

LUSH

LUSH
DEVELOPMENT
GROUP

Bali, Indonesia



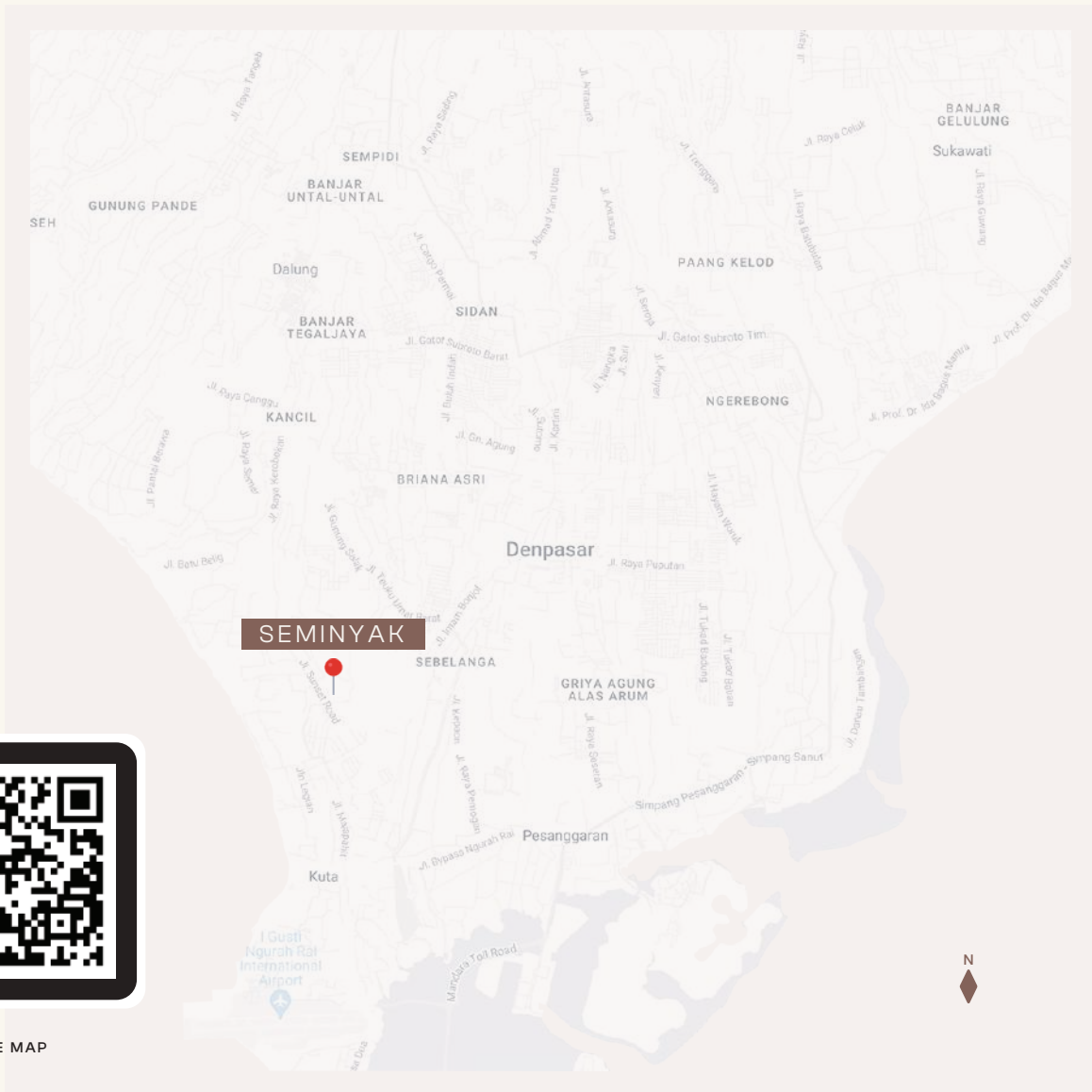
LUSH VILLA

⇒ SEMINYAK

16
UNITS

5
TYPES

25
YEARS
LEASEHOLD



SITE MAP

LOCATION

SEMINYAK, BALI

We selected Seminyak for our new real estate development due to its exceptional appeal as one of Bali’s most prestigious destinations. Seminyak is renowned for its luxurious atmosphere, pristine beaches, and vibrant lifestyle, offering a perfect setting for high-end residential and commercial projects.

The area’s sophisticated environment, with upscale resorts, fine dining, and exclusive shopping, attracts a discerning clientele seeking both elegance and comfort. Additionally, its prime location, just a short drive from the airport and close to Bali’s cultural and entertainment hubs, enhances its attractiveness for investors and residents alike.

Our development aims to leverage Seminyak’s established reputation and natural beauty to offer a premier living experience and a valuable investment opportunity.



Seminyak has long been recognized as one of Bali's most prestigious areas, **offering well-established infrastructure and a stable investment environment**. Home to world-class resorts, fine dining restaurants, and exclusive beach clubs, this mature market continues to attract high demand for both residential and investment properties. **Its excellent accessibility**—just 30 minutes from Ngurah Rai International Airport—along with seamless connectivity to key destinations like Canggu, Kuta, and Ubud, makes Seminyak a **prime choice** for investors seeking long-term value appreciation and attractive ROI. With a well-developed ecosystem, including international-standard shopping centers, healthcare facilities, and schools, Seminyak ensures sustained demand from both short-term visitors and long-term residents, reinforcing its position as a stable and lucrative investment destination.

Recognizing these advantages, LDG chosen Seminyak as the site for its exclusive villa project. Built on the foundation of "Mindful Luxury," this development is designed to provide an elegant, sustainable living experience with strong investment value. With high villa occupancy rates and a strategic location that enhances property desirability, this project presents a rare opportunity for investors looking to secure assets in a well-established area. Offering the perfect balance between luxurious living and financial stability, this is an investment that ensures long-term growth and security.



NEIGHBOURHOOD

FOOD & DRINKS

Frestive Supermarket Seminyak - 1 km
 Revolver Seminyak - 2,8 km
 Made's Warung Seminyak - 1,4 km
 Motel Mexicola - 3,4 km
 Sisterfields - 3 km
 Biku - 3,8 km



Pepito Market Seminyak

- 2,9 km



Starbucks Reserve Dewata

- 2,5 km

LIFESTYLE

Seminyak Village - 3 km
 Jiwa Yoga - 2,5 km
 Ku De Ta - 3,4 km
 La Favela - 2,3 km
 Mrs Sippy Bali - 3,9 km



Bodyworks Spa

- 3,7 km



Potato Head Beach Club

- 4,3 km

PUBLIC FACILITIES

Siloam Hospitals Denpasar - 7,5 km
 ProEducation Bali - 2,5 km
 Lycée Français de Bali - 2,5 km
 Montessori School Bali - 4,5 km
 Bali Kiddy School - 3,3 km



I Gusti Ngurah Rai International Airport

- 8 km



BIMC Hospital

- 6,5 km

DESTINATIONS

Seminyak Square - 2,9 km
 Beachwalk Shopping Center - 5,9 km
 Drifter Surf Shop - 2,8 km
 Kuta Beach - 4,6 km
 Seminyak Beach - 2,6 km
 Double Six Beach - 3,4 km
 Legian Beach - 3,3 km

Nestled in the heart of Seminyak, this prime location offers the perfect balance of tranquility and vibrant living. Close to Canggu, Petitenget, and Umalas, the property provides easy access to Bali's top beaches, trendy cafés, restaurants, and lifestyle destinations. With nearby convenience stores, international schools, and wellness centers, this up-and-coming area is ideal for families, professionals, and expats seeking modern comfort and accessibility.



