



DHARMA

RESIDENCE



THE SPACE
THAT INSPIRES

D H A R M A R E S I D E N C E



Dharma Residence is an elite complex of modern design premium villas. A gated guarded residence in Bali's best tourist location.

D H A R M A R E S I D E N C E



A well-known architect, a finalist, and winner of international awards. Over the past decade, he has designed a multitude of luxurious projects, including villas, apartment complexes, and guest houses in Bali and worldwide

ANTONIO PIETRO

We've created a project at the intersection of sophistication and functionality, where every inch of space is thought out to the smallest detail.

The combination of smart technology and advanced interior solutions formed the basis of the philosophy of the complex, expanding the notion of premium comfort.

DHARMA RESIDENCE is a unique project that takes the needs of the most discerning connoisseurs of luxury into account.



D H A R M A R E S I D E N C E

The largest guarded complex in the entire tourist area of Bali with an area of

5 hectares

Dharma Residence is literally immersed in greenery, which creates a private and environmentally friendly atmosphere.



The complex is located in one of
the best districts of Bali

CANGGU

Nº 1 in the ranking
«Top 15 best cities for
freelancers»



Nº 4 in the ranking
"16 Best Places to Live as
Freelancers in 2023"



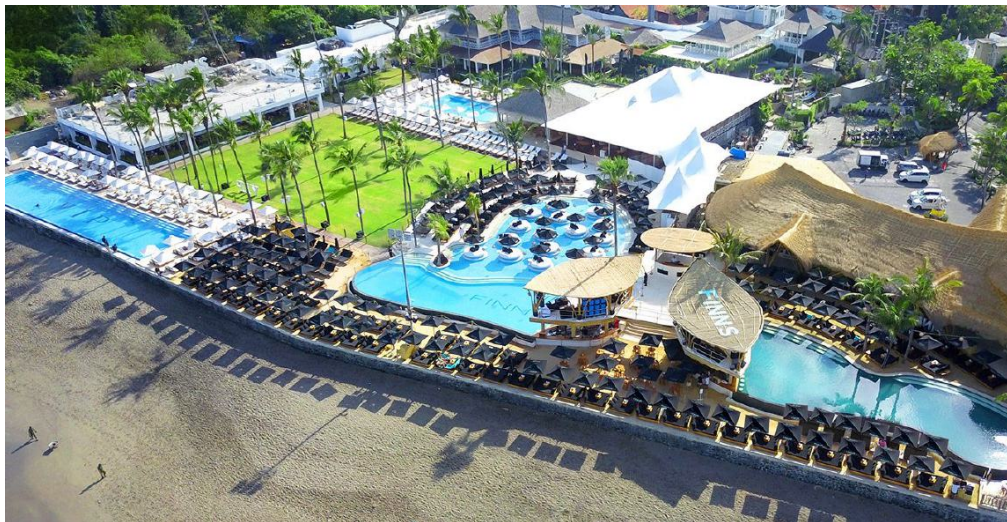
Nº 4 in the ranking
«Top 10 places in the world
to relocate»



Nº 39 in the ranking
«100 best beaches in the
World»



D H A R M A R E S I D E N C E





LOCATION

For the construction of the residence, we have chosen a special location with a unique atmosphere in the heart of Canggu. All the necessary infrastructure for comfortable living and recreation is within walking distance.

D H A R M A R E S I D E N C E

Just **right next to the complex** there is a crossroads with the trendiest cafes and restaurants, stylish showrooms, farm shops with fresh fruit as well as a medical center.



Boutique



1 **KARMA KOMA**

Ice cream parlor



2 **VILO GELATO**

Coffee shops



3 **CANGGU ALLEY COFFEE**

4 **07.AM BAKER'S CLUB**

5 **KARAMEL CAFÉ & BAKERY**

Cafes and restaurants



6 **USHA CAFÉ & BAKERY**

7 **PIZZA FABBRICA**

8 **TANAU BALI**

9 **BONITO FISH**

Tennis center



10 **LIGA.TENNIS**

Medical center



11 **ASIA PACIFIC
MEDICAL CENTER**



GREAT
ENTRANCE GROUP



U-turns and parking are designed so as not to impede the movement of the car in any way.



WALKING **AREAS**

More than 50% of the paths in the complex are equipped for walking areas surrounded by greenery.



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D H A R M A R E S I D E N C E

VIEWS

The complex is located in a quiet place among tropical gardens and palm trees, which create a unique atmosphere of an oasis.





THE LARGEST TENNIS CENTER
ON THE ISLAND
is located on territory of the complex.







