



BALÉ DAMÉ

Sanctuary of Harmony



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BEHIND THE NAME

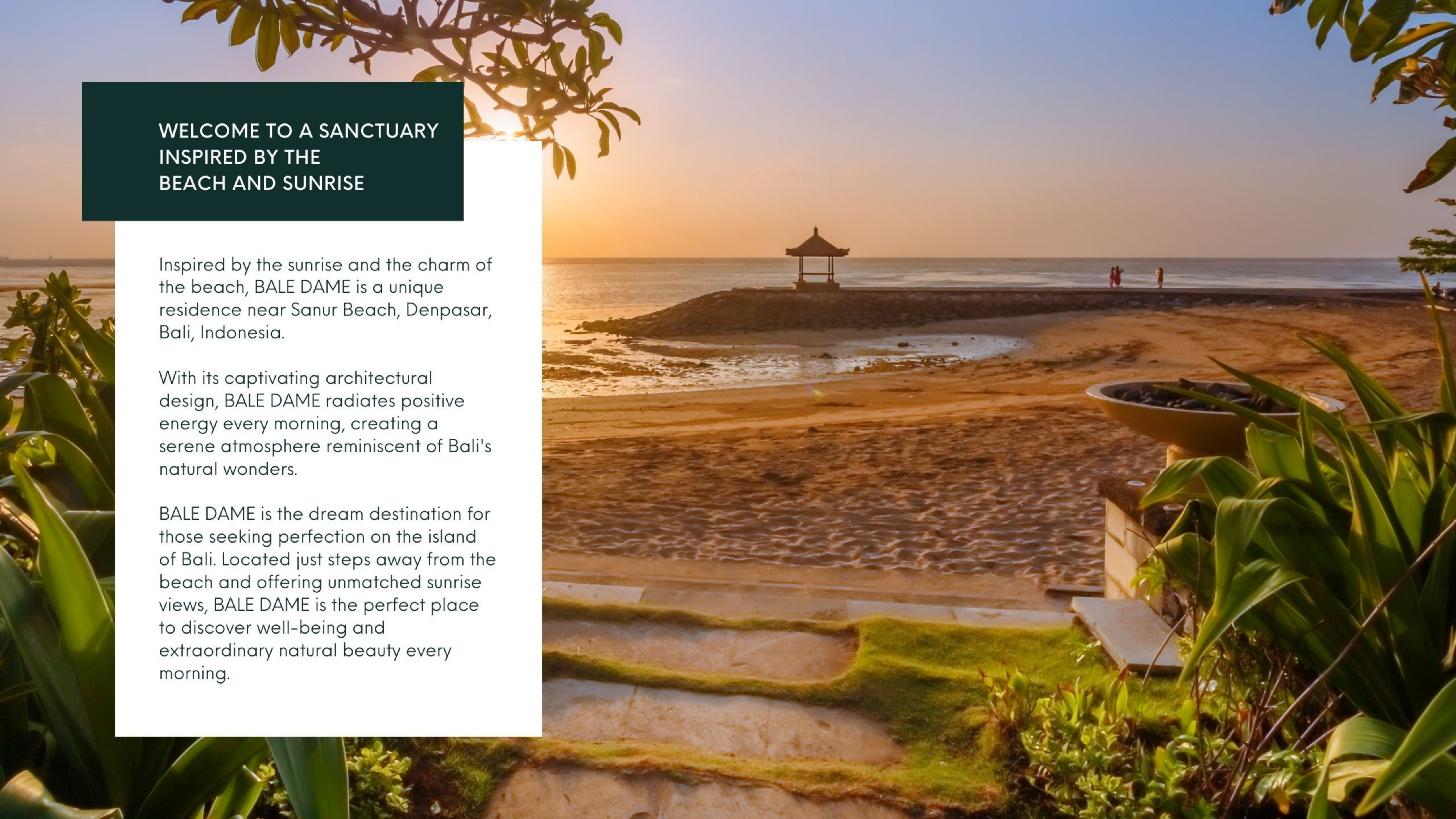
Balé – home (in Balinese)

Damé – peaceful (in Balinese)

An ode to traditional Balinese culture.

Bale : a place where people can spend time together.