THE SITE

We've carefully planned the site to offer space and views from every villa. Plus, we've got private water wells on-site, ensuring a reliable and independent water source. Our site offers convenient trash collection services.



Private Water Well
And Filtration Systems



Gated Community



Security 24/7



Waste Collection



SITE PLAN

- Villa Ambara - 1 Unit(s)
- Villa Dewata - 7 Unit(s)

- Villa Sagara - 2 Unit(s)
- Villa Nirwana - 1 Unit(s)

- Villa Surya - 5 Unit(s)

VILLA SURYA

TWO BEDROOM





142.40 M2
LAND



212.03 M2
HOUSE



LEASEHOLD
25+25 YEARS

STARTING AT

\$ 380.795

SAVE 3%
UPON EARLY BIRD

FURNISHED / FULLY FURNISHED OPTION



2



2



1



1

This stylish tropical villa features two master bedrooms with ensuite bathrooms and private balconies, complemented by an open-plan living and dining area and a kitchen. Outside, enjoy a lush garden, a private pool with an overflow system, and a hardwood terrace with a luxurious sunbed lounge. Practical features include an outdoor shower, powder room, storage space, and private parking. Perfect for modern living, this villa is ideal as a peaceful retreat or a high-potential investment for short- and long-term rentals.



1ST FLOOR



2ND FLOOR

INCLUSIONS

- * Two-Story Modern Tropical Villa
- * Spacious open/enclosed living area
- * Dining Area
- * Kitchen & Bar
- * Powder Room
- * Private Pool Overflow System
- * Outdoor Shower
- * Lush Garden Area
- * Storage Room
- * Private Parking Area
- * Luxurious sunbed hangout
- * Hardwood Terrace
- * 1 Master Bedroom with a balcony
- * 1 Standard Bedroom with a balcony
- * 2 Ensuite Bathrooms



SAVE \$11.424 WITH EARLY BIRD INVESTMENT

Investing in Lush Villa Seminyak Off-Plan presents a strategic financial advantage, offering a projected 3% capital appreciation upon completion. **With an estimated future value of \$392.219**, this growth potential highlights a compelling opportunity for investors. Please note, the estimated values is not guaranteed.

PRICE

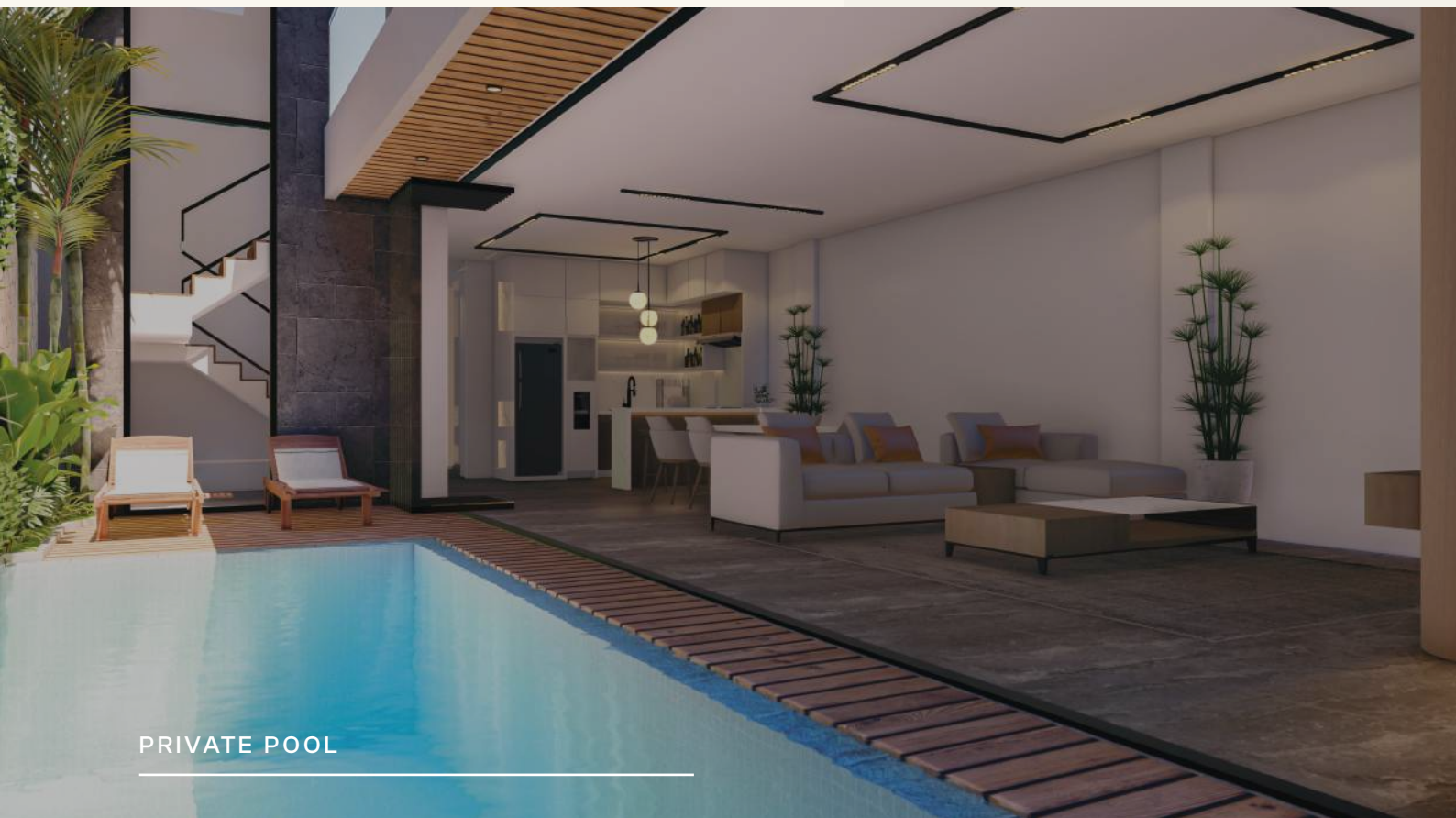
CATEGORY	EARLY BIRD PRICE OFF-PLAN	VILLA PRICE TURN KEY
FURNISHED	\$ 380.795	\$ 392.219
FULLY FURNISHED	\$ 385.263	\$ 396.821

*Prices do not include TAX.