5 tennis
courts

2 pickleball
courts

2 padel
courts

D H A R M A R E S I D E N C E

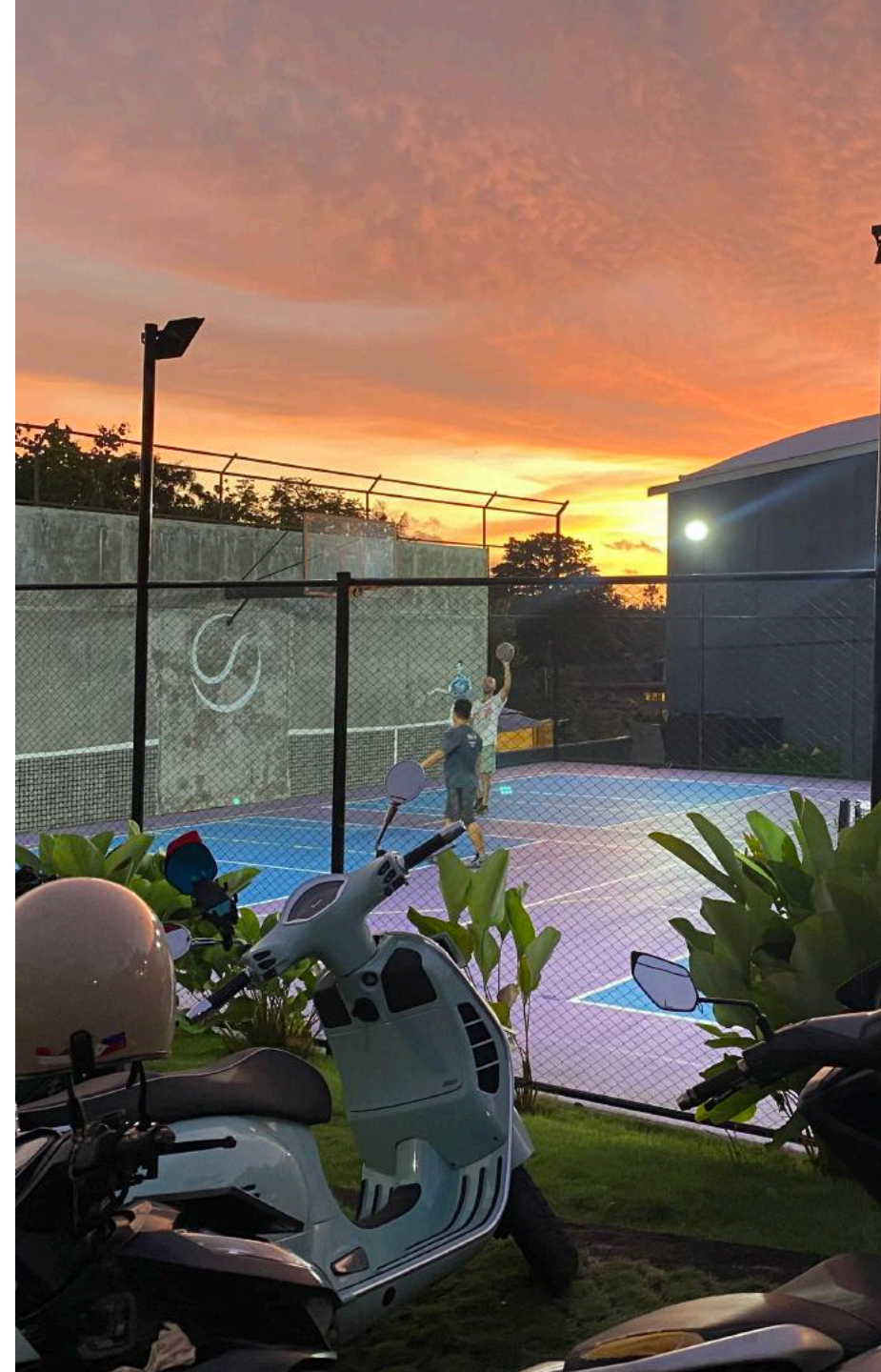


SQUASH
court



BASKETBALL
court

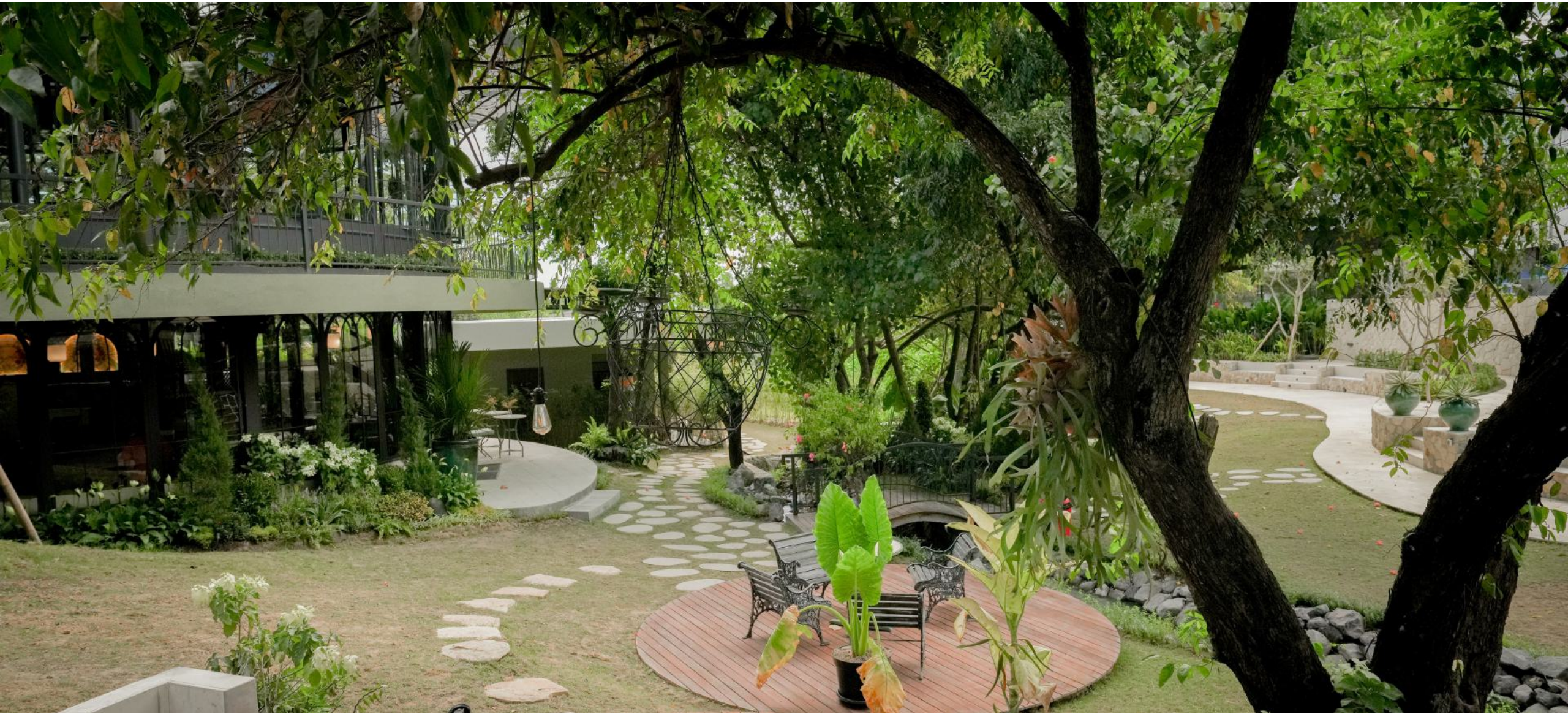
D H A R M A R E S I D E N C E





There are two cafes in the complex, where you can enjoy a variety of local and international cuisine. A cozy ice cream cafe has also been opened on the territory of Dharma Residence.

D H A R M A R E S I D E N C E



PARK AREA

At the exit of the complex, next to the ice cream parlor, there is a park area with benches for relaxation and complex's own amphitheater.



DHARMA RESIDENCE

A NEW LEVEL OF LUXURY
in Bali



Refined white facade
in harmony with the tropical landscape.

D H A R M A R E S I D E N C E



Luxury design in combination with the functionality of the space.

D H A R M A R E S I D E N C E

VILLA TYPES

In Dharma Residence complex there are 3 types of villas:



Number of bedrooms : **3**
Floors: **1**
Square footage: **210 m²**

1

Number of bedrooms : **3**
Floors: **2**
Square footage: **450 m²**

2

Number of bedrooms : **5**
Floors: **2**
Square footage: **830 m²**

3

TYPE N^o1

D H A R M A R E S I D E N C E

Number of bedrooms : 3 / Floors: 1 / Villa area: 210 m² / Land area: 475 m²





TYPE N^o1

DHARMA RESIDENCE



TYPE N^o1



DHARMA RESIDENCE

TYPE №2

D H A R M A R E S I D E N C E

Number of bedrooms: 3 / Floors: 2 / Villa area: 450 м² / Land area: 550 м²





TYPE N^o2

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TYPE №2



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TYPE №3

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Number of bedrooms: 5 / Floors: 2 / Villa area: 830 m² / Land area: 850 m²





TYPE №3

DHARMA RESIDENCE



TYPE N°3



DHARMA RESIDENCE

SMART TECHNOLOGY

All premises of the complex are equipped with a smart remote control system from Digitels.

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IMAGINE LIVING IN A HOUSE THAT
KNOWS EVERYTHING ABOUT YOUR NEEDS.

Smart sensors recognize when you are leaving home and automatically turn off lights and air conditioning.

