

LEON

LUXURY
DEVELOPMENTS

Present

DARMA
LUXURY VILLAS
- NUSA DUA -

NUSA DUA

www.leonluxurydevelopments.com



OWN LUXURY VILLAS IN BALI FOR ONLY \$3,322 - \$4,980 /YEAR

Investment Highlights

- Brand New Luxury Villas Fully Furnished
- Prestigious Villa Complex in Nusa Dua
- One Gate system, 24 hours security
- LEASEHOLD 50 / 90 years available
- Return of Investment in 6 – 8 years

Flexible Ownership & Management

Owners have the flexibility to either:

- Managed by Nusantara Hospitality Solutions, more info visit www.nusantarahospitality.com, or
- Manage the property independently according to their own preferences and investment strategy.

Complete flexibility for your lifestyle and investment needs.

Villa Pricing

*** USD \$249,000**

USD \$4,980/year

50 YEARS – LEASEHOLD Title

*** USD \$299,000**

USD \$3,322/year

90 Years – LEASEHOLD Title

Freehold title available upon request



WHY INVEST IN

Exceptional Value Compared to Similar Luxury Villas by other Developers

While many luxury villa developments in Bali typically require ownership costs ranging from USD \$15,000 – USD \$20,000 per year, DARMA Luxury Villas offers a significantly more accessible investment opportunity starting from only USD \$3,322 – USD \$4,980 per year.

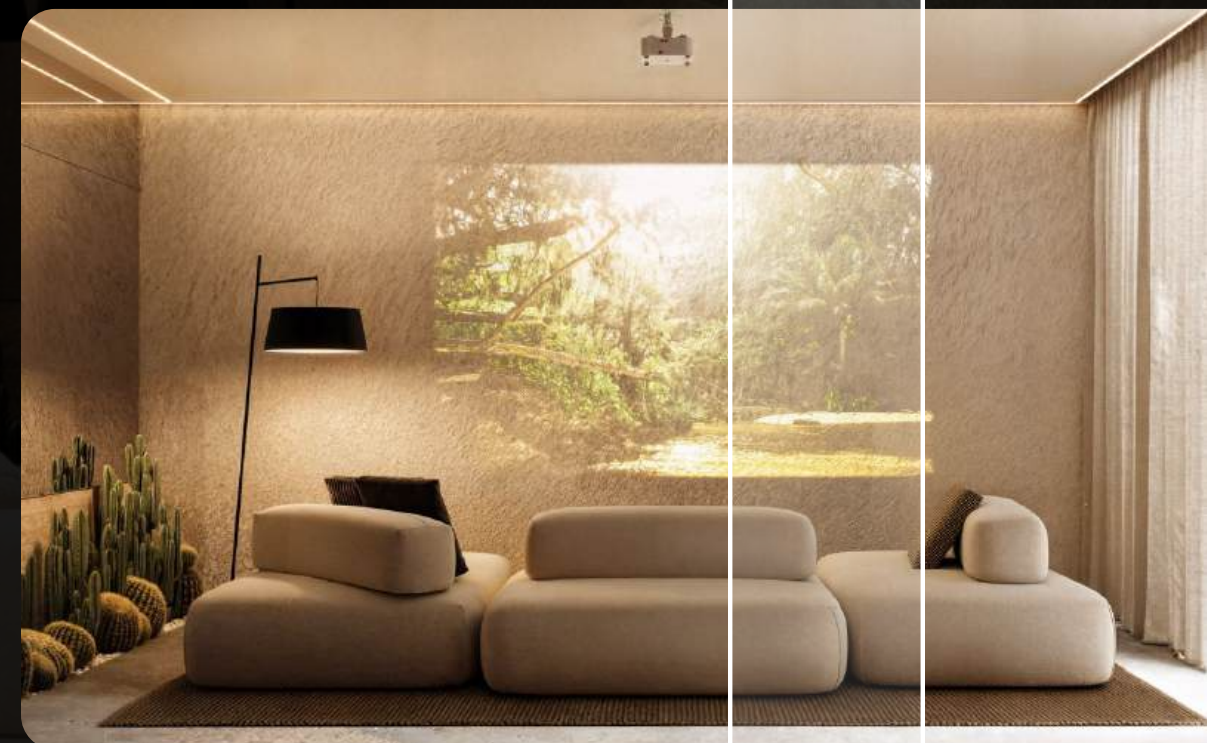
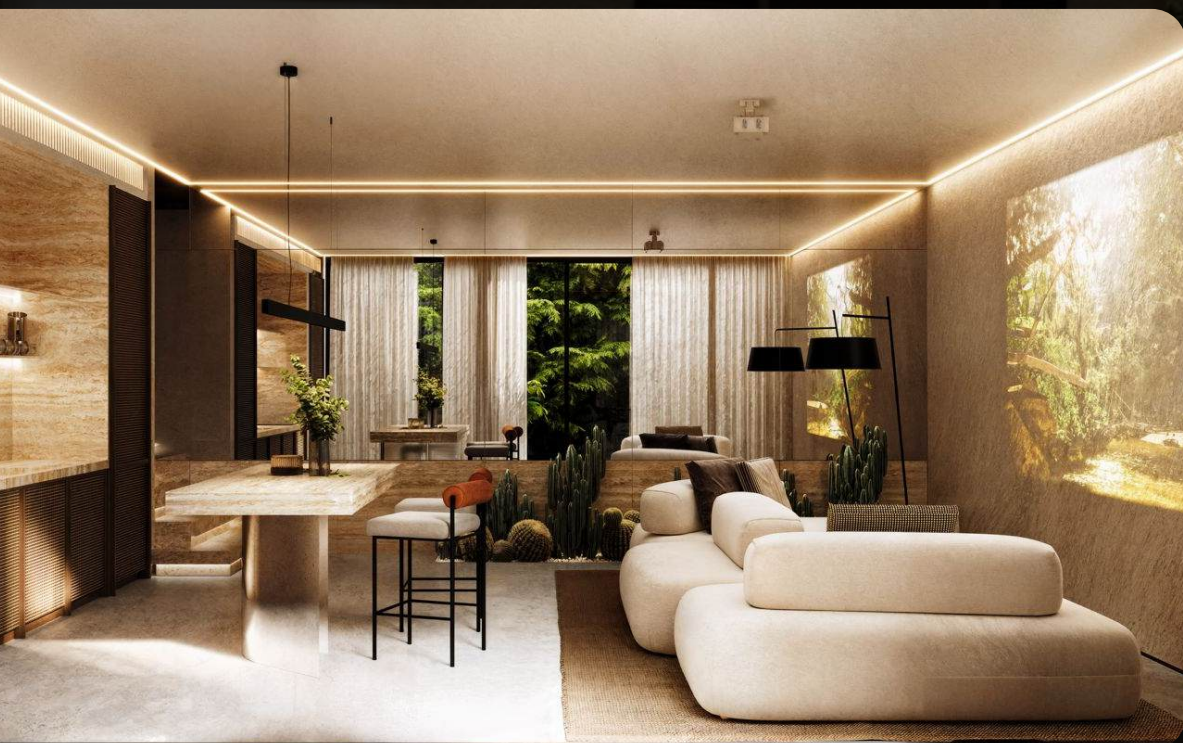
Compare the Value

