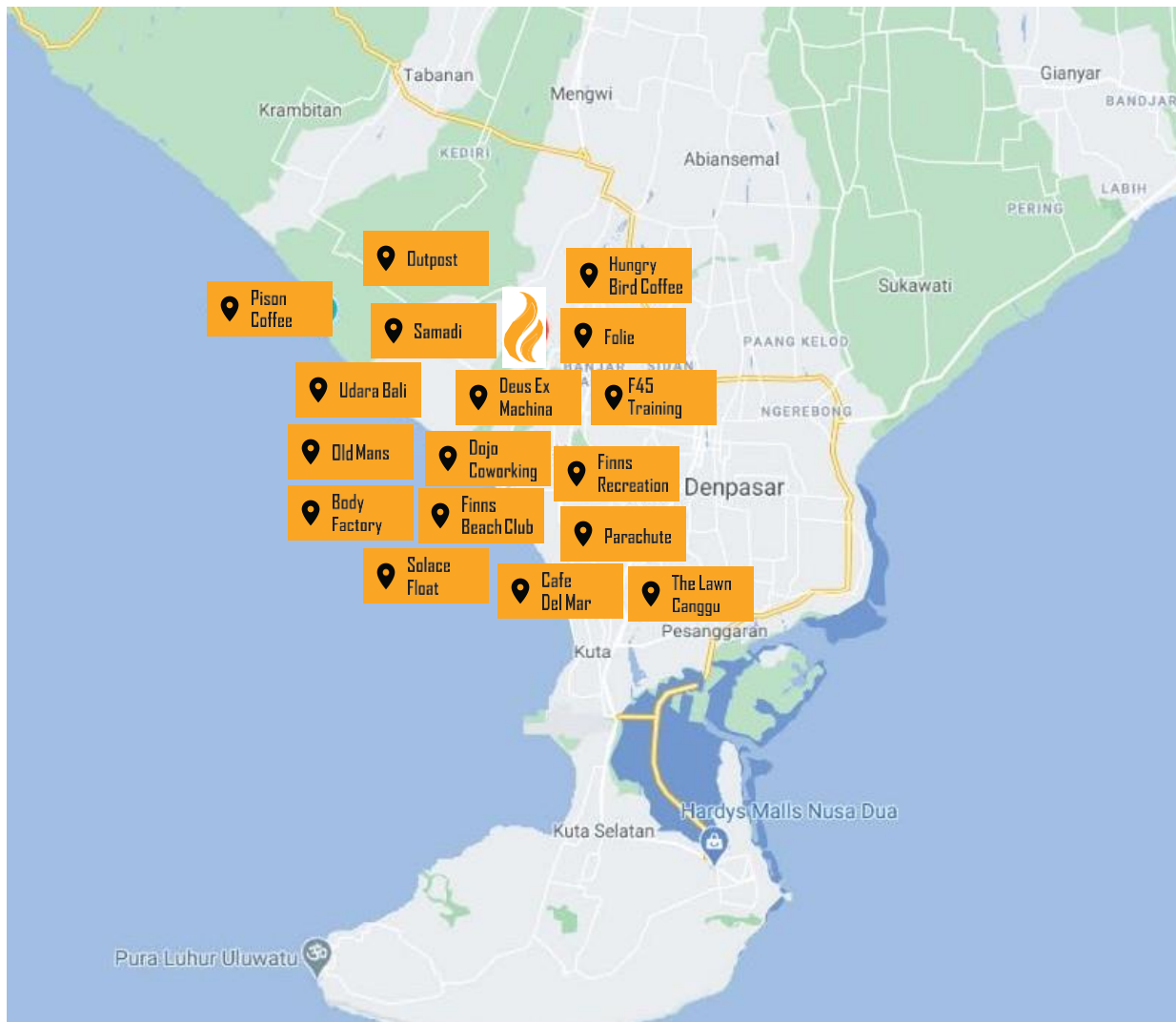
CONVENIENTLY SITUATED

- 10 Minutes away to Batu Bolong Beach
- 15 Minutes away to Seminyak Beach
- 20 Minutes away to Tanah Lot
- 30 Minutes away to Kuta Beach
- 40 Minutes away to Ngurah Rai International Airport