Dame : a feeling of inner peace.



**WELCOME TO A SANCTUARY
INSPIRED BY THE
BEACH AND SUNRISE**

Inspired by the sunrise and the charm of the beach, BALE DAME is a unique residence near Sanur Beach, Denpasar, Bali, Indonesia.

With its captivating architectural design, BALE DAME radiates positive energy every morning, creating a serene atmosphere reminiscent of Bali's natural wonders.

BALE DAME is the dream destination for those seeking perfection on the island of Bali. Located just steps away from the beach and offering unmatched sunrise views, BALE DAME is the perfect place to discover well-being and extraordinary natural beauty every morning.

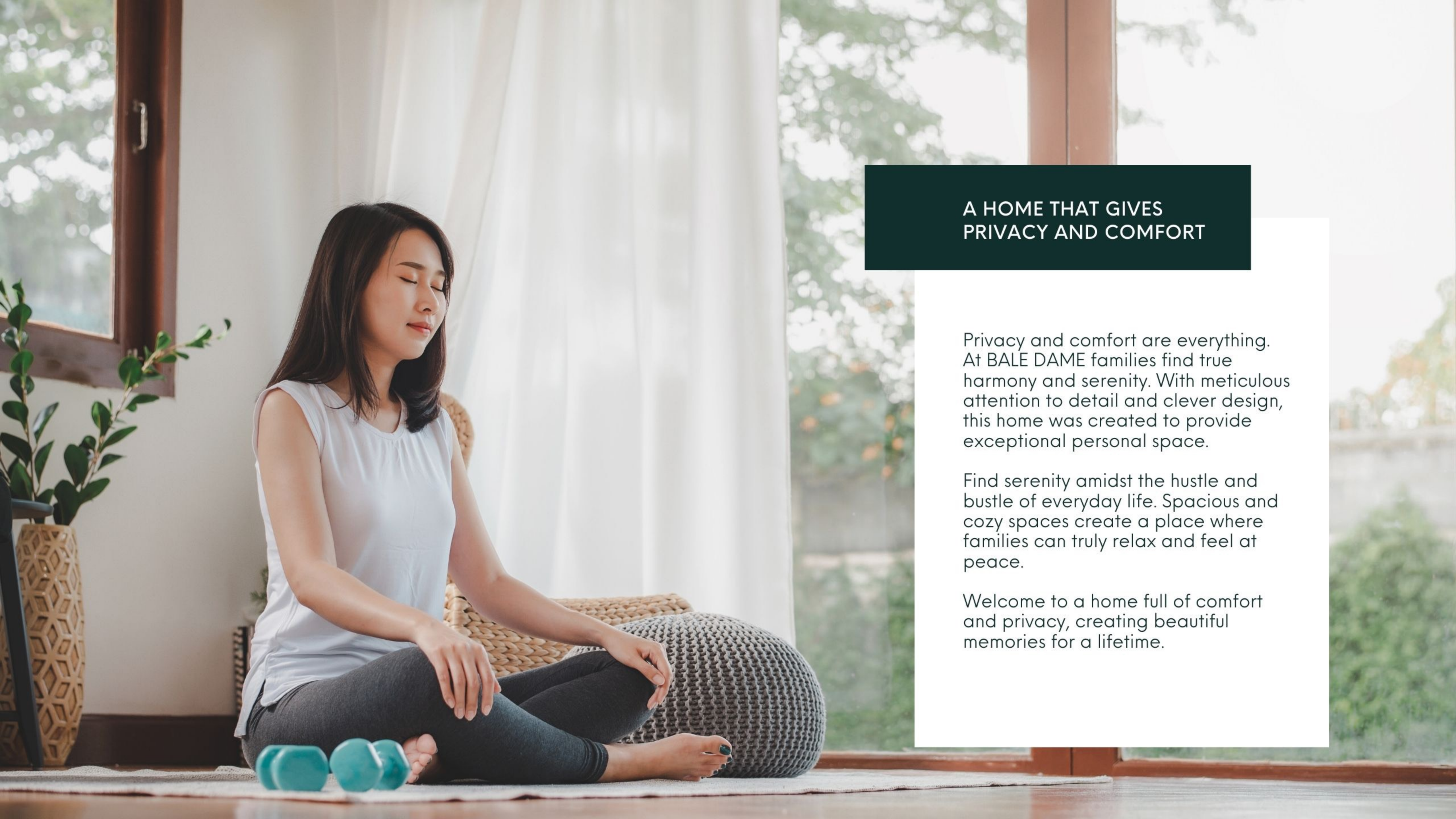


EXPERIENCE AUTHENTIC BALINESE LIVING

Welcome to an authentic and profound life experience on the island of Bali. Find yourself surrounded by Bali's rich culture and deep traditions every day.