Features	DARMA Luxury Villas	Typical Luxury Villas in Bali
Annual Ownership Cost	USD \$3,322 – \$4,980	USD \$15,000 – \$20,000
Fully Furnished	✓ Included	Often Additional Cost
Premium Building Material	✓ Included	Often Additional Cost
Premium Location	✓ Nusa Dua Premium Area	Varies
One-Gate System	✓ Included	Varies
24-Hour Security	✓ Included	Varies
Leasehold Options	✓ 50/90 Years	20 – 30 Years
Land Ownership	✓ Fully owned by our company	Often owned by third party
ROI Potential	✓ 6 – 8 Years	Depends on Project



Our Concept

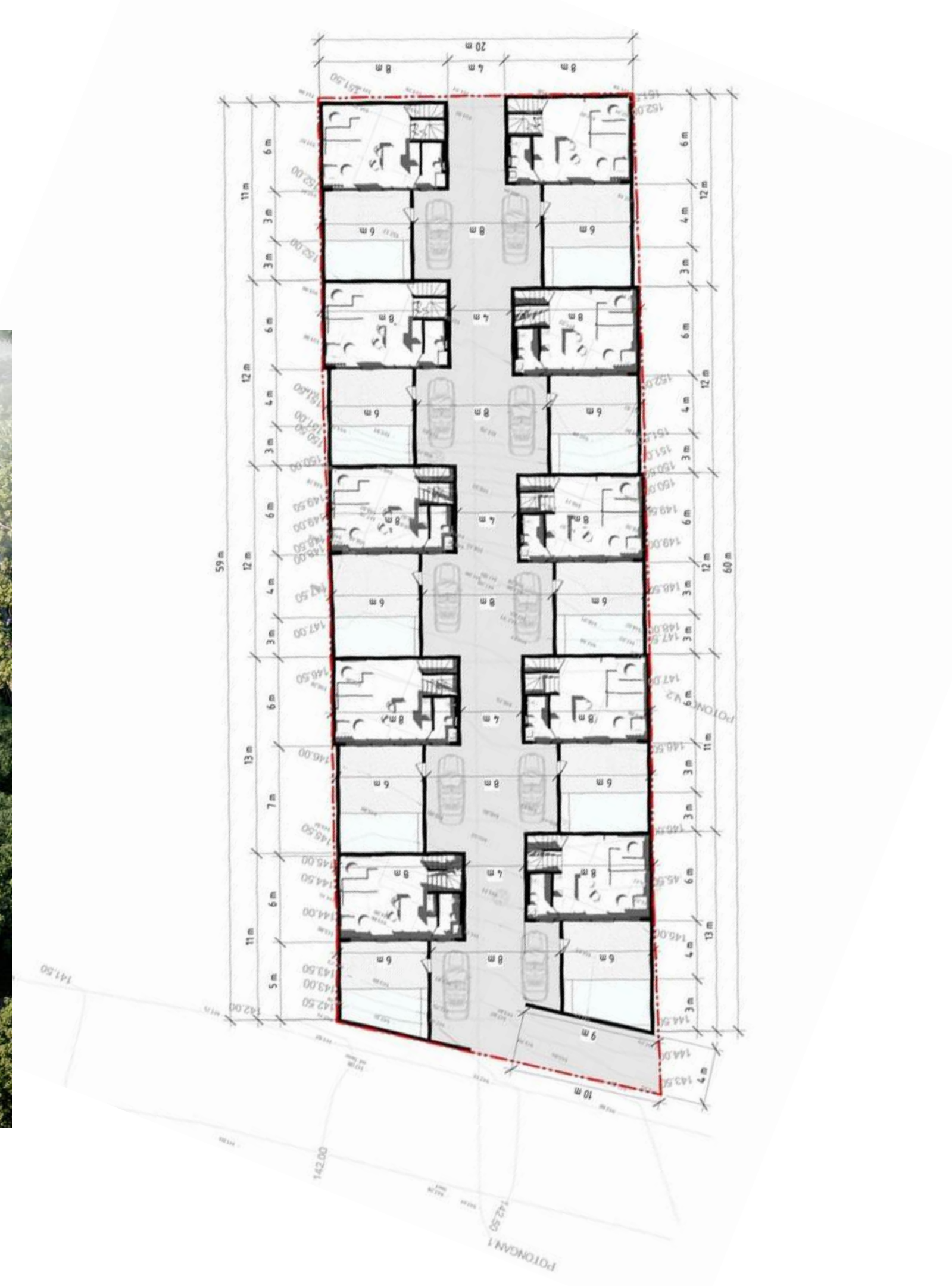
Prime Location in the Heart of Prestigious Nusa Dua



