

LEON LUXURY DEVELOPMENTS

Present

Sanctuary Garden Luxury Villas

NUSA DUA

www.leonluxurydevelopments.com

Our Concept

A Private Sanctuary of Balinese Elegance and
Modern Tropical Living

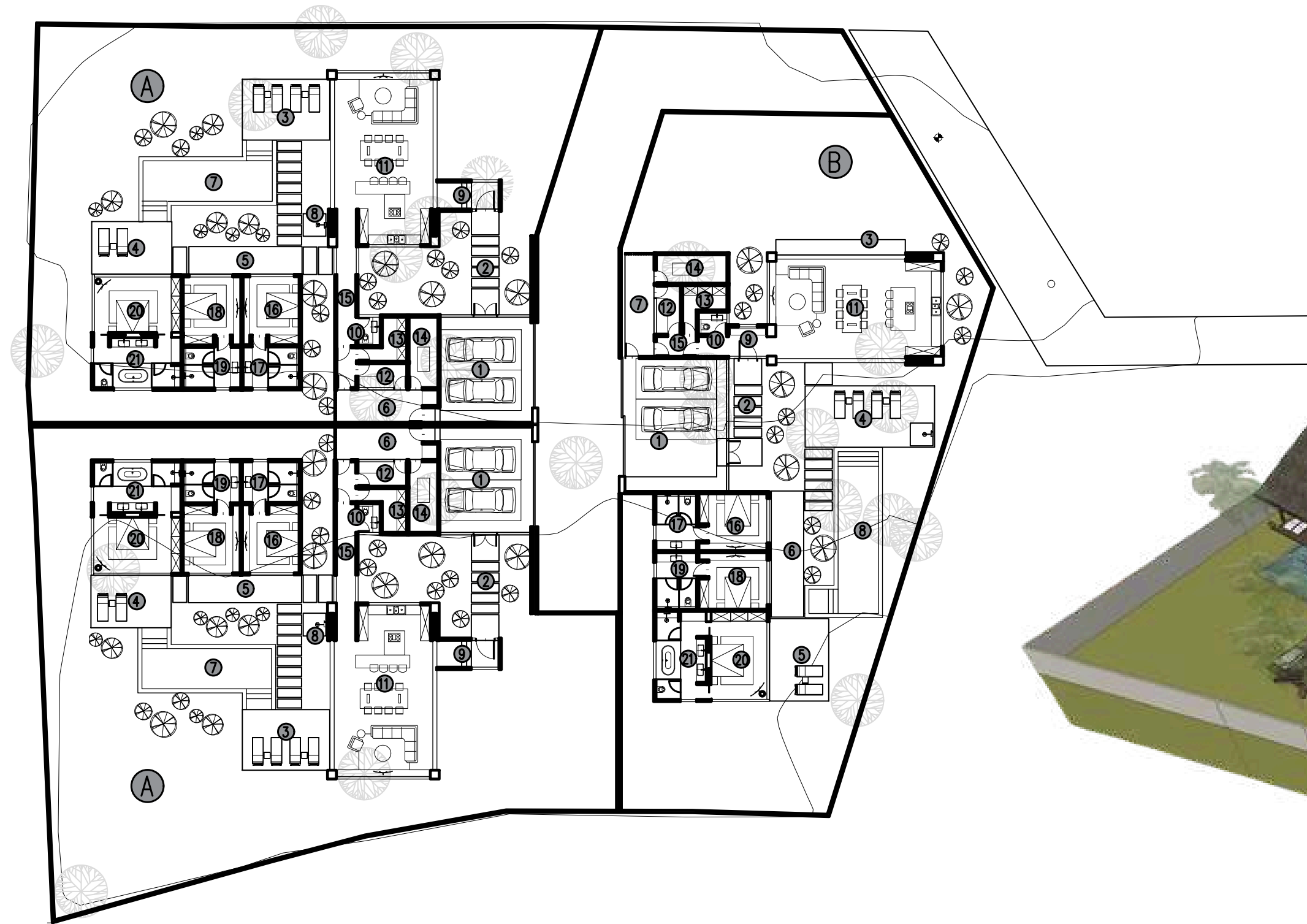


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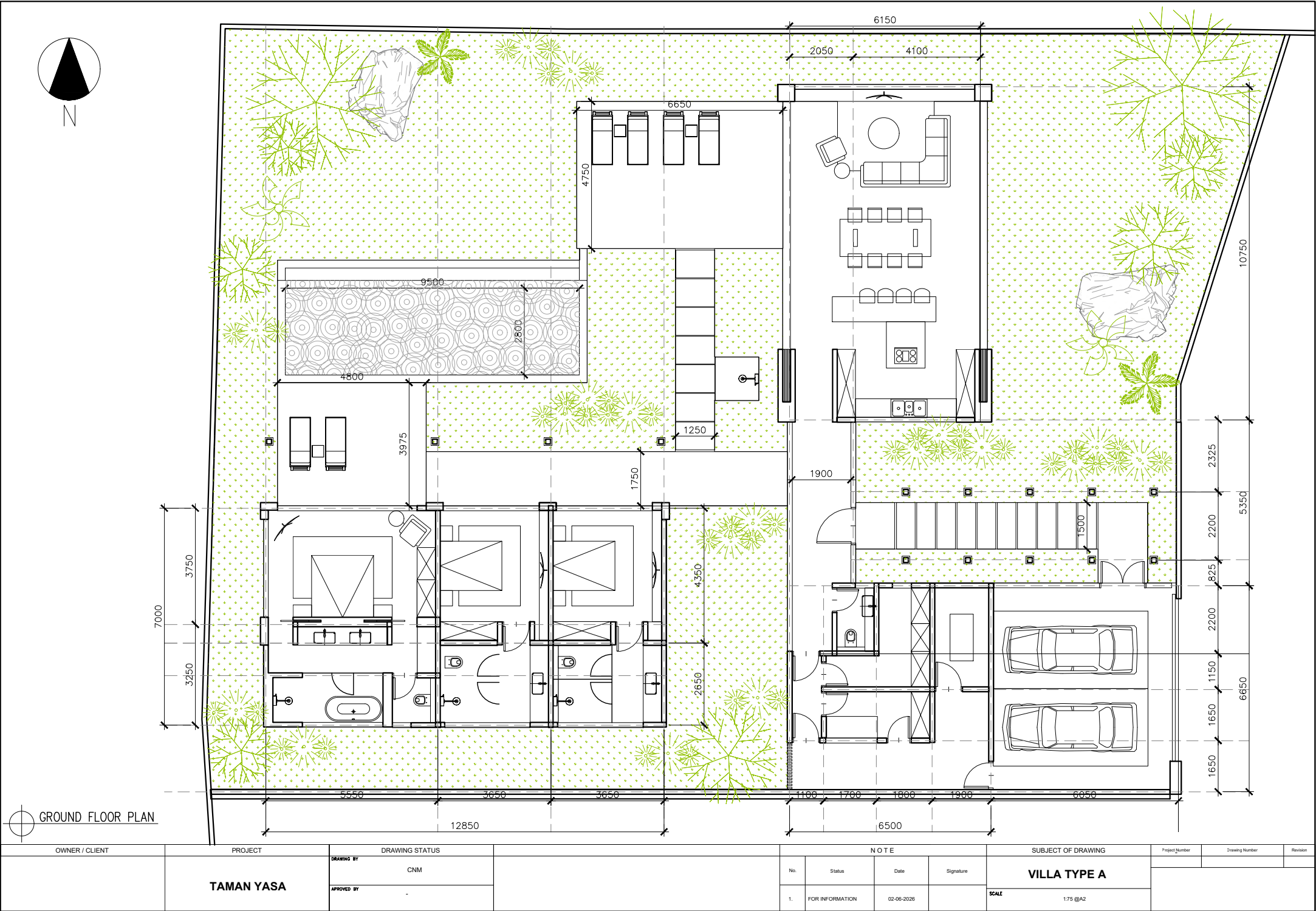