Authentic Balinese life is about more than just a place to stay; it's about experiencing the warmth of the local community, understanding deep life philosophies, and celebrating the unique culture of the Island of the Gods.

Join the journey toward peace, simplicity, and beauty, and discover an inspiring and meaningful life on the enchanting island of Bali.



A HOME THAT GIVES PRIVACY AND COMFORT

Privacy and comfort are everything. At BALE DAME families find true harmony and serenity. With meticulous attention to detail and clever design, this home was created to provide exceptional personal space.

Find serenity amidst the hustle and bustle of everyday life. Spacious and cozy spaces create a place where families can truly relax and feel at peace.

Welcome to a home full of comfort and privacy, creating beautiful memories for a lifetime.



THE ULTIMATE FAMILY HIDEAWAY

BALE DAME, is an exclusive villa in Bali that is not only a home away from home, but also an unforgettable retreat and vacation.

BALE DAME is more than just a property; it is a complete lifestyle for the modern family.

BALE DAME is a privileged residence in Bali, which can be customized as you wish, whether to stay or share the joy of a family vacation.

Welcome to the world of your ultimate retreat on the Island of the Gods.



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SELLING POINTS

1. **Growing Population of Bali** – Sebagai sebuah kota global yang menjadi magnet wisatawan ataupun pengunjung dari seluruh dunia, membuat populasi Bali meningkat.
2. Ada 3 segmen “**potential buyers**” yang menjadi sasaran para pemilik properti di Bali
 - pasar lokal – penduduk asli Bali
 - Pasar domestik – penduduk Indonesia
 - international market – Foreigners market
3. **4 rule of thumb** prasyarat investasi di bali yang menjadi patokan investor :
 - View **sungai**
 - View **laut**
 - Dekat **Pantai**
 - View **sawah**
4. **Accountability – Investasi harus accountable (bisa dipertanggung jawabkan)**
 - **Legal** – sebagai landasan dari sebuah Asset Properti
 - **Permit** – sebagai prosesnya yang memberi keamanan properti dalam jangka panjang
5. **Why Sanur ?**
 - Lokasi yang dekat dengan Denpasar
 - KEKK dan hadirnya pembangunan komersial yang masif
 - Destinasi pariwisata
 - Nusa Penida
 - Lifestyle yang sudah terbentuk
6. **Menjanjikan UPSIDE (Rise in Value) dari investasi, karena harga masih murah**
 - Saat ini fasilitas masih dalam pembangunan, dan ketika semua sudah terbangun, maka akan harga tanah di Sanur kemungkinan akan naik.