1ST FLOOR

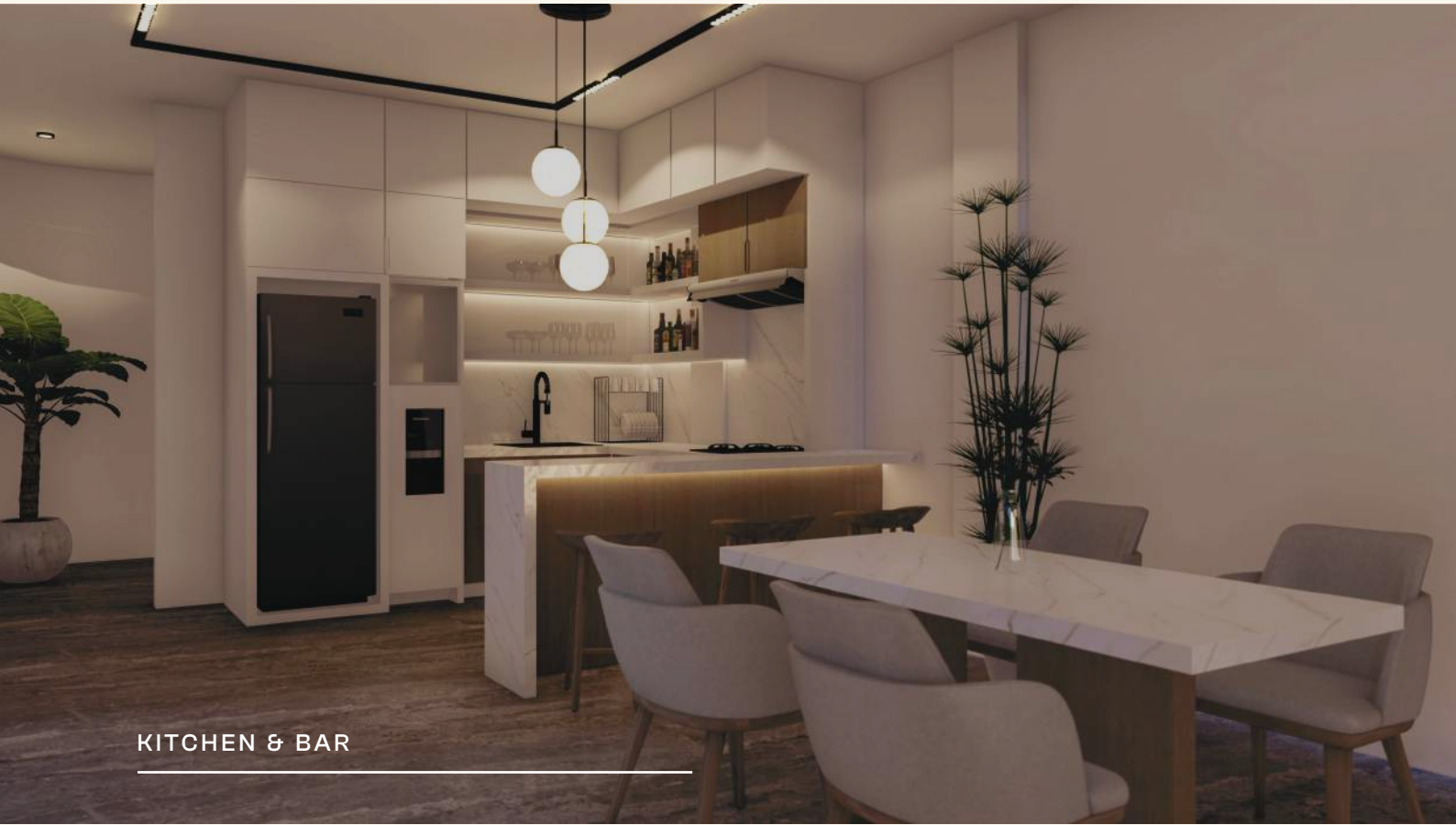
BUILD UP

112.05 m²

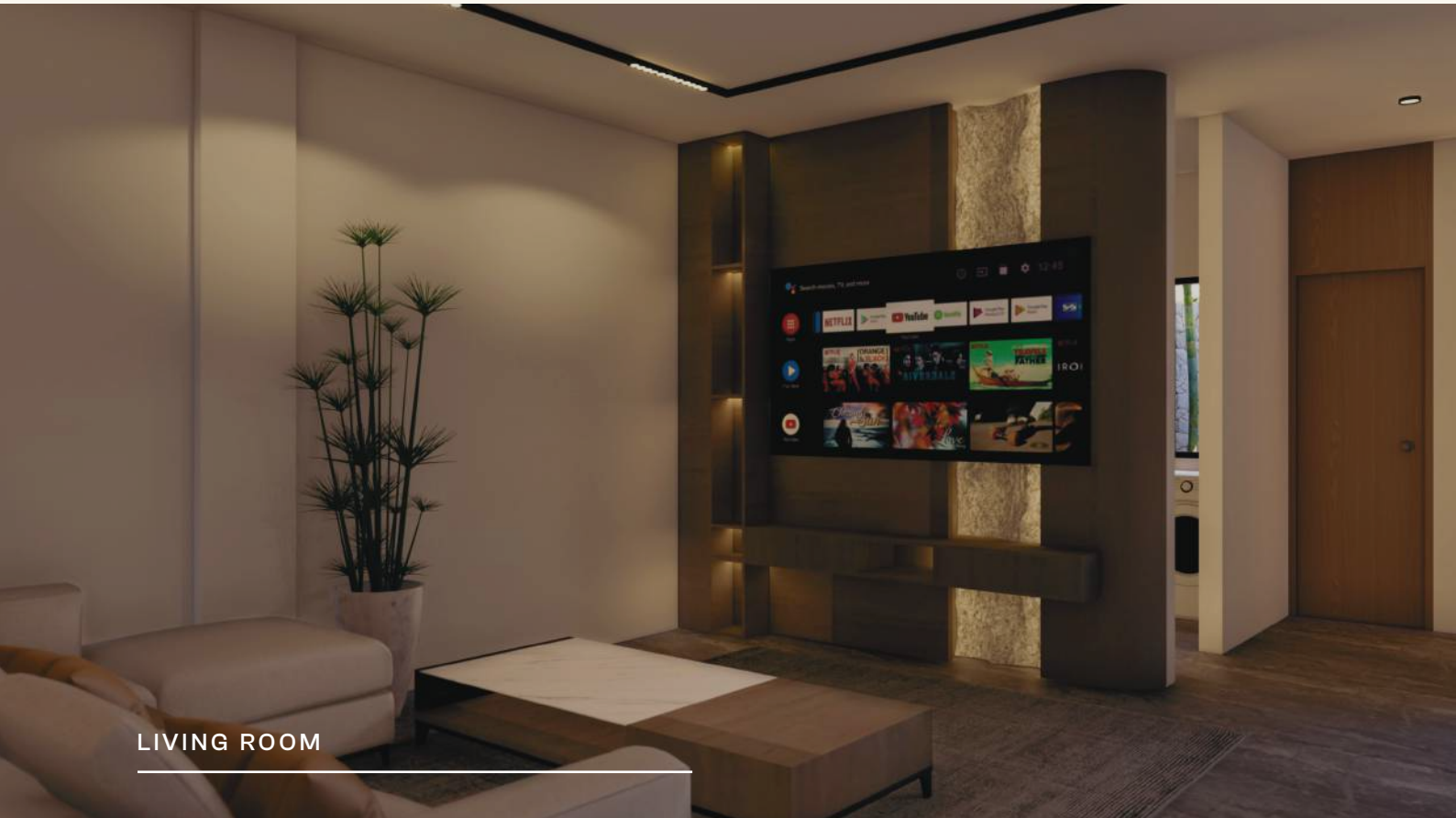


PRIVATE POOL

1ST FLOOR



KITCHEN & BAR

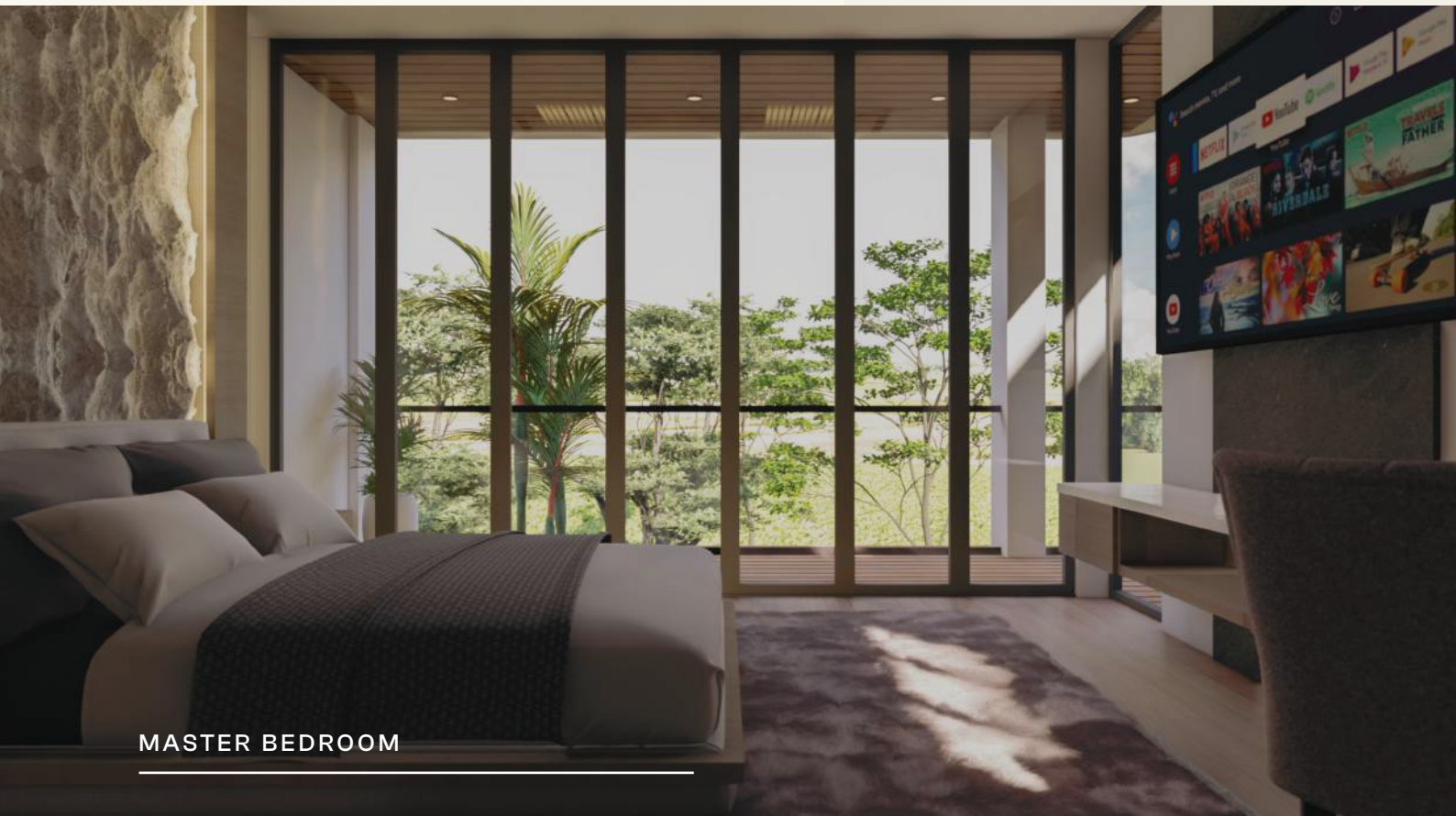


LIVING ROOM

2ND FLOOR

BUILD UP

99.98 m²

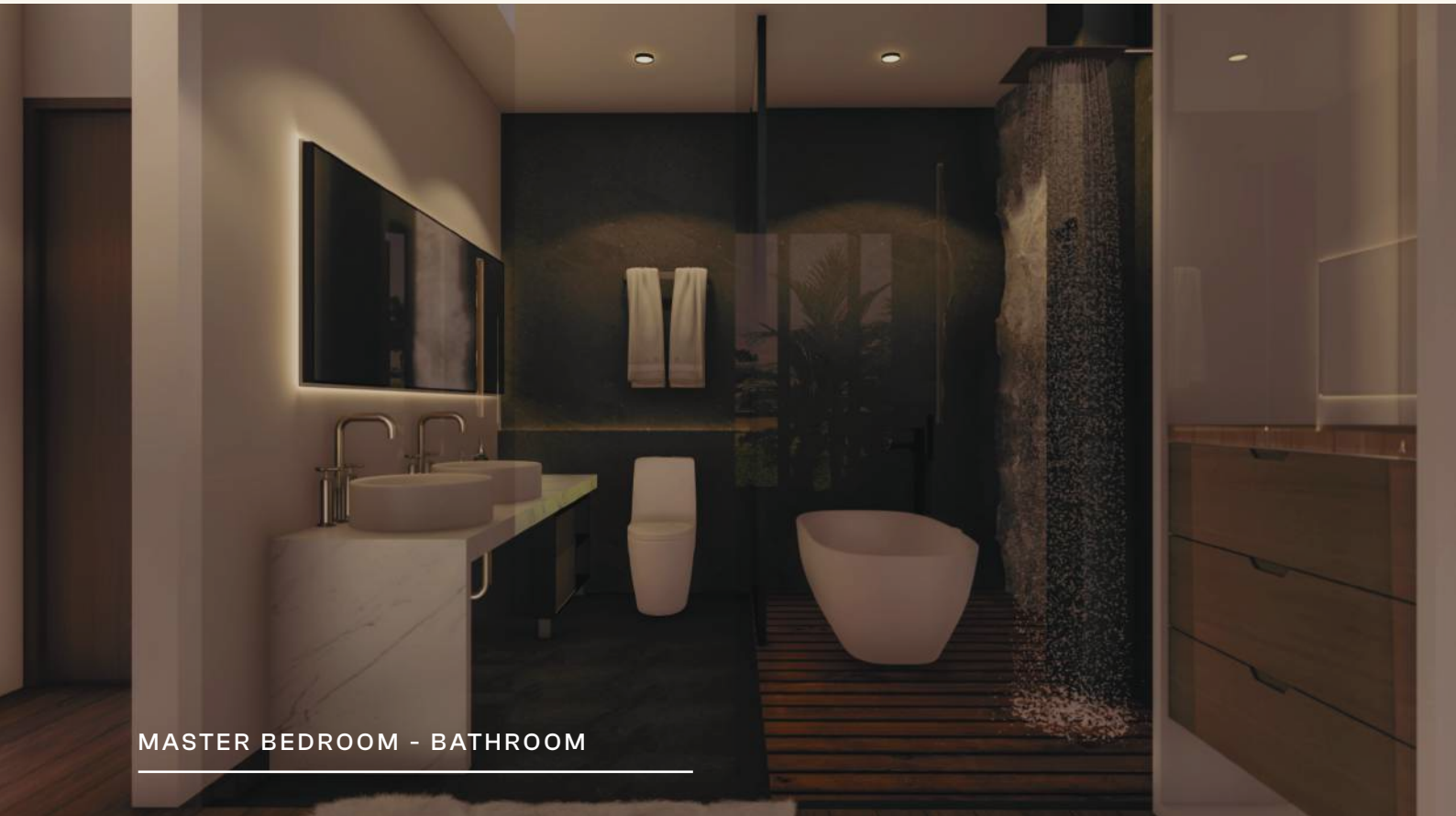


MASTER BEDROOM

2ND FLOOR



MASTER BEDROOM



MASTER BEDROOM - BATHROOM

2ND FLOOR



STANDARD BEDROOM



STANDARD BEDROOM

VILLA NIRWANA

TWO BEDROOM





191.55 M2
LAND



240.8 M2
HOUSE



LEASEHOLD
25+25 YEARS

STARTING AT

\$ 400.238

SAVE 3%
UPON EARLY BIRD

FURNISHED / FULLY FURNISHED OPTION



2



2



1



1