SITE PLAN

10 Villa Units Available

DARMA
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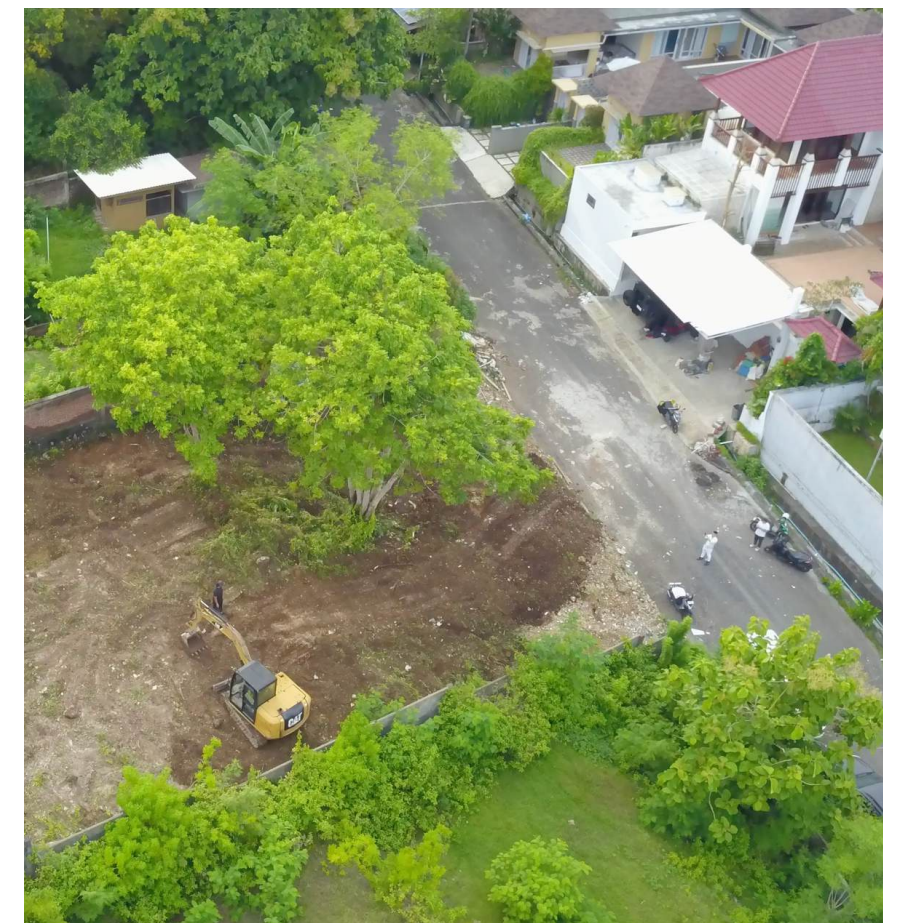
ON SITE