YOUR VOICE ASSISTANT

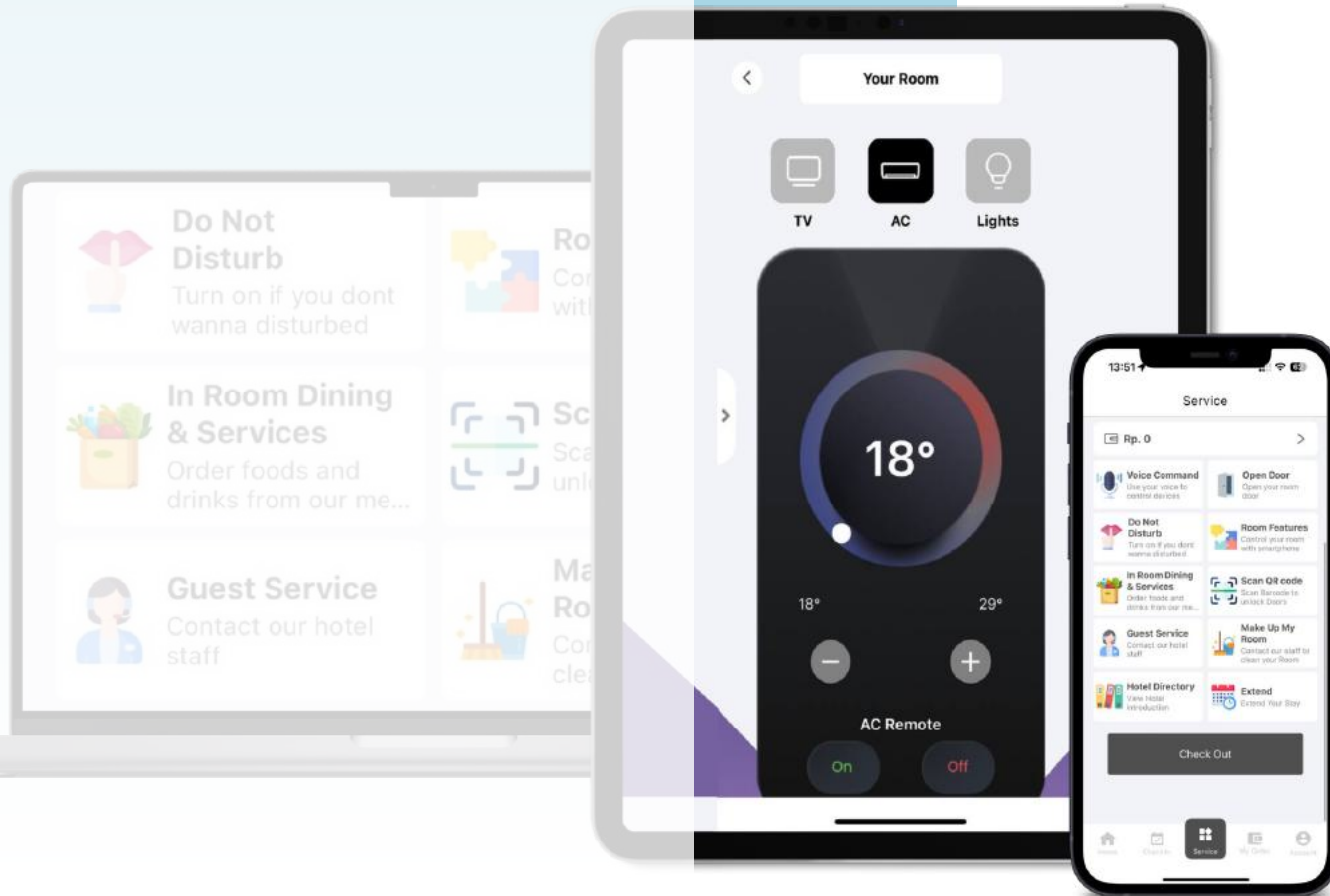
The smart system allows you to **control your home and appliances with your voice.**



Control the lights, air conditioning, music, curtains, TV, and the transparency of glass partitions in your bathroom.



MOBILE APP THAT CAN DO EVERYTHING



YOUR PHONE IS YOUR ACCESS
TO ALL THE COMPLEX INFRASTRUCTURE

Remote management of the complex infrastructure, electronics, services and investments.

When ordering food in our restaurant, a request with your wishes goes directly to the chef.

Book all the services you need in two clicks: cleaning, laundry, spa, food from the restaurant. Book a meeting room, a table in the restaurant and a lot more.

SERVICE TAILORED TO **ALL NEEDS**

The management company takes care of all the maintenance of your villa:

- villa cleaning, linen change
- complex territory cleaning
- 24/7 security
- maintenance and overhaul
- ensuring the proper functioning of all systems
- rental of your property
- yield accrual on any settlement account
- payment of taxes
- financial reporting

D H A R M A R E S I D E N C E

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CANGGU DISTRICT

When choosing a location, we considered hundreds of parameters so you can enjoy the comfort of staying close to the best locations and legendary establishments.