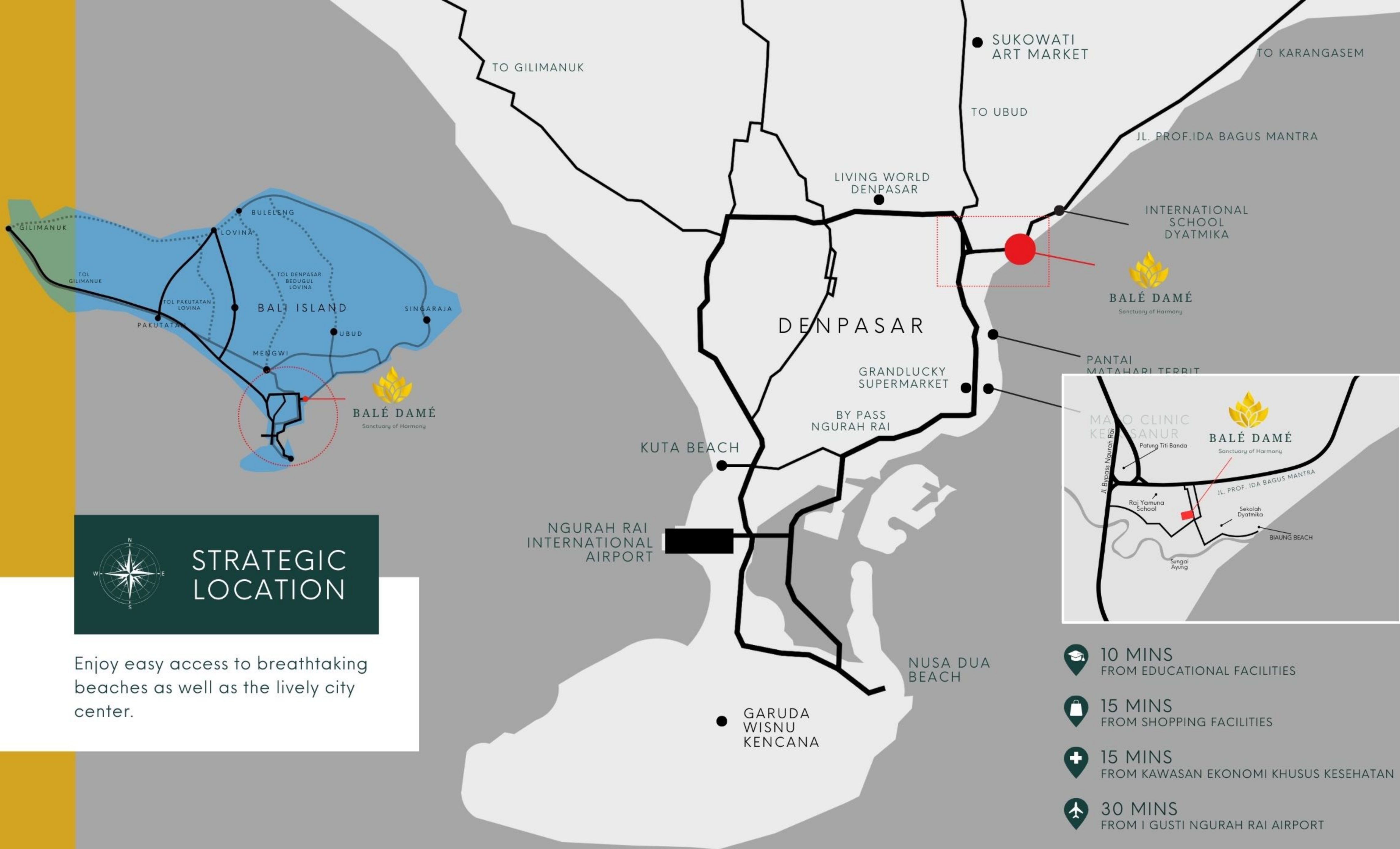
LOCATION

INSPIRED BY
THE BEACH AND
THE SUNRISE




STRATEGIC LOCATION

Enjoy easy access to breathtaking beaches as well as the lively city center.



STRATEGIC LOCATION

Enjoy easy access to breathtaking beaches as well as the lively city center.

-  10 MINS FROM EDUCATIONAL FACILITIES
-  15 MINS FROM SHOPPING FACILITIES
-  15 MINS FROM KAWASAN EKONOMI KHUSUS KESEHATAN
-  30 MINS FROM I GUSTI NGURAH RAI AIRPORT



Kawasan Ekonomi Khusus Kesehatan Bali



Byrd House Beach Club



Dyatmika International School

AMENITIES



International Airport



Living World Mall



Icon Bali Mall



DENPASAR
TIMUR

MCDONALD'S
SANUR

HORSE RIDING
ADVENTURE

PANTAI BIAUNG
Festival Layang Layang

PANTAI MATAHARI
TERBIT

SANUR SEAPORT
TO NUSA PENIDA

WARUNG
MAKBENG

KEKK SANUR

BYRD HOUSE CAFE
& BEACH CLUB

ICON BALI
MALL

PANTAI SANUR

PANTAI MERTASARI

NEARBY
ACTIVITIES
Pedestrian Walk Sanur



Seaport To Nusa Penida



Warung Makbeng



Byrd House Beach Club



Pantai Matahari Terbit



Muara Adventure
(Horse Riding)