This tropical villa features two master bedrooms with ensuite bathrooms and private balconies, an open-plan living and dining area, and a modern kitchen. Outside, enjoy the lush garden, a private pool with an overflow system, and a hardwood terrace with a sunbed lounge. Additional amenities include an outdoor shower, a powder room, storage, and private parking. Combining comfort and elegance, this villa is perfect as a tranquil retreat or a smart investment for short- or long-term rentals.



1ST FLOOR



2ND FLOOR

INCLUSIONS

- * Two-Story Modern Tropical Villa
- * Spacious open/enclosed living area
- * Dining Area
- * Kitchen & Bar
- * Powder Room
- * Private Pool Overflow System
- * Outdoor Shower
- * Lush Garden Area
- * Storage Room
- * Private Parking Area
- * Luxurious sunbed hangout
- * Hardwood Terrace
- * 1 Master Bedroom with a balcony
- * 1 Standard Bedroom with a balcony
- * 2 Ensuite Bathrooms



SAVE \$12.008 WITH EARLY BIRD INVESTMENT

Investing in Lush Villa Seminyak Off-Plan presents a strategic financial advantage, offering a projected 3% capital appreciation upon completion. **With an estimated future value of \$412.246**, this growth potential highlights a compelling opportunity for investors. Please note, the estimated values is not guaranteed.

PRICE

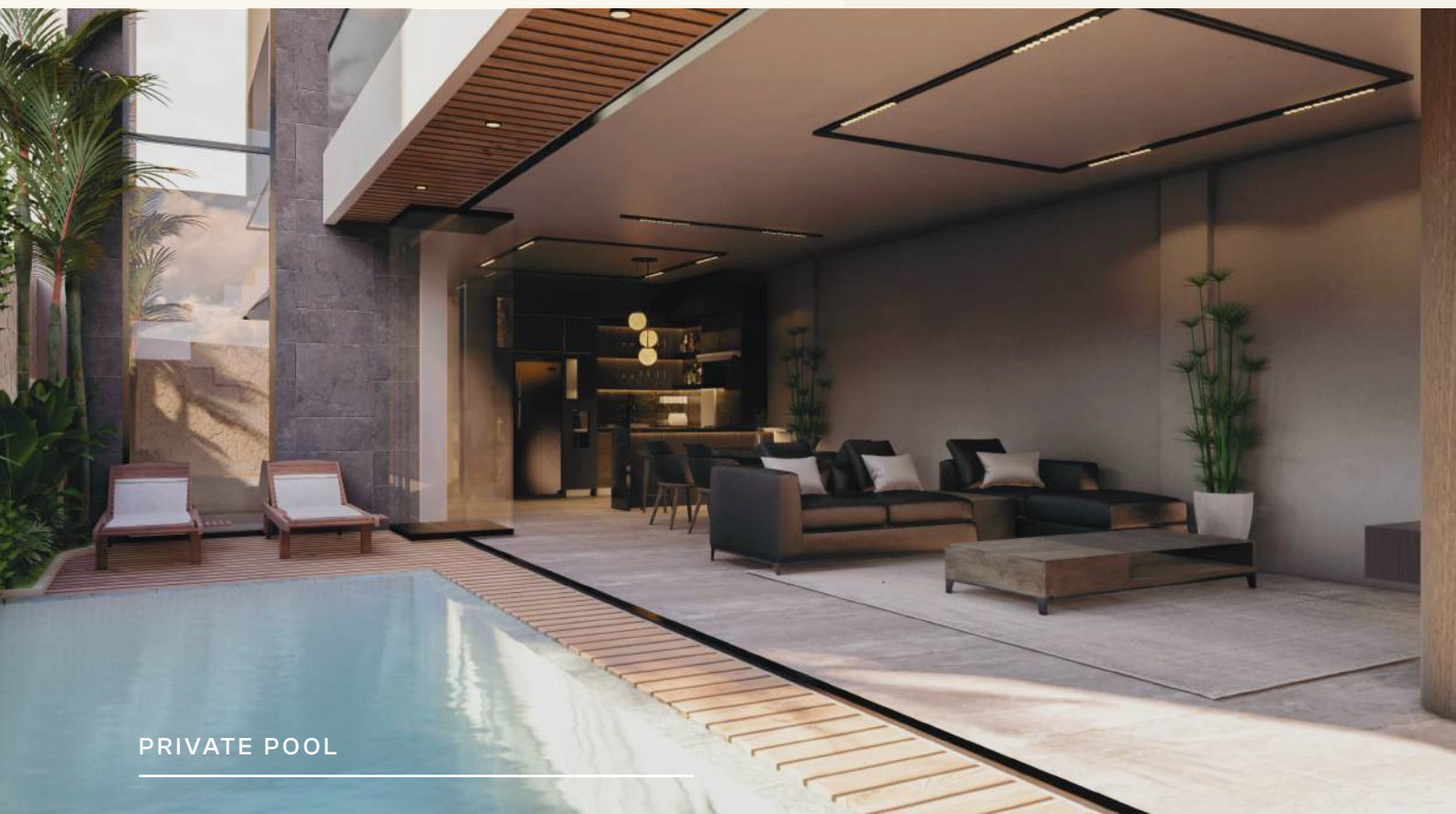
CATEGORY	EARLY BIRD PRICE OFF-PLAN	VILLA PRICE TURN KEY
FURNISHED	\$ 400.238	\$ 412.246
FULLY FURNISHED	\$ 404.706	\$ 416.847

*Prices do not include TAX.