THE COMPLEX IS LOCATED

CLOSE TO THREE POPULAR BEACHES:

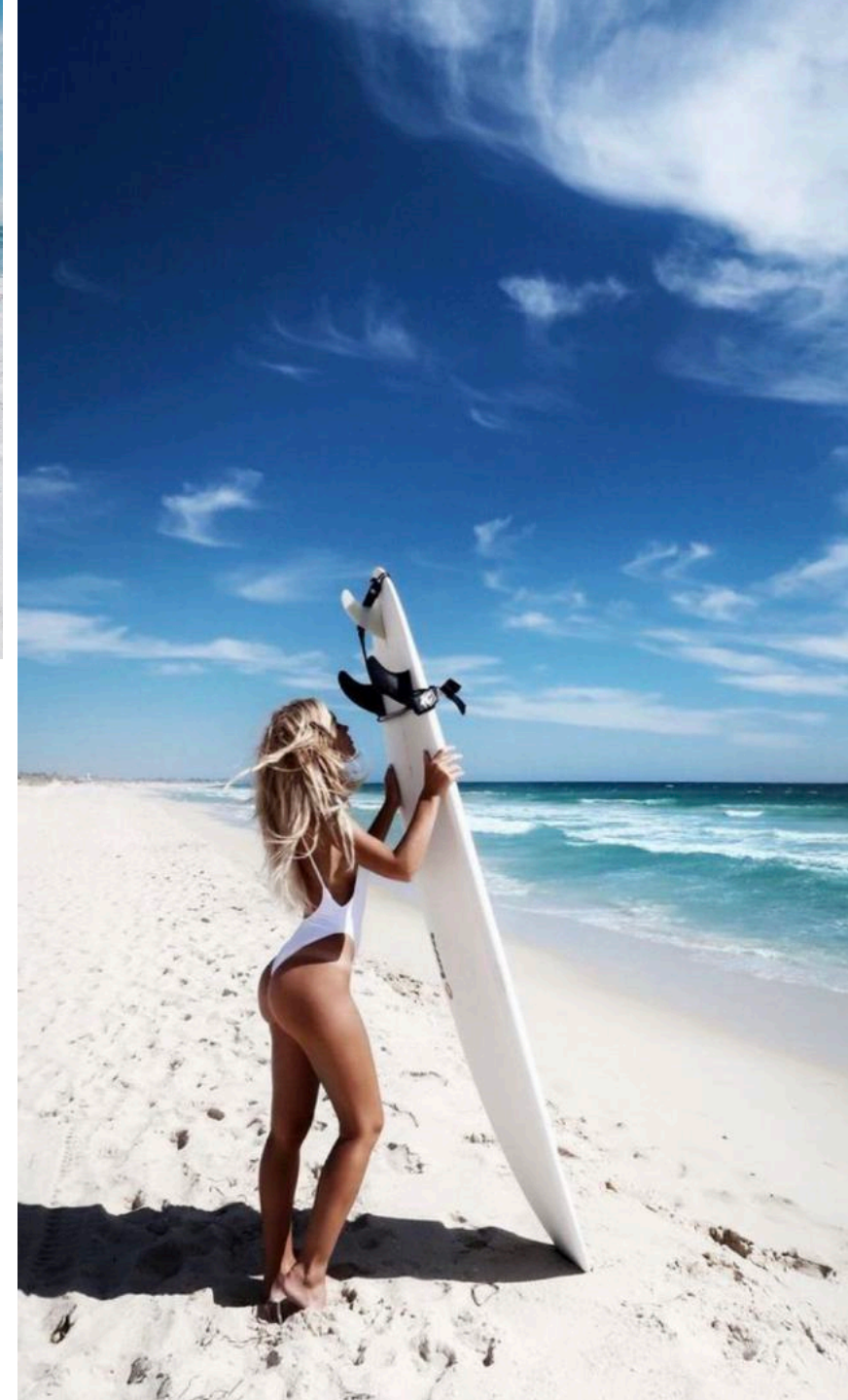
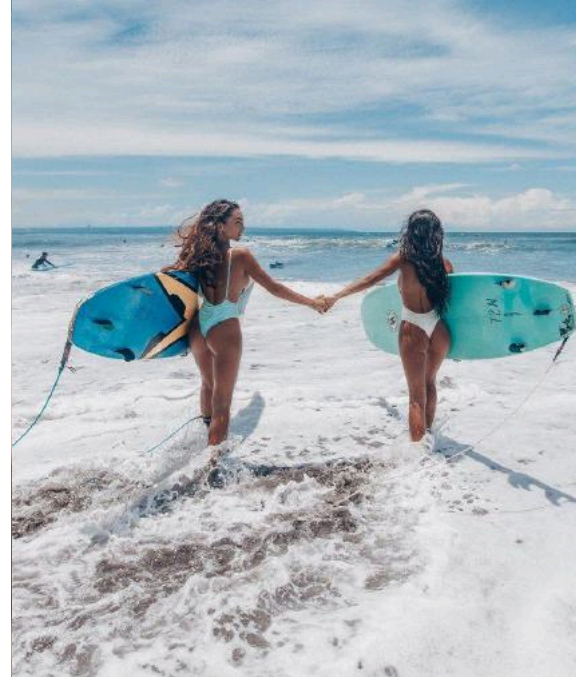
Batu Belig is a beautiful and spacious beach between Seminyak and Berawa. Here you can find luxury hotels and beach cafes on the first line. An ideal beach for sunsets.