Festival Layang-layang



SURROUNDINGS

BADUNG BAY



BALÉ DAMÉ
Sanctuary of Harmony



ESTUARY
@ BIAUNG BEACH
AND AYUNG RIVER

Jl. Prof.Dr. Ida Bagus Mantra

700 M from the beach /
10 minutes walk)

Ayung River



BALÉ DAMÉ
Sanctuary of Harmony

By Pass
Ngurah Rai

SELAT
BADUNG

SURROUNDINGS
& ACCESIBILITY



Jl. Prof. Dr. Ida Bagus Mantra

Heading to Denpasar City Center

Beach Activities

700 m from the beach (10 minutes walk)

Ayung River

SELAT BADUNG

Heading to By Pass Ngurah Rai



BALÉ DAMÉ
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SURROUNDINGS & ACCESSIBILITY

BIAUNG BEACH



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10 MINUTES WALK
TO THE BEACH





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Sanctuary of Harmony

THE GATE THAT
WELCOMES YOU
TO BALE DAME

The Entrance Gate

BALÉ
DAMÉ





BALÉ DAMÉ
Sanctuary of Harmony

A MODERN AMBIENCE
WITH A TOUCH OF
AUTHENTIC BALINESE
STYLE.

The Environment



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The Environment





BALÉ DAME
Sanctuary of Harmony

THE MODERN
AND TROPICAL
DESIGN
INNOVATION

The FACADE





BALÉ DAME
Sanctuary of Harmony

WELCOME TO
BALE DAME
THE SANCTUARY
OF HARMONY

The Environment





DESIGN & SPECIFICATIONS

INSPIRED BY
THE BEACH AND
THE SUNRISE

THE SITE PLAN

Nestled in a highly private and well-established neighborhood, this place offers excellent accessibility to both the beach and the city center.

PHASE 2

JL. MELASTI UTARA

JL. MELAS



BALÉ DAMÉ
Sanctuary of Harmony

UNDERGROUND
INFRASTRUCTURE



VERTICAL BLINDS
TO REDUCE GLARE & HEAT

Inspirational
Tropical Design



A TROPICAL
DESIGN
INNOVATION





Presenting
The Innovative
Balinese Layout





SERENITY

7X15



1st FLOOR



2nd FLOOR



BALÉ DAMÉ
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SOLITUDE 6X15



1st FLOOR



2nd FLOOR



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LIVING and
DINING ROOM





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MASTER
BEDROOM



WINDOW BAY



BEDROOM 1



BEDROOM 2



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BACKYARD

(SWIMMING POOL OPTIONAL)



SPECIFICATION SHEET

STRUCTURE

Foundation: Foot Plate
Main Structure: Reinforced Concrete

WALL & FINISHES

Exterior Wall: Red Brick with Plaster and Paint
Interior Wall: Red Brick with Plaster and Paint
Bathroom Wall: Red Brick with Plaster and Paint (Dry Area)
Red Brick with Ceramic Tile 30x30 (Wet Area)

FLOOR FINISHES

Main Floor: Homogenous Tile 60x60
Bedroom Floor: Homogeneous Tile 60x60
Bathroom Floor: Ceramic Tile 30x30

CEILING

Gypsum with Paint

SEPTICTANK

Biotank

ROOF

Framing: Light Steel Trusses
Cover: Concrete Roof Tile

SANITARY

Ex. Toto / equivalent

DOORS & WINDOWS

Main Door: Solid Engineering Wood
Bedroom Door: Engineering Wood
Windows: Powder Coated Aluminium Frame Glass