LIFE ESSENTIALS

- Our location is in a premium one, so you can easily access these public facilities:
- 3 minutes to Siloam Medika Canggu Clinic
 - 5 minutes to Pepito Supermarket
 - 12 minutes to Canggu Community School
 - 15 minutes to Mangusada Hospital



LIFESTYLE SPOTS

Canggu is well-known for its superb lifestyle spots, we can't mention all of them, but here is a list of the top spots in Canggu:

Co-working Space : Dojo, Outpost

Beach Club : Finns Beach Club, Cafe Del Mar

Spa and Therapy : Amo Spa, Solace Float

Gym: Body Factory, F45 Training

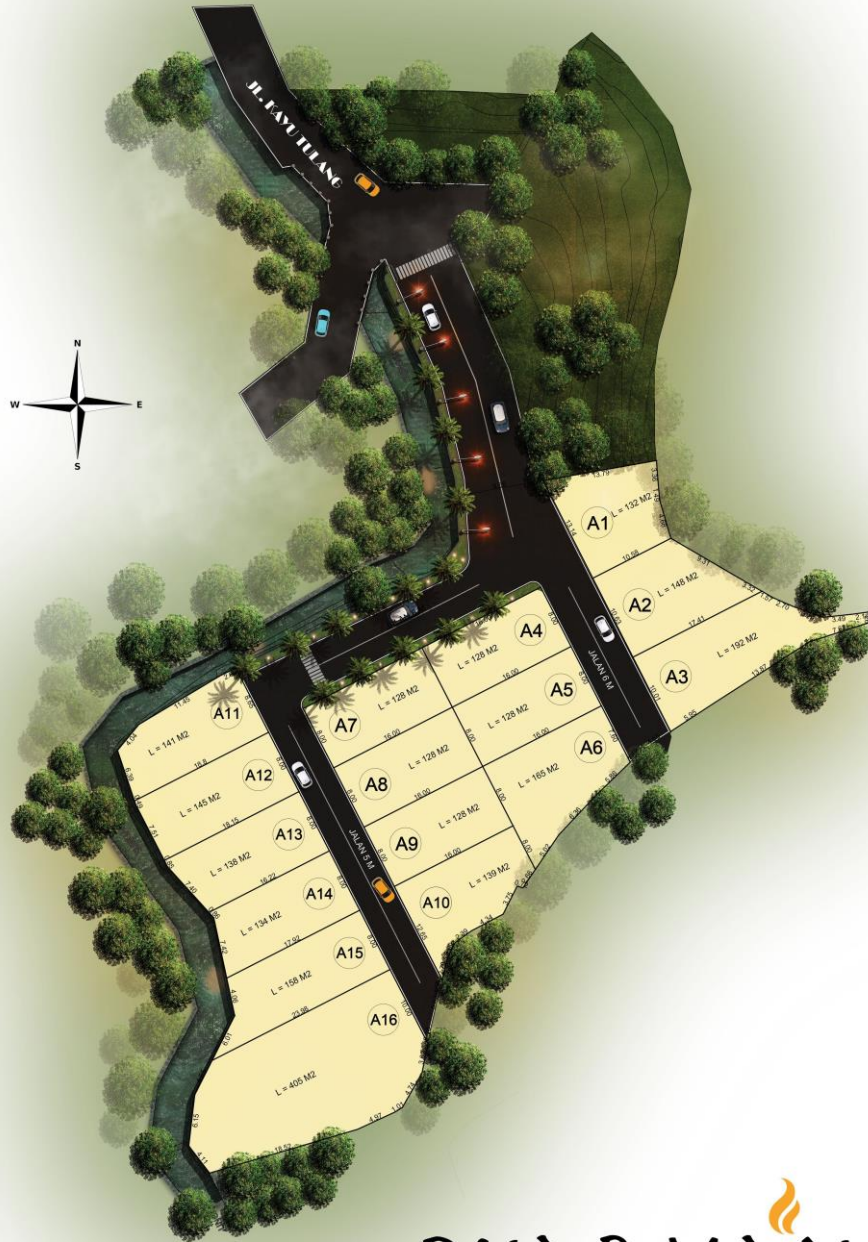
Yoga Center : Udara Bali, Samadi

Restaurant : Folie, Milk & Madu, Milu, Olds Man, Deus Ex Machina

Coffee : Hungry Bird, Pison, Revolver

Recreation: Finns Recreation Club

and more than a thousand more...