1ST FLOOR

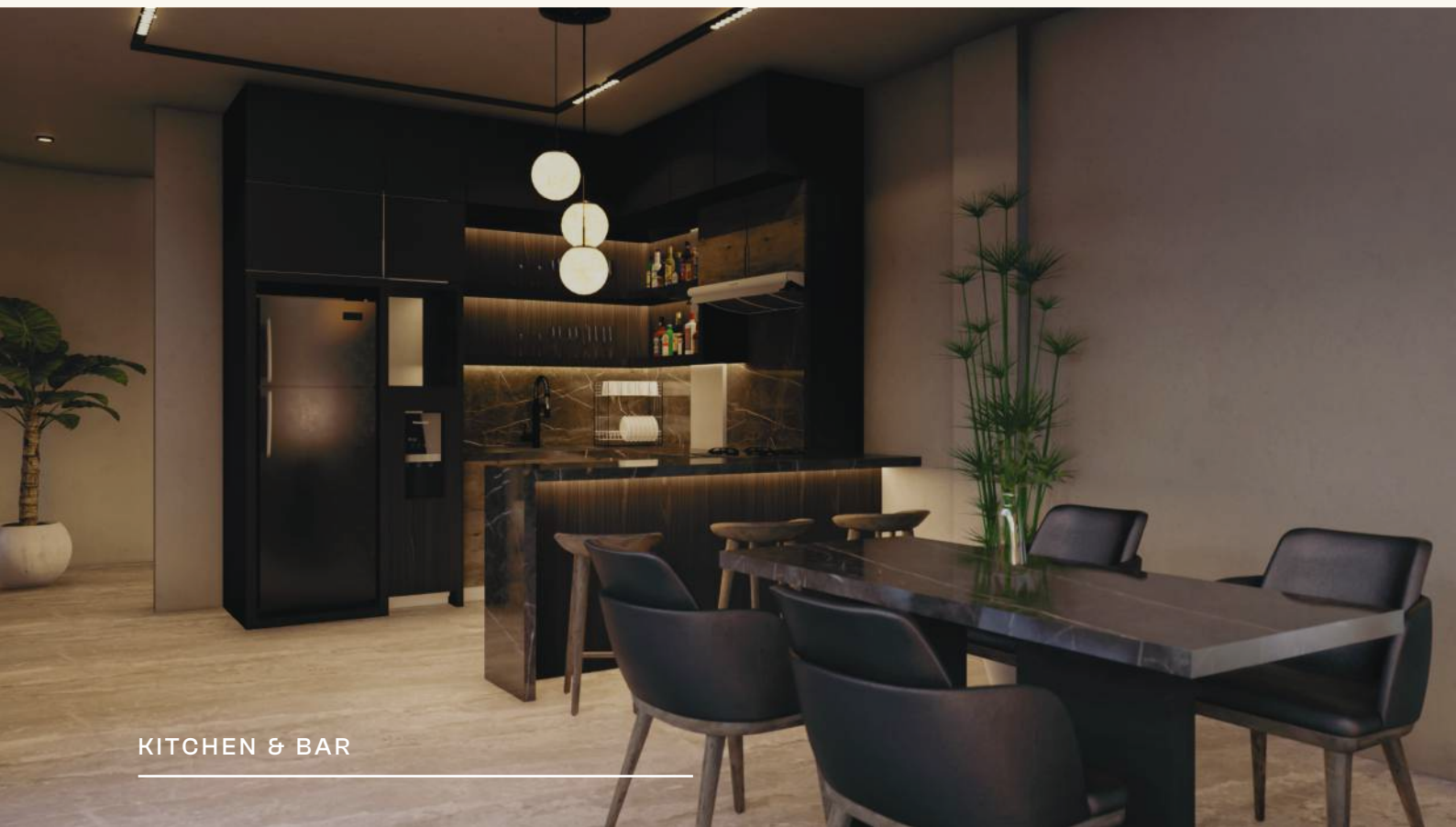
BUILD UP

140.15 m²



PRIVATE POOL

1ST FLOOR



KITCHEN & BAR

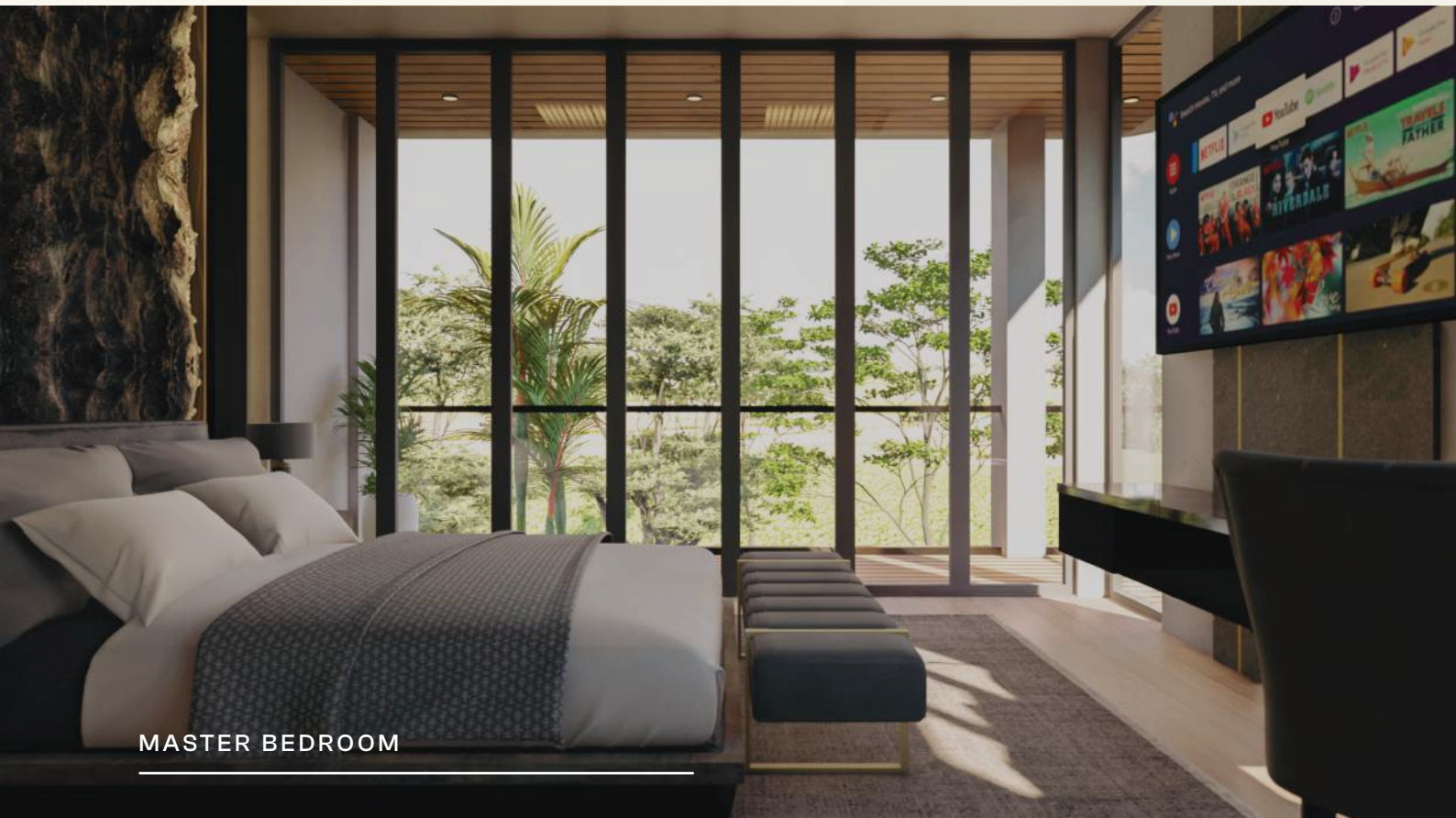


LIVING ROOM

2ND FLOOR

BUILD UP

100.65 m²

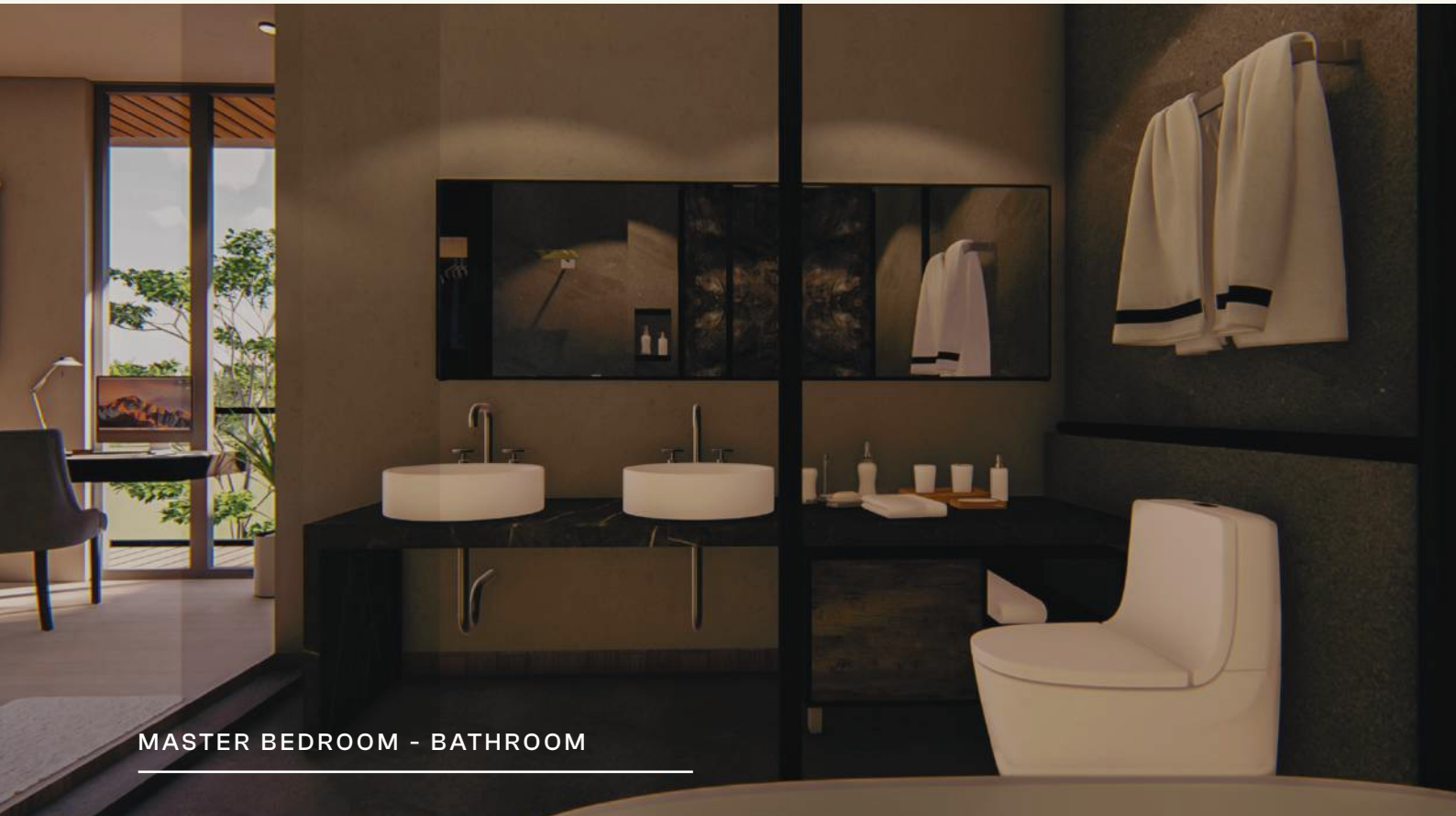


MASTER BEDROOM

2ND FLOOR



MASTER BEDROOM



MASTER BEDROOM - BATHROOM

2ND FLOOR



STANDARD BEDROOM



STANDARD BEDROOM

VILLA SAGARA

TWO BEDROOM





191.55 M2
LAND



241.15 M2
HOUSE



LEASEHOLD
25+25 YEARS

STARTING AT

\$ 408.309

SAVE 3%
UPON EARLY BIRD

FURNISHED / FULLY FURNISHED OPTION



2



2



1



1

This elegant tropical villa boasts two master bedrooms with ensuite bathrooms and private balconies, along with a spacious open-plan living and dining area and a modern kitchen. Step outside to a lush garden, a private pool with an overflow system, and a hardwood terrace featuring a luxurious sunbed lounge. Additional conveniences include an outdoor shower, a powder room, ample storage space, and private parking. Designed for comfort and style, this villa is perfect as a tranquil getaway or a promising investment for short- or long-term rentals.



1ST FLOOR



2ND FLOOR

INCLUSIONS

- * Two-Story Modern Tropical Villa
- * Spacious open/enclosed living area
- * Dining Area
- * Kitchen & Bar
- * Powder Room
- * Private Pool Overflow System
- * Outdoor Shower
- * Lush Garden Area
- * Storage Room
- * Private Parking Area
- * Luxurious sunbed hangout
- * Hardwood Terrace
- * 1 Master Bedroom with a balcony
- * 1 Standard Bedroom with a balcony
- * 2 Ensuite Bathrooms



SAVE \$12.250 WITH EARLY BIRD INVESTMENT

Investing in Lush Villa Seminyak Off-Plan presents a strategic financial advantage, offering a projected 3% capital appreciation upon completion. **With an estimated future value of \$420.559**, this growth potential highlights a compelling opportunity for investors. Please note, the estimated values is not guaranteed.

PRICE

CATEGORY	EARLY BIRD PRICE OFF-PLAN	VILLA PRICE TURN KEY
FURNISHED	\$ 408.309	\$ 420.559
FULLY FURNISHED	\$ 412.777	\$ 425.160

*Prices do not include TAX.