WATER & ELECTRICITY

Power: 3.500 Watt
Water Source: PDAM



PRICE LIST CLUSTER BALE DAME - Tahap 2

Berlaku mulai 25 Juni 2024

Lokasi			Tipe Unit		Luas (m2)		Jumlah Lantai	PRICE LIST
No	Blok	No. Unit			Tanah	Bangunan		
1	A	Blok A7	SERENITY	L7	104	113	2 Lantai	2.658.000.000
2		Blok A8	SERENITY	L7	104	113	2 Lantai	2.658.000.000
3		Blok A9	SERENITY	L7	104	113	2 Lantai	2.658.000.000
4		Blok A10	SERENITY	L7	104	113	2 Lantai	2.658.000.000
5		Blok A11	SERENITY	L7	104	113	2 Lantai	2.658.000.000
6		Blok A12	SERENITY	L7	104	113	2 Lantai	2.658.000.000
7		Blok A15	SOLITUDE	L6	89	104	2 Lantai	2.455.000.000
8	C	Blok C1	SERENITY	L7	104	113	2 Lantai	2.658.000.000
9		Blok C2	SERENITY	L7	104	113	2 Lantai	2.658.000.000
10		Blok C3	SERENITY	L7	104	113	2 Lantai	2.658.000.000
11		Blok C5	SERENITY	L7	104	113	2 Lantai	2.658.000.000
12		Blok C6	SOLITUDE	L6	89	104	2 Lantai	2.455.000.000
13		Blok C7	SOLITUDE	L6	89	104	2 Lantai	2.455.000.000
14		Blok C8	SOLITUDE	L6	127	104	2 Lantai	2.906.000.000

Ketentuan cara bayar pada saat transaksi :

TUNAI KERAS :

Booking Fee Rp. 25.000.000,-
Down Payment - (20% - BF)
Pelunasan 80%

Hari ke-1
Hari ke 15 setelah BF
Hari Ke 45 setelah BF

TUNAI BERTAHAP 18X :

Booking Fee Rp. 25.000.000,-
Down Payment - (20% - BF)
Installment - 2 s/d 17 (80%/17 bulan)

Hari ke 1
Hari ke 15 setelah BF
Hari ke 45 setelah BF Dst.

KPR Bank :

Booking Fee Rp. 25.000.000,-
Down Payment - (Min. 10% - BF)
Akad KPR

Hari ke 1
Hari ke 15 setelah BF
Hari ke 45 setelah BF

BOOKING FEE TRANSFER KE:

PT. PRADIPTA GANTARI NAWASENA
Bank BCA Cab. WTC Sudirman
A/C : 545-568-6846

CATATAN :

Harga di atas sudah termasuk :

1. Persetujuan Bangunan Gedung (PBG)
2. PPN 11% (apabila terjadi Peraturan Pemerintah yang menyebabkan tarif PPN berubah, maka selisihnya ditanggung dan wajib dibayarkan pembeli pada saat pembayaran angsuran.
3. Penyambungan daya listrik (3500 W)
4. Penyambungan air bersih (PDAM)

Harga di atas tidak termasuk :

5. AJB, Bea Balik Nama (BBN), BPHTB
6. Pajak Bumi dan Bangunan (PBB)
7. Biaya-biaya KPR
8. Iuran Pengelola Lingkungan (IPL)
9. Bila Pembeli membatalkan transaksi secara sepihak, maka Booking Fee tidak dapat dikembalikan.
Apabila Pemesan telah melakukan pembayaran uang booking fee dan/atau uang muka dan/atau angsuran pembayaran dan Pemesan melakukan pembatalan atau pengunduran diri termasuk tetapi tidak terbatas pada proses Kredit Pemilikan Rumah (KPR) yang ditolak, maupun dikarenakan Pembeli tidak memenuhi kewajiban pembayaran yang telah disepakati dan atau ketentuan-ketentuan yang diatur dalam Surat Pemesanan (SP), maka pembayaran angsuran (tidak termasuk PPN) oleh Pemesan akan dipotong 10% dari harga jual ditambah pajak-pajak yang telah disetorkan.
10. Surat Pesanan Unit wajib ditandatangani pada saat pembayaran Booking Fee
11. SPPJB (Surat Pengikatan Perjanjian Jual Beli) wajib ditandatangani setelah pembayaran Down Payment (Uang Muka).
12. Serah terima hanya dapat dilakukan setelah pembayaran lunas atau setelah akad kredit dengan bank.
13. Harga dan ketentuan di atas sewaktu-waktu dapat berubah tanpa pemberitahuan terlebih dahulu.

PRICELIST



THANK YOU

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THE SUNRISE