BLOCK PLAN

DHARMAN
DISCOVER TRUE SERENITY

SITE PLAN

Dharman Villa Estate consists of 16 remarkable private villas with contemporary ethnic design. Each unit is equipped with private pool, carport, and all requirement to live your work life balance.

We use "One Gate System" to ensure the privacy and safety of the neighbourhood.



VILLA PLAN

VILLA PLAN



2 Bedrooms



2 Bathrooms



Kitchen



Living Room



Private Pool



Carport



A CLOSER LOOK OF DHARMAN

Let us take you to the next level of serenity. Dharman Villa Estate offers you a fusion of Bali ethnic design and modern living. An estate showing traditional Indonesian wooden and natural stone style without losing a chic modern living design.

You can feel the vibes of a life balance from the very step when you are entering the estate.

A circle element on the each facade of our villa represents a life which need to be filled with love, work life balance, a comfort and back to nature lifestyle.



YOUR OWN SANCTUARY

Close your eyes and imagine you relaxing by your own private pool. That is what we strive to make you feel. A total relaxation in the middle of the hustle bustle of your work life.

A spacious open-concept living and kitchen area with wooden element are the secrets to help you transform into a warm and mindful lifestyle, where you can do your morning yoga, swim, or simply having a meditation by the pool.



RELAX & RECHARGE

Bedrooms are the ultimate escape from the hectic pace of daily life, a place where you can go to relax and recharge.

A wooden wall frame is a versatile choice that will look equally at home in a traditional and ethnic scheme. We designed our room to be calming and sets your mind at ease and calms your heart rate, preparing you for a good night's sleep.

We designed a sidestep wooden fixtures and stylish bathroom to save your precious time and to give you an extra privacy.

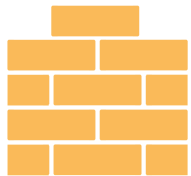
SPECIFICATION

FLOOR



- Habitat tile granite 60 x 60 floor in living room, kitchen, and bedroom with natural stone looks
- High quality 30 x 30 andesit natural stone in pool area
- High quality ulin wood floor at pool deck area

WALL



- High quality 20 x 20 motives tile in kitchen & bathroom wall
- Bright paint finishing wall for whole area
- Textured paint finishing in bathroom wall and pool area
- Local natural stone applied on exterior area

CEILING



- High quality Lambersering application for ceiling
- Moisture resistant plaster board in bedroom area

ROOF



- Steel trust structure with concrete roof

WINDOW



- Bengkirai wood framed windows
- Dekson window accessories

DOOR



- Bengkirai wood framed windows
- Solid wood for main door with ethnic style
- Dekson door accessories

SANITARY WARES



- Closet : TOTO or equivalent
- Wastafel : TOTO or equivalent
- Stand Shower : Wasser
- Water heater (50 l capacity) : Ariston

KITCHEN SYSTEM AND EQUIPMENT



- Quality kitchen sink with tap



ONWARD MOTION

Dharman Villa Estate is on progress! We thrive to finish it on schedule because we know you are eager to see and discover true serenity with us. We will keep you updated and change this page from time to time.

ABOUT THE DEVELOPER

PT. Aditya Sentana Bali is known for years as one of the most reputable developer in Bali. We delivered an amazing portfolio of small, medium, and upscale housing development. Each of our project is a proof that we successfully built comfortable and safety housing with affordable price. Our Philosophy is "Solution for your dream house". We believe by building Dharman Villa Estate, we will continue to create a synergy and make the best housing development in Bali.

OUR PREVIOUS PROJECTS



ROYAL ADITYA SENTANA
JL. BIKINI -DENPASAR



NEW DEMAK STUDIO
JL. PURA DEMAK - DENPASAR



SESETAN TOWNHOUSE
SESETAN - DENPASAR



ADITYA SENTANA RESIDENCES
BATU AJI - TABANAN



THE STUDIO AT RENON
RENON- DENPASAR



THE RAYA TOWNHOUSE
NUSA DUA - BADUNG



BATANTA CITY TOWNHOUSE
BATANTA - DENPASAR

AND MANY MORE...

DHARMAN
DISCOVER TRUE SERENITY