Floor Plan

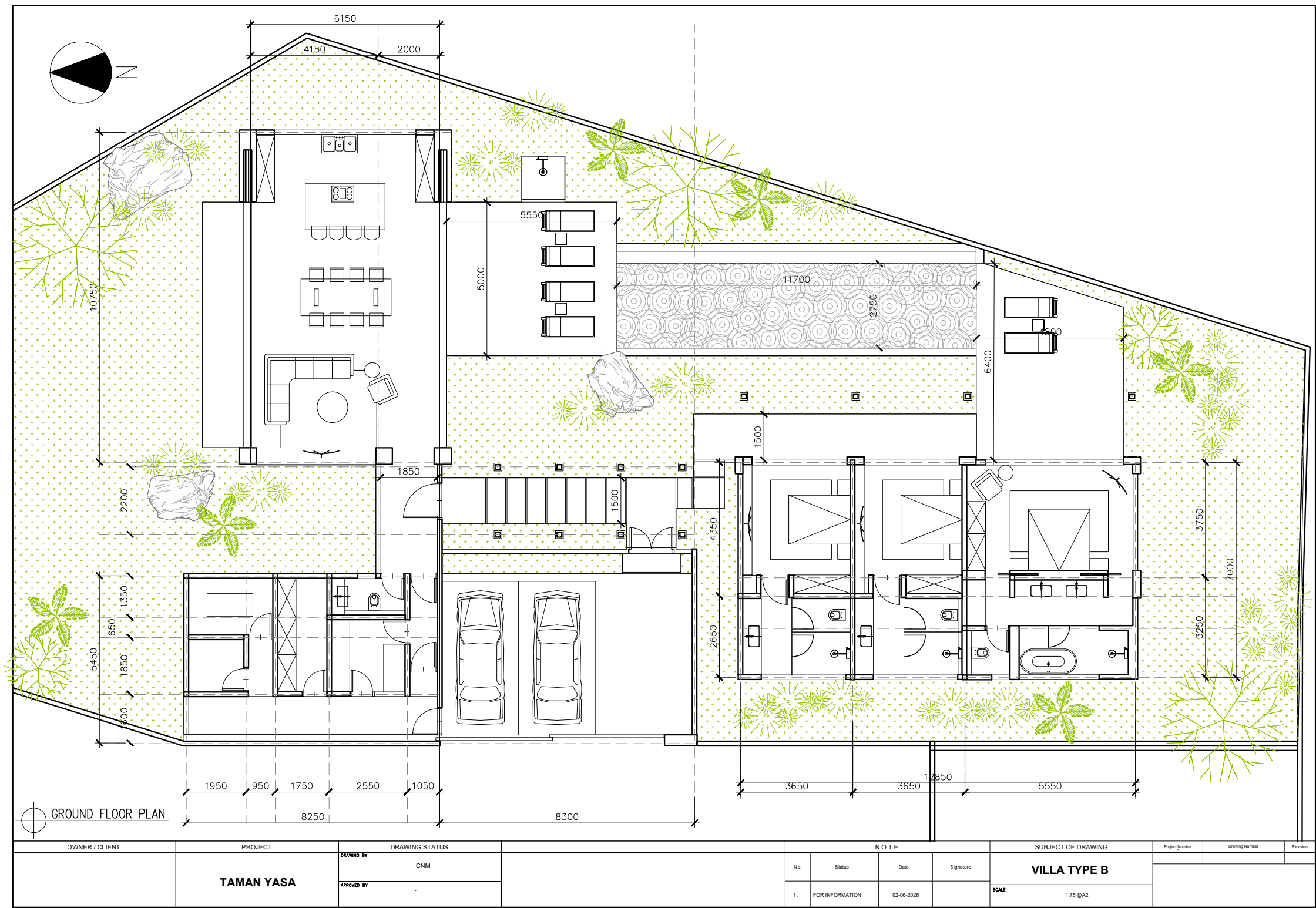


Type A



VILLA TYPE A				367.24
OUTDOOR AREA	1.	CARPORT	40.23	163.12
	2.	ENTRANCE PATHWAY	12.12	
	3.	MAIN POOL DECK	19.97	
	4.	MASTER DECK	16.21	
	5.	OUTDOOR CIRCULATION	29.17	
	6.	DRYING AREA	13.76	
	7.	SWIMMING POOL	29.70	
	8.	OUTDOOR SHOWER	1.96	
INDOOR AREA	9.	FOYER	6.93	204.12
	10.	POWDER ROOM	2.85	