progress



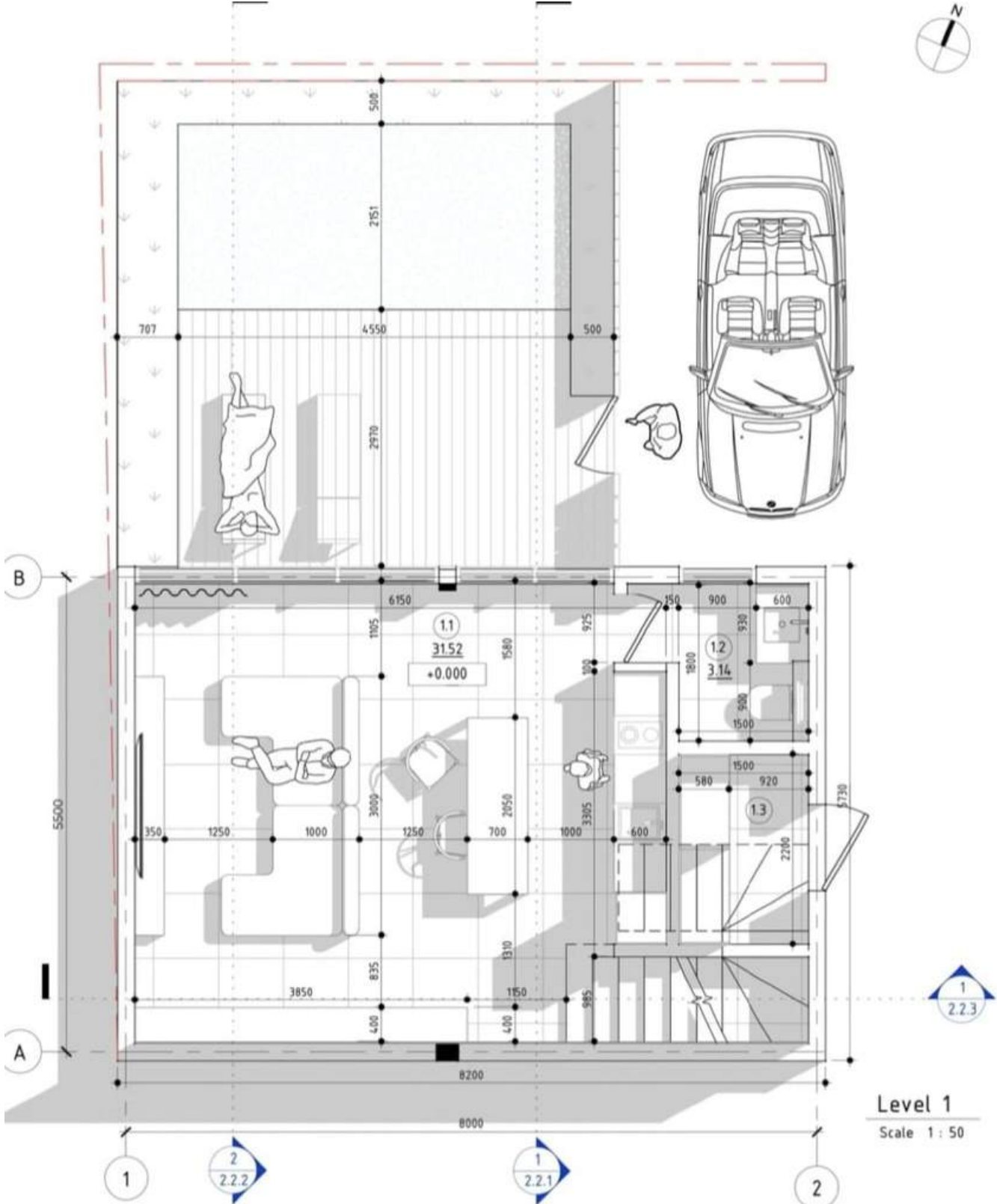
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progress