Berawa Beach with one of the best surf spots which attracts a lot of surfers from all over the world. There are also a lot of restaurants and cafes for enjoying sunsets and watching surfers..

Batu Bolong Beach is a trendy beach with its own surf spot. There are a lot of fashionable establishments and all young people flock here to have some fun.

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BEACH ATMOSPHERE

DHARMA RESIDENCE

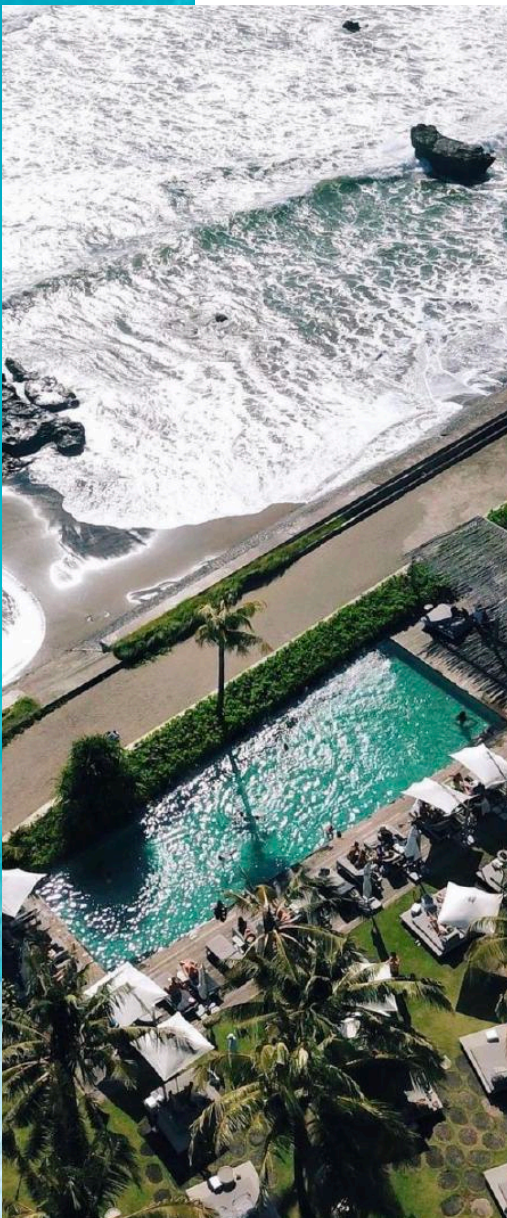


Canggu **is a favourite surfing spot**, with big waves and powerful currents.

Besides, the beach area is not so crowded compared to other beaches on the island.