	11.	OPEN LIVING AREA	72.56	
	12.	LAUNDRY	5.20	
	13.	STORAGE	6.13	
	14.	MEP ROOM	8.55	
	15.	SERVICE CIRCULATION	11.95	
	16.	STANDARD BEDROOM 1	15.88	
	17.	STANDARD BATHROOM 1	9.67	
	18.	STANDARD BEDROOM 2	15.88	
	19.	STANDARD BATHROOM 2	9.67	
	20.	MASTER BEDROOM	19.98	
	21.	MASTER BATHROOM	18.87	

Type B

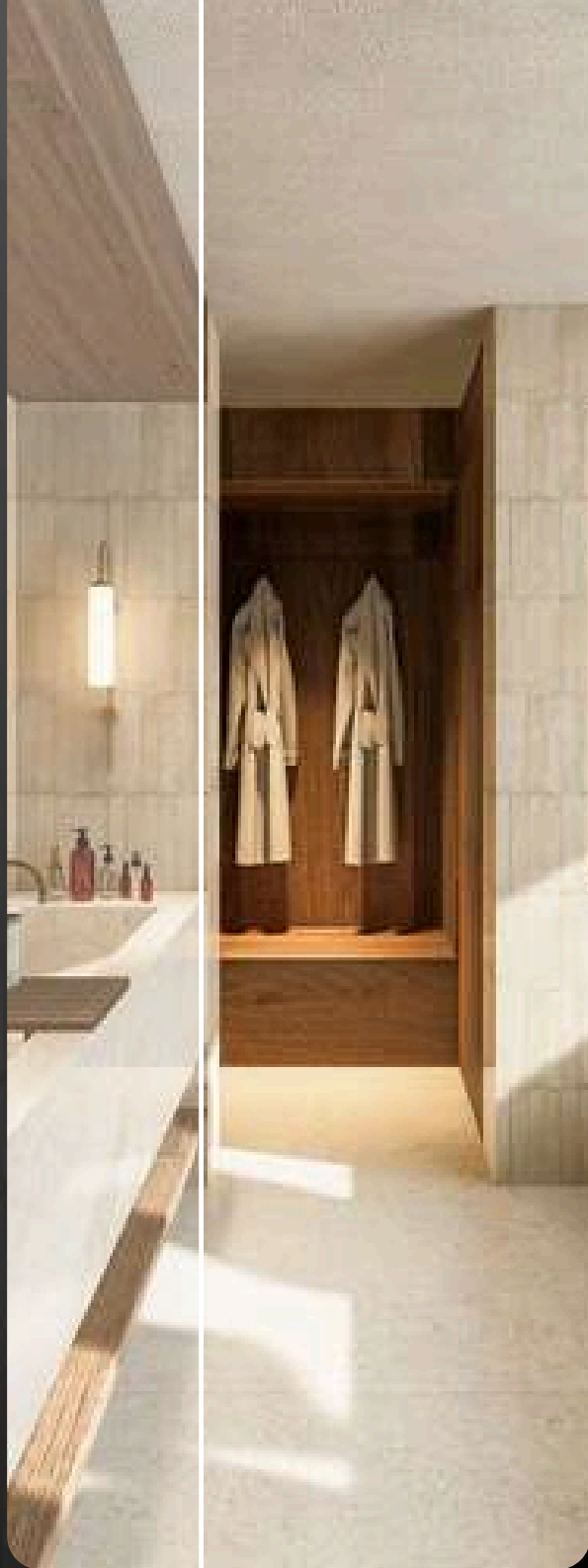
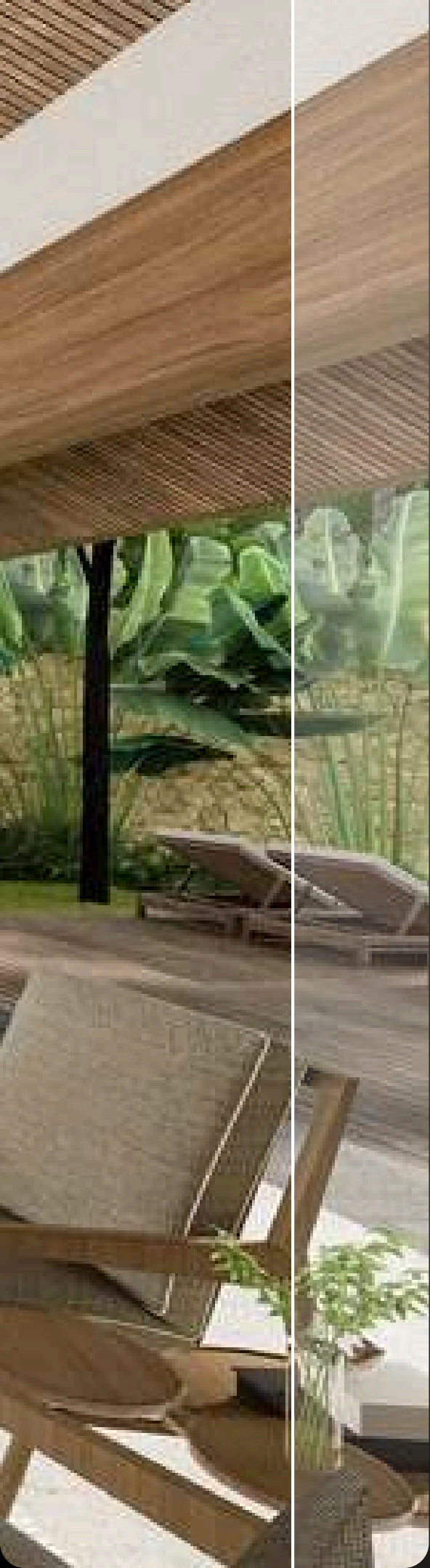