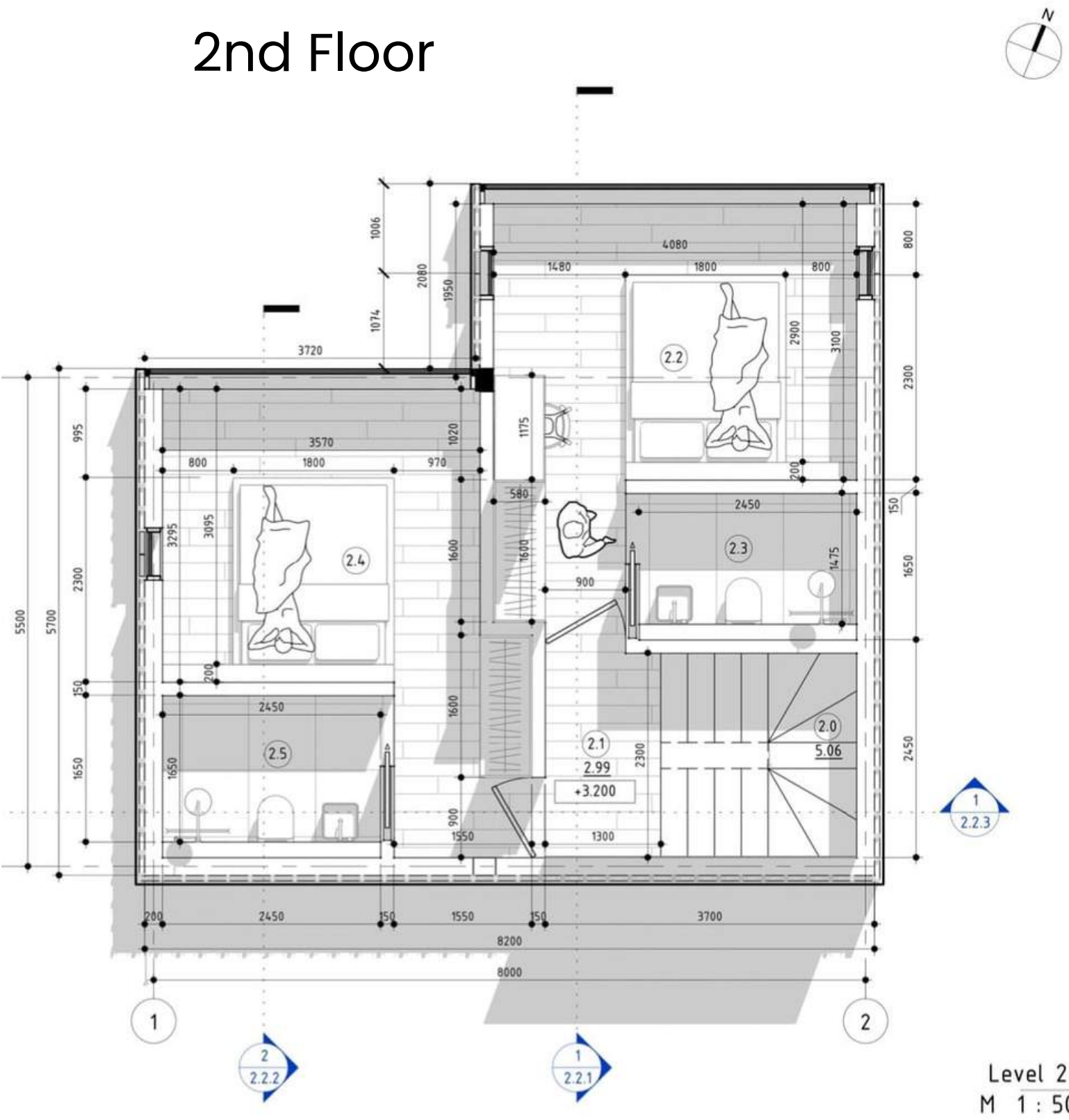


FLOOR PLAN

1st Floor



2nd Floor





The Villas

DARMA Luxury Villas (10 Units)

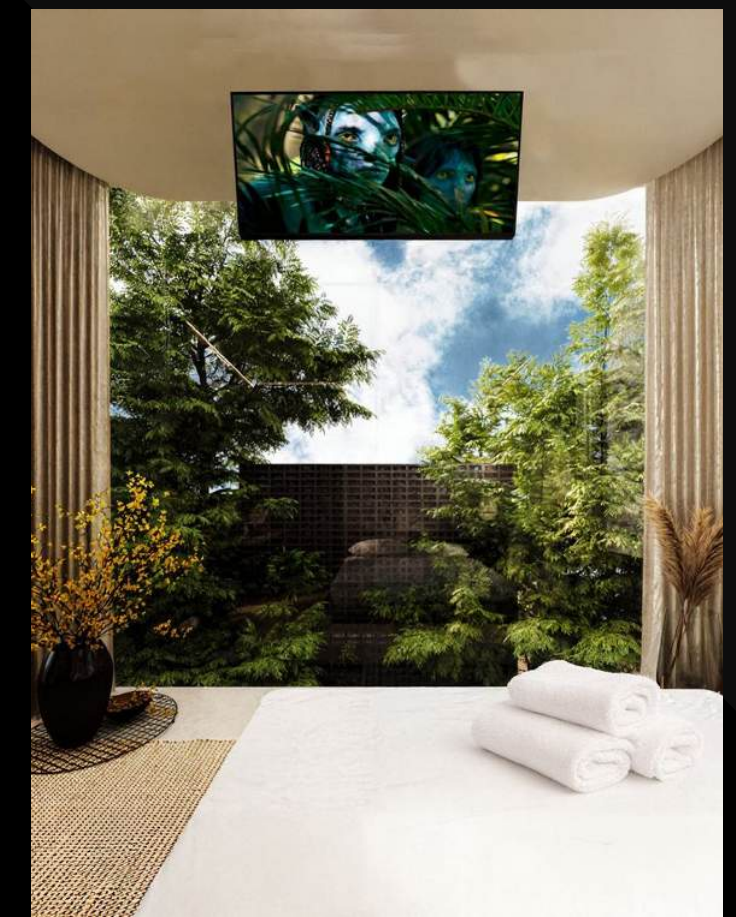
Introducing DARMA Luxury Villas, an intimate collection of 10 exclusive luxury villas located inside one of Nusa Dua's most sought-after gated villa complexes. Designed for those who value privacy, elegance, and investment potential, each villa blends modern tropical architecture with premium comfort.