D H A R M A R E S I D E N C E





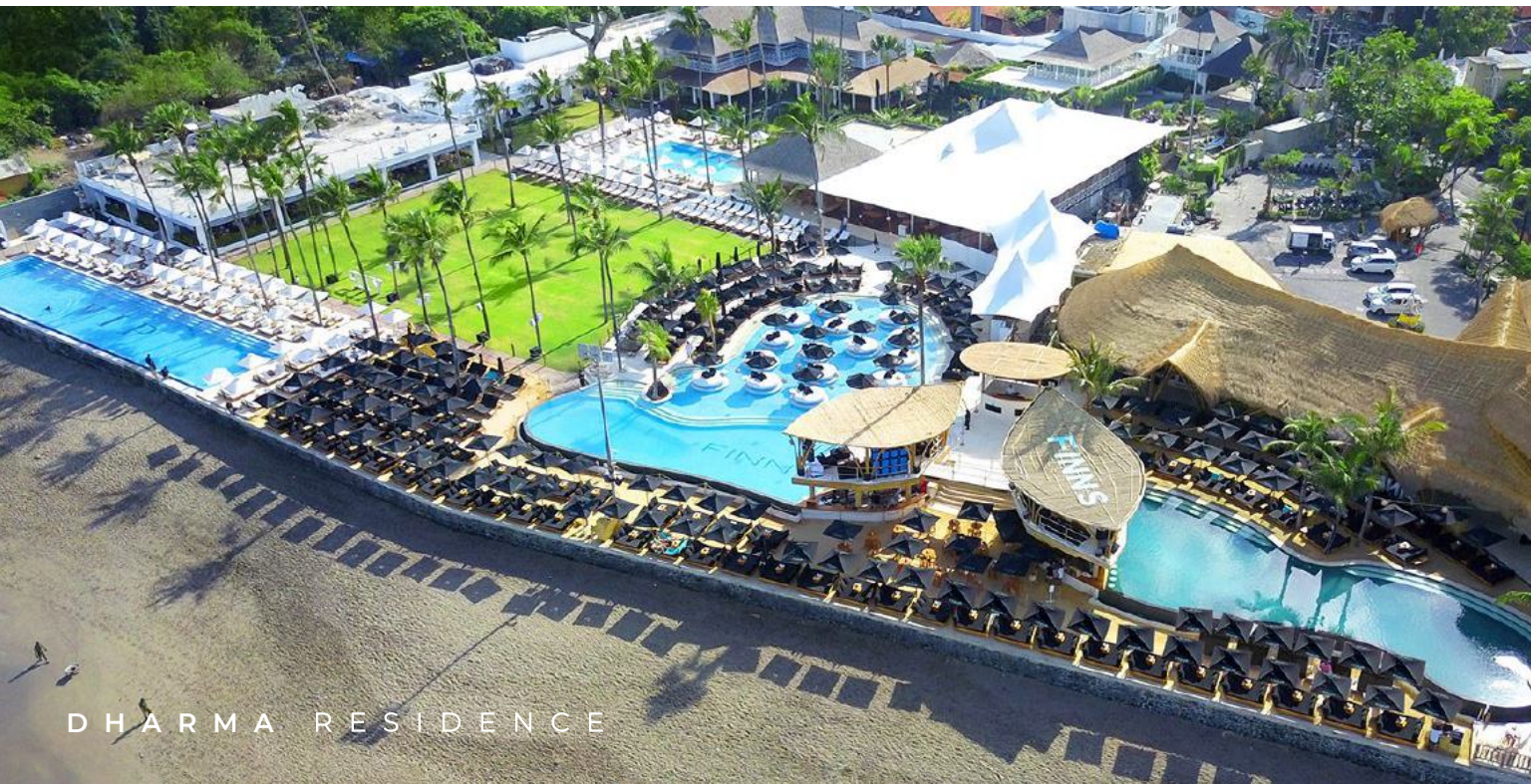
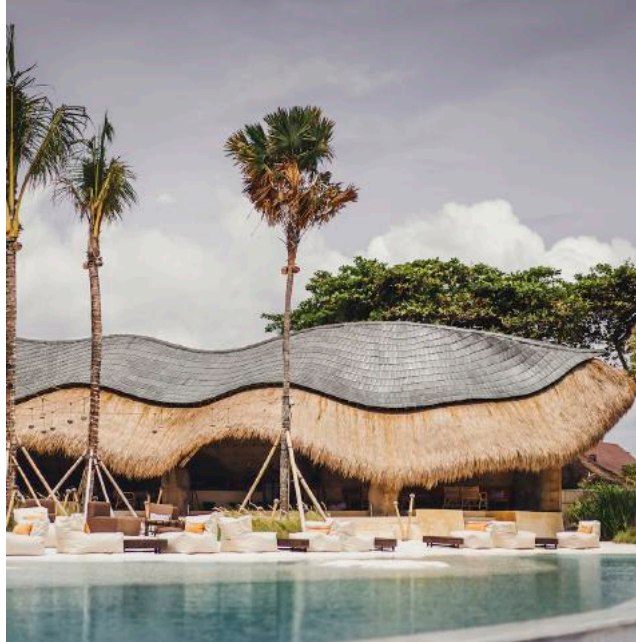
TOP BEACH CLUBS

Complex DHARMA RESIDENCE is located close to 9 legendary beach clubs:

- FINNS
- CAFE DEL MAR
- LA BRISA
- ATLAS
- MARI
- OLD MAN'S
- COMO
- WOOBAR
- POTATO HEAD

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BEST RESTAURANT AND CAFES

The Canggu area leads the way in the number of cafes and restaurants from around the world: there are more than 1,500 establishments within 5 km of the complex according to Tripadvisor.



Лучшее поблизости
Рестораны
1 887 на радиусе 5 км



[Bali Bowls & Smoothies - Canggu](#)
★★★★● 623
0,4 км • \$\$ - \$\$\$ • Кафе • Здоровая • Под...



[Ulekan Bali](#)
★★★★● 385
0,4 км • \$\$ - \$\$\$ • Азиатская • Индонезий...



[Ruko Cafe](#)
★★★★● 487
0,4 км • \$\$ - \$\$\$ • Кафе • Здоровая • Под...

[Показать все](#)







FINNS RECREATION CLUB

The main sports and entertainment venue in Bali with a water park, a bowling alley, a SPA center, a tennis court, a kid's club and a lot more is just 3 minutes away from the complex.



HORSE CLUB

Bali Equestrian Centre
Riding School is located
5 minutes from
DHARMA RESIDENCE.