VILLA TYPE B				387.72
OUTDOOR AREA	1.	CARPORT	43.58	191.53
	2.	ENTRANCE PATHWAY	17.00	
	3.	GARDEN TERRACE	8.00	
	4.	MAIN POOL DECK	30.40	
	5.	MASTER DECK	18.61	
	6.	OUTDOOR CIRCULATION	25.08	
	7.	DRYING AREA	13.76	
	8.	SWIMMING POOL	35.10	
INDOOR AREA	9.	FOYER	4.88	196.19
	10.	POWDER ROOM	2.85	
	11.	OPEN LIVING AREA	72.56	
	12.	LAUNDRY	5.20	
	13.	STORAGE	6.13	
	14.	MEP ROOM	8.55	
	15.	SERVICE CIRCULATION	6.07	
	16.	STANDARD BEDROOM 1	15.88	
	17.	STANDARD BATHROOM 1	9.67	
	18.	STANDARD BEDROOM 2	15.88	
	19.	STANDARD BATHROOM 2	9.67	
	20.	MASTER BEDROOM	19.98	
	21.	MASTER BATHROOM	18.87	

The Rooms

Sanctuary Garden Luxury Villas is nestled within the exclusive Taman Yasa Villa Complex in the heart of Nusa Dua—one of Bali's most prestigious and secure residential estate. With 24-hour security, manicured surroundings, and a serene atmosphere, this estate offers an unmatched blend of privacy, elegance, and convenience.





Positioned in a highly strategic location, your villa is surrounded by world-class facilities, iconic landmarks, and breathtaking beaches, all just minutes away. Whether you seek leisure, wellness, culture, or seamless connectivity, everything is effortlessly within reach.