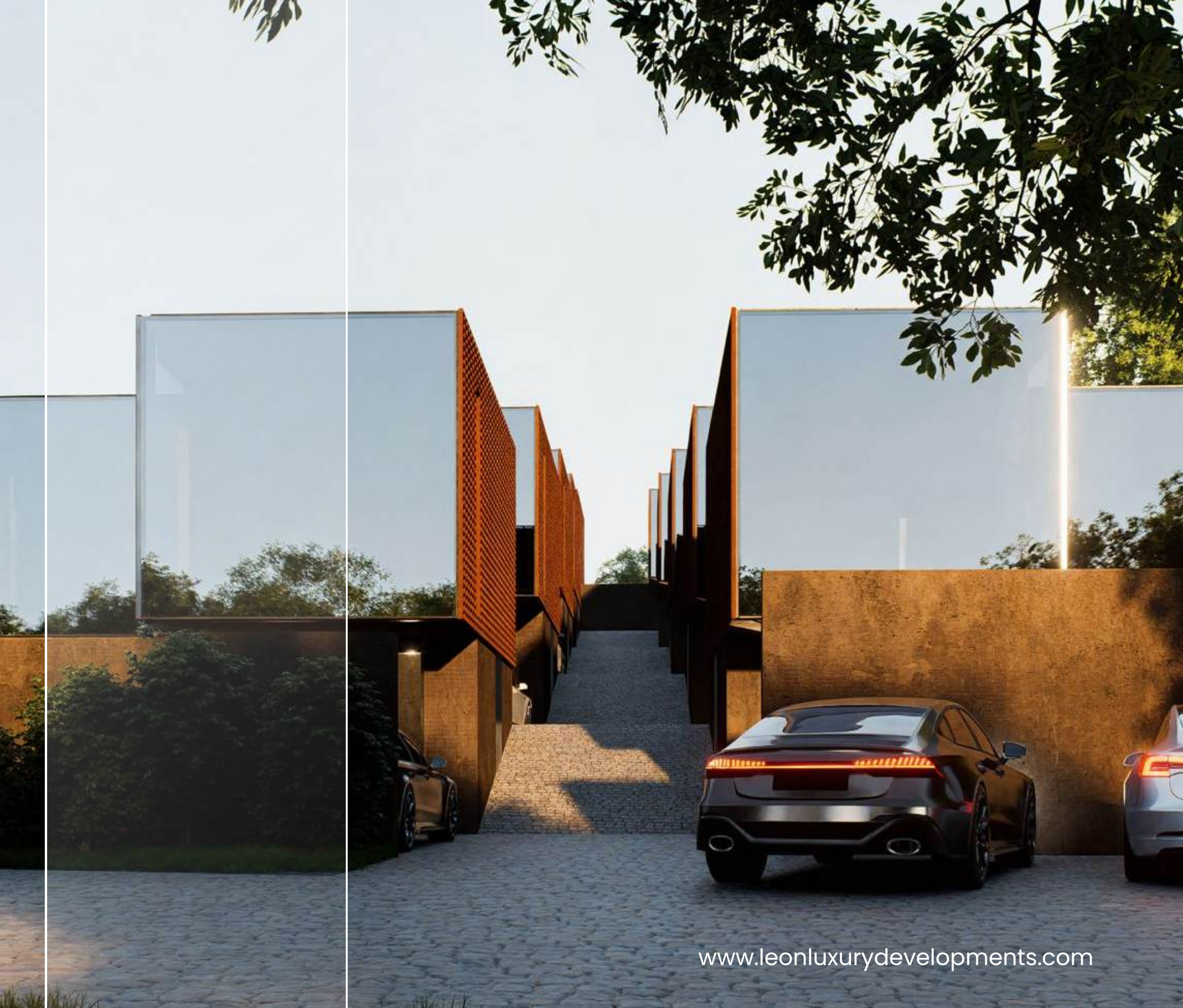
Built on 100 sqm of land with a 130 sqm two-storey residence, every unit is thoughtfully crafted to maximize space, light, and livability.

Each Villa Features:

- 2 Master Bedrooms with elegant ensuite bathrooms
- Spacious Living Room overlooking the pool
- Modern Kitchen and stylish Dining Area
- Private Swimming Pool with Jacuzzi
- Relaxing Pool Deck
- Convenient Powder Room
- Carport for your vehicle
- Fully Furnished with premium interiors

DARMA Luxury Villas is ideal for both personal living and investment. Enjoy your villa whenever you are in Bali, and allow our professional management team to handle rentals while you are away—ensuring attractive and effortless return on investment. ROI expected in 6 – 10 years.





Everything Within Easy Reach:

DARMA Luxury Villas is nestled within Park View Heights Villa Complex, one of Nusa Dua's most exclusive and secure estates, complete with 24-hour security for total peace of mind.

Enjoy a highly strategic location, surrounded by world-class facilities, iconic destinations, and some of Bali's most breathtaking beaches—all just minutes away.

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- GWK Cultural Park & Statue – 15 minutes
- Bali International Airport – 25 minutes
- BIMC International Hospital – 10 minutes
- Nusa Dua Toll Road – 15 minutes

Beach's

- ITDC Nusa Dua – 10 minutes
- Nusa Dua Beach – 10 minutes
- Melasti Beach – 15 minutes
- Pandawa Beach – 15 minutes
- Geger Beach – 15 minutes
- Uluwuatu Beach – 25 minutes



Hotels

- Mulia Hotel – 10 minutes
- Kempinski Bali – 10 minutes
- St Regis – 10 minutes
- Marriot – 10 minutes



Entertainment

- Kecak Dance – 10 minutes
- Waterblow – 15 minutes
- Watersport – 15 minutes
- Surfing Spots – 15 minutes
- Golf center – 15 minutes