D H A R M A R E S I D E N C E



CANGGU is home to a large number of

INTERNATIONAL SCHOOLS AND CHILDREN'S CENTERS

- CANGGU COMMUNITY SCHOOL
- MONTESSORI SCHOOL
- THE GARDEN BALI
- PROEDUCATION SCHOOL
- UMALAS KIDS CLUB
- ALAM ATELIER SCHOOL

D H A R M A R E S I D E N C E





DARMA RESIDENCE



There is a currently
**A SUPPLY SHORTAGE AND
SURPLUS DEMAND**
IN THE PREMIUM PROPERTY MARKET

Dharma Residence villas is a **perfect solution**
for investment, living and subsequent sale.



HIGH POTENTIAL OF PROFITABILITY AND VALUE GROWTH PROPERTY

Projected yield of Villa type 1
(during the first 3 years from the current prices)

13-17%

Projected yield of Villa type 2
(during the first 3 years from the current prices)

12-15%

Projected yield of Villa type 3
(during the first 3 years from the current prices)

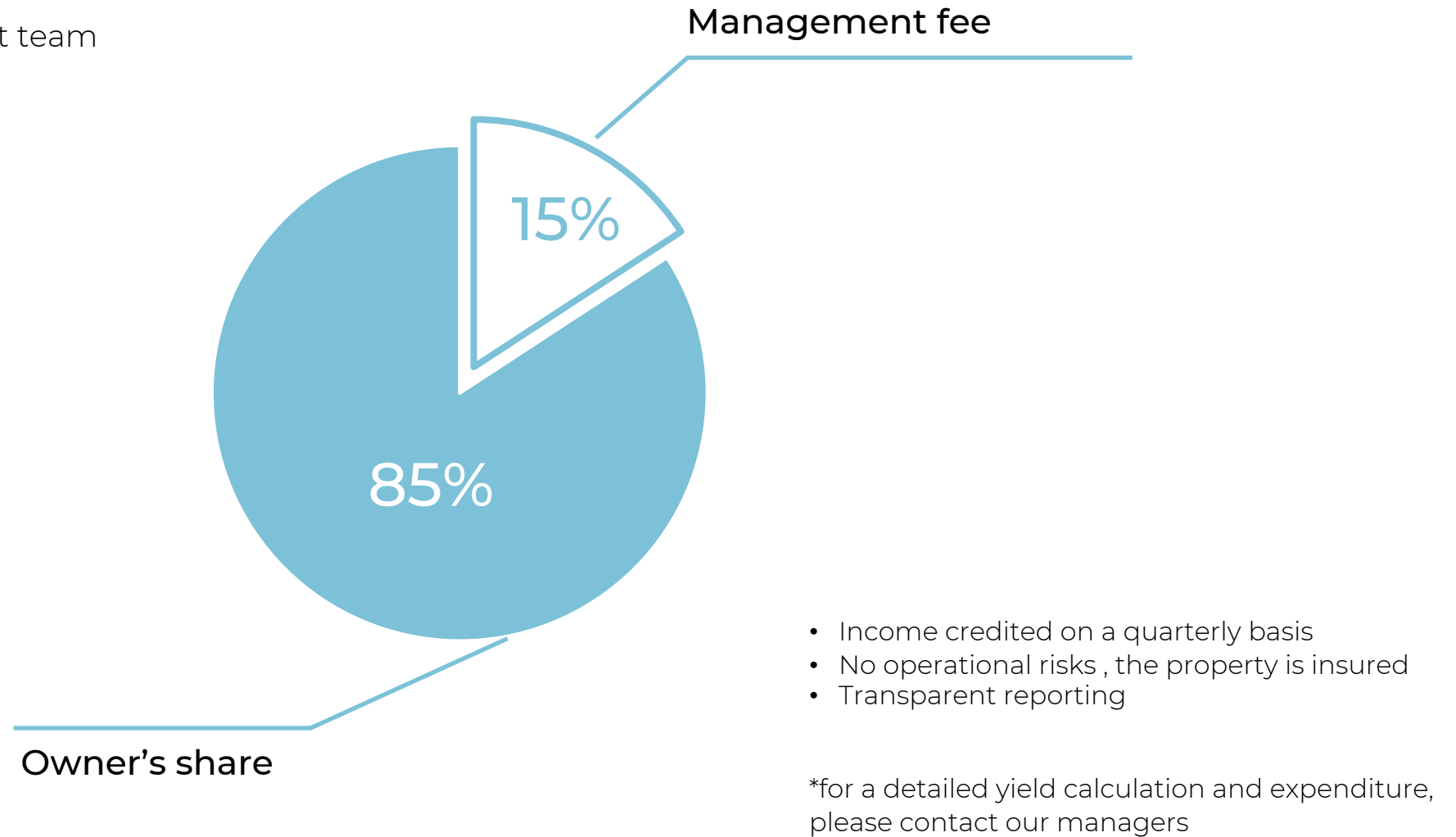
13-15%

D H A R M A R E S I D E N C E

YOU CAN RENT OUT YOUR VILLA

FULLY REMOTE

through our management team
to earn a **passive income**.



OUR CONTACTS

+62 815-5866-8888

sales@magnumestate.pro