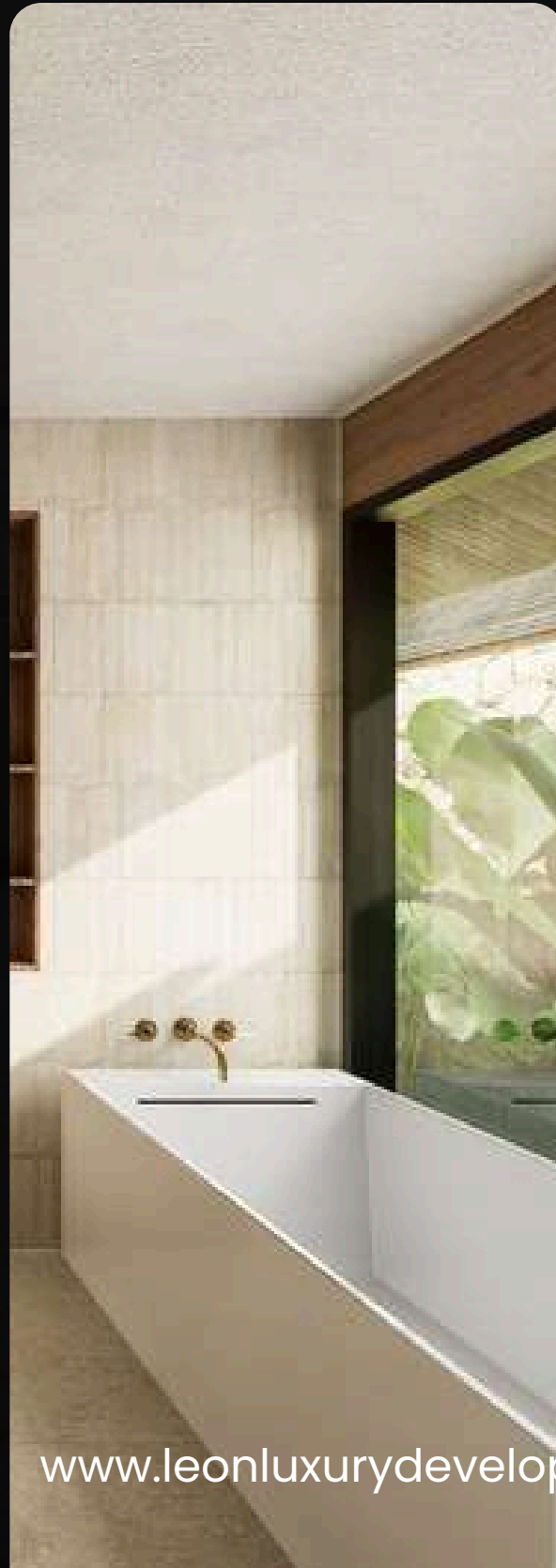
Villa Features

Each villa sits on a generous 800 sqm of land with a spacious 400 sqm single-storey luxury residence, meticulously crafted for comfort, elegance, and functionality.

Villa Specifications:

- 3 Master Bedrooms with ensuite bathrooms
- Expansive Living Room
- Modern Kitchen
- Elegant Dining Area
- Private Swimming Pool
- Spacious Pool Deck
- Big Beautiful Tropical Garden
- Patio for relaxation and outdoor living
- Powder Room
- Storage Room
- Laundry Room
- Carport
- Fully Furnished with premium selections

Every detail is thoughtfully curated, offering a harmonious blend of indoor comfort and outdoor tropical luxury.









Pricing

USD 880,000

🔥 FREEHOLD – a rare opportunity in
Nusa Dua.

Sanctuary Garden Luxury Villas is more than a
home—it's a retreat, an investment, and a lifestyle
masterpiece.

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Surroundings

Prime Location in the Heart of Prestigious Nusa Dua

Experience the rare luxury of living in a gated garden estate, where modern tropical sophistication meets the timeless beauty of Bali's southern peninsula. Here, every destination is close—and every day feels like a retreat.



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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
- Uluwatu Beach - 25 minutes



Hotels

- Mulia Hotel – 10 minutes
- Kempinski Bali – 15 minutes
- Melia Hotels – 10 minutes
- Marriot – 10 minutes



Entertainment

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

Shopping Mall

- Sidewalk - 15 minutes
- Bali Collection - 10 minutes



Notable Projects — MELASTI CULTURAL & ART STADIUM



MELASTI CULTURAL & ART STADIUM



Notable Projects — AMERTA RESORT & SPA (CONSTRUCTION ONGOING)



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AMERTA RESORT & SPA



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Taman Yasa Complex
Nusa Dua - Bali



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