Shopping Mall

- Sidewalk – 15 minutes
- Bali Collection – 10 minutes



Notable Projects — 209 RESIDENCE



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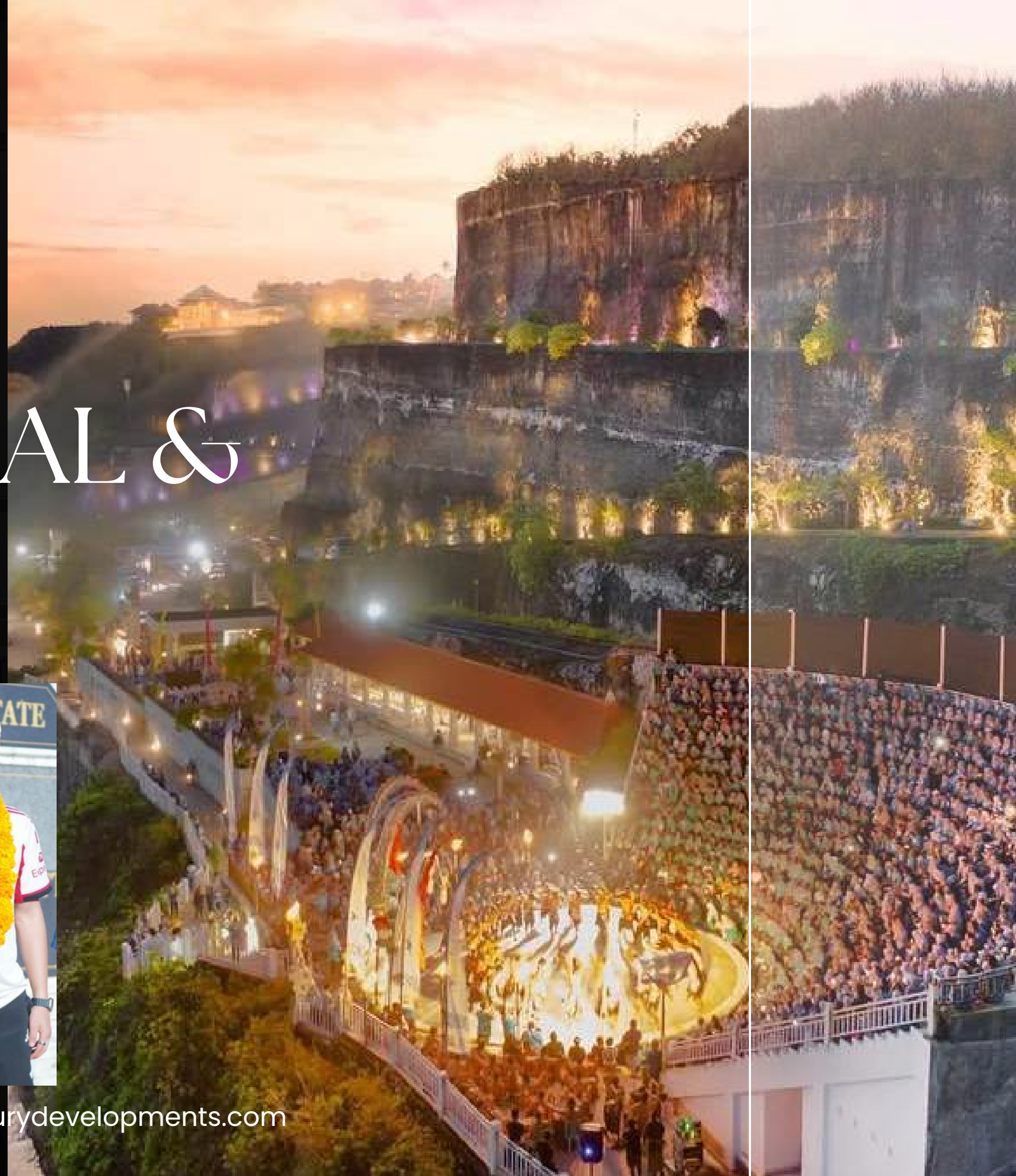
209 RESIDENCE



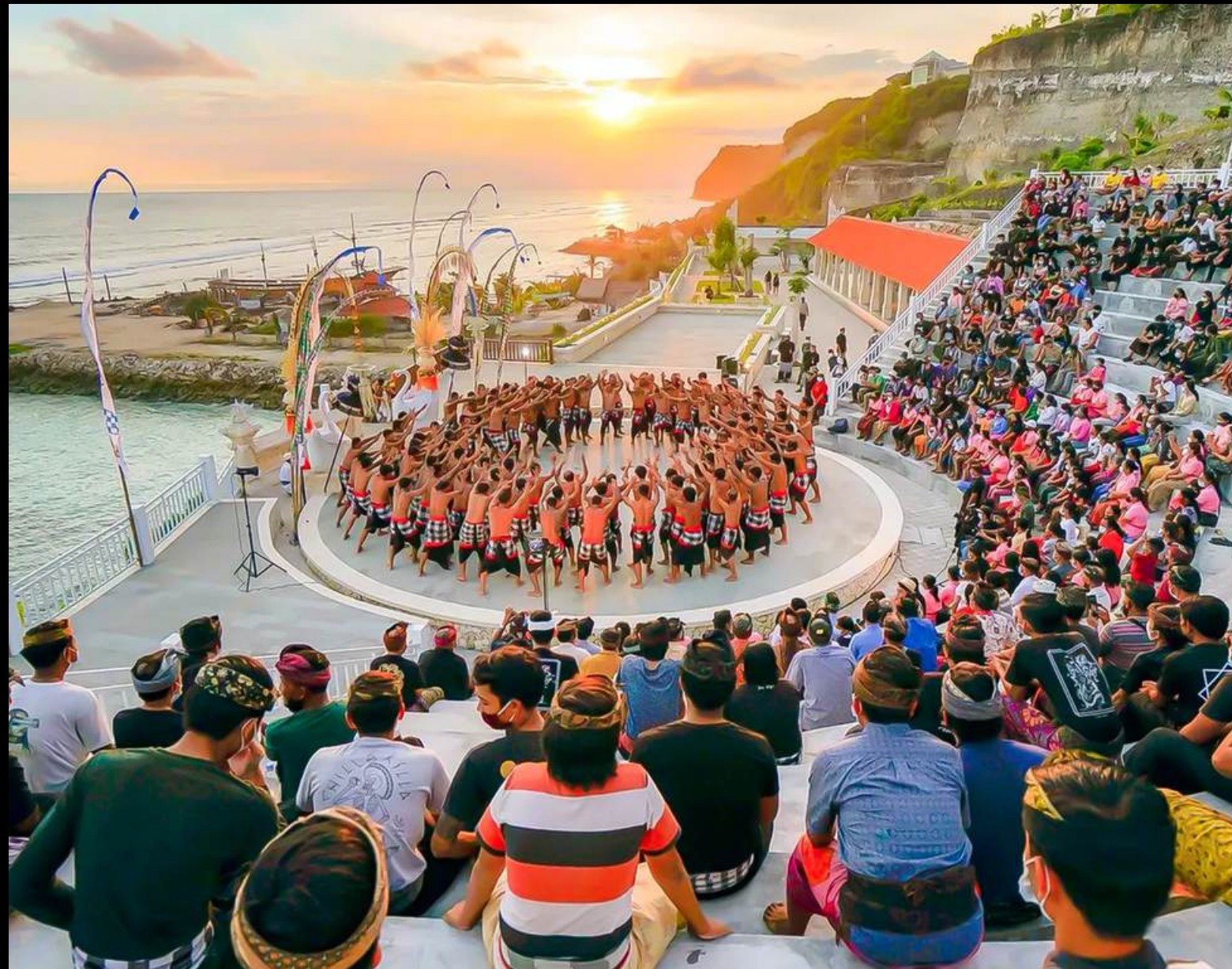
209 RESIDENCE



Notable Projects — MELASTI CULTURAL & ART STADIUM



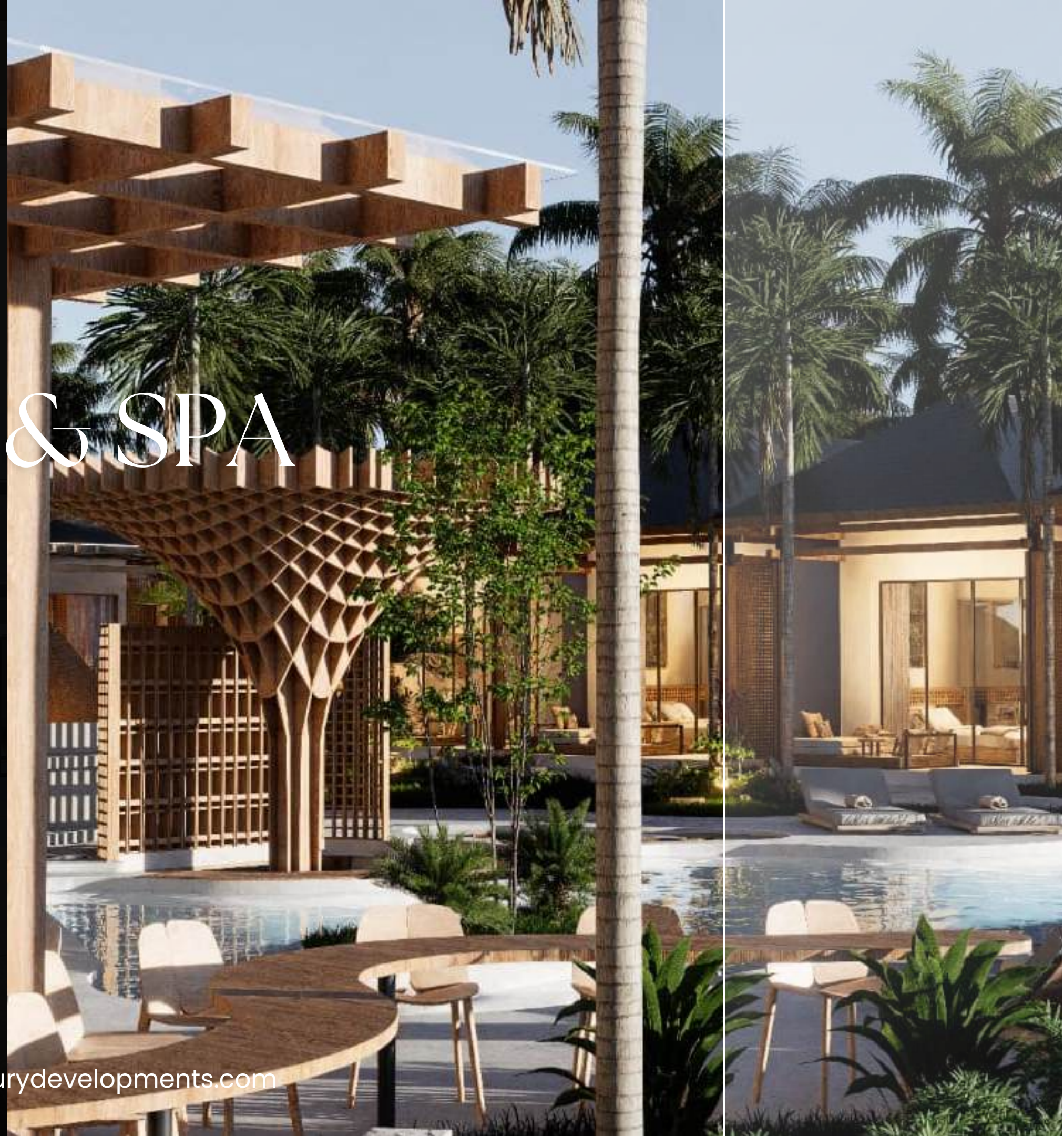
MELASTI CULTURAL & ART STADIUM



Notable Projects — AMERTA RESORT & SPA (CONSTRUCTION ONGOING)



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AMERTA RESORT & SPA



AMERTA RESORT & SPA



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Park View Height Estate
Nusa Dua - Bali



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