1ST FLOOR

BUILD UP

140.15 m²



PRIVATE POOL

1ST FLOOR



KITCHEN & BAR

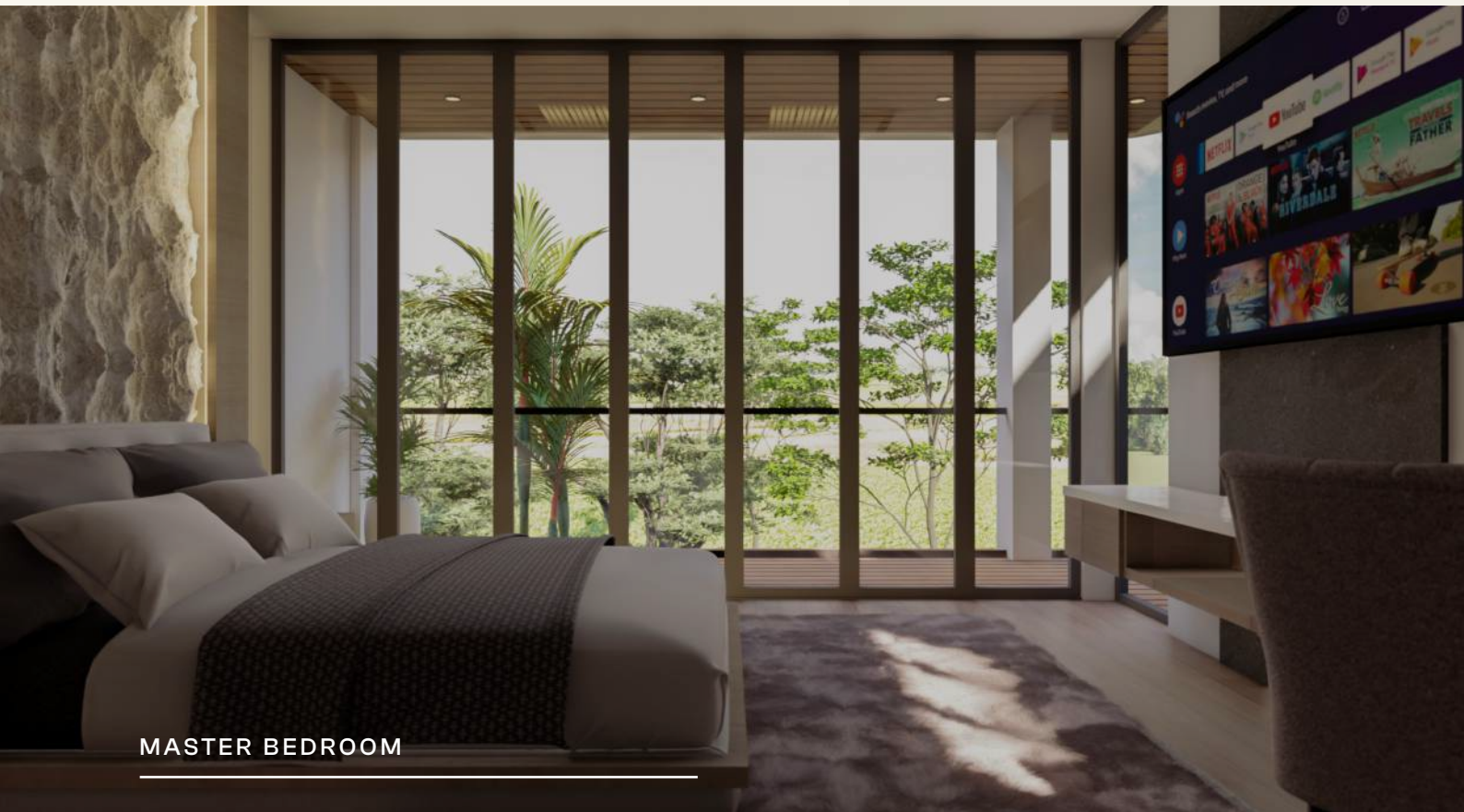
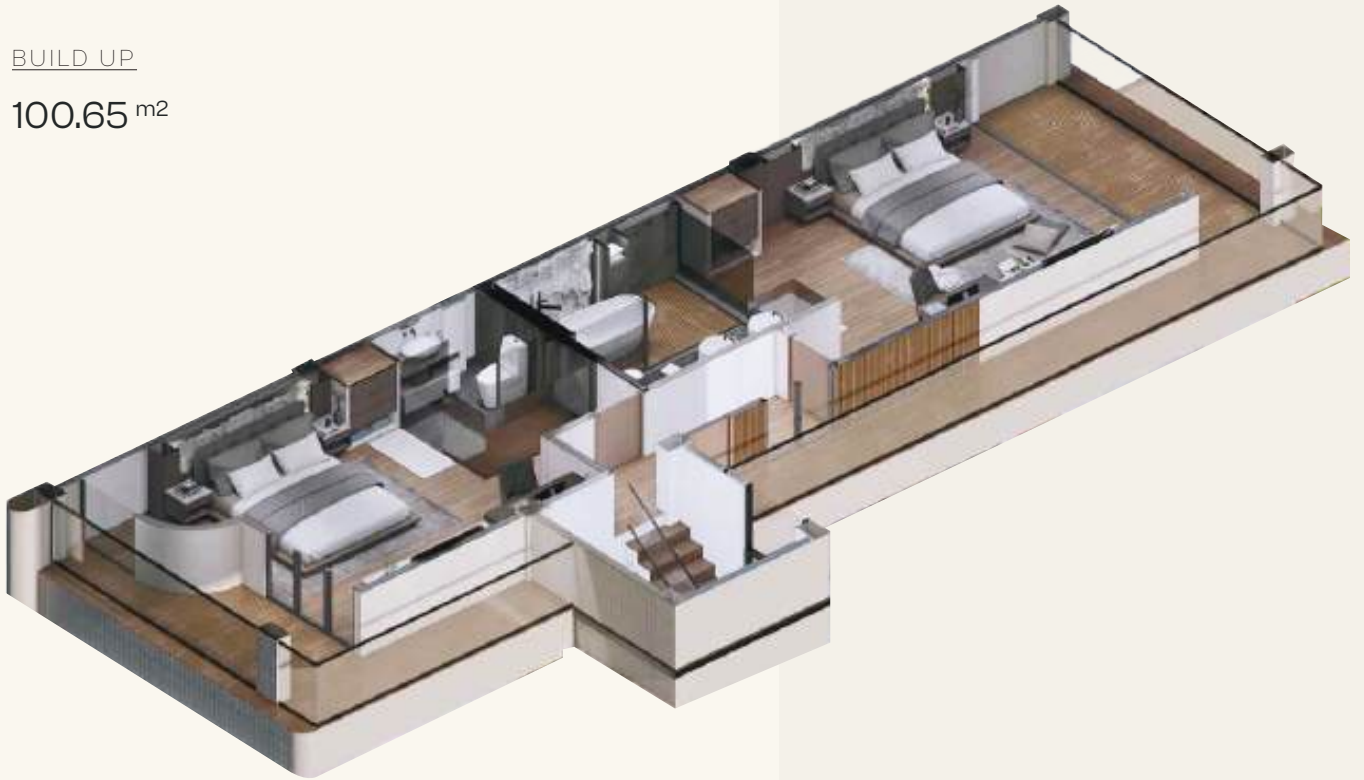


LIVING ROOM

2ND FLOOR

BUILD UP

100.65 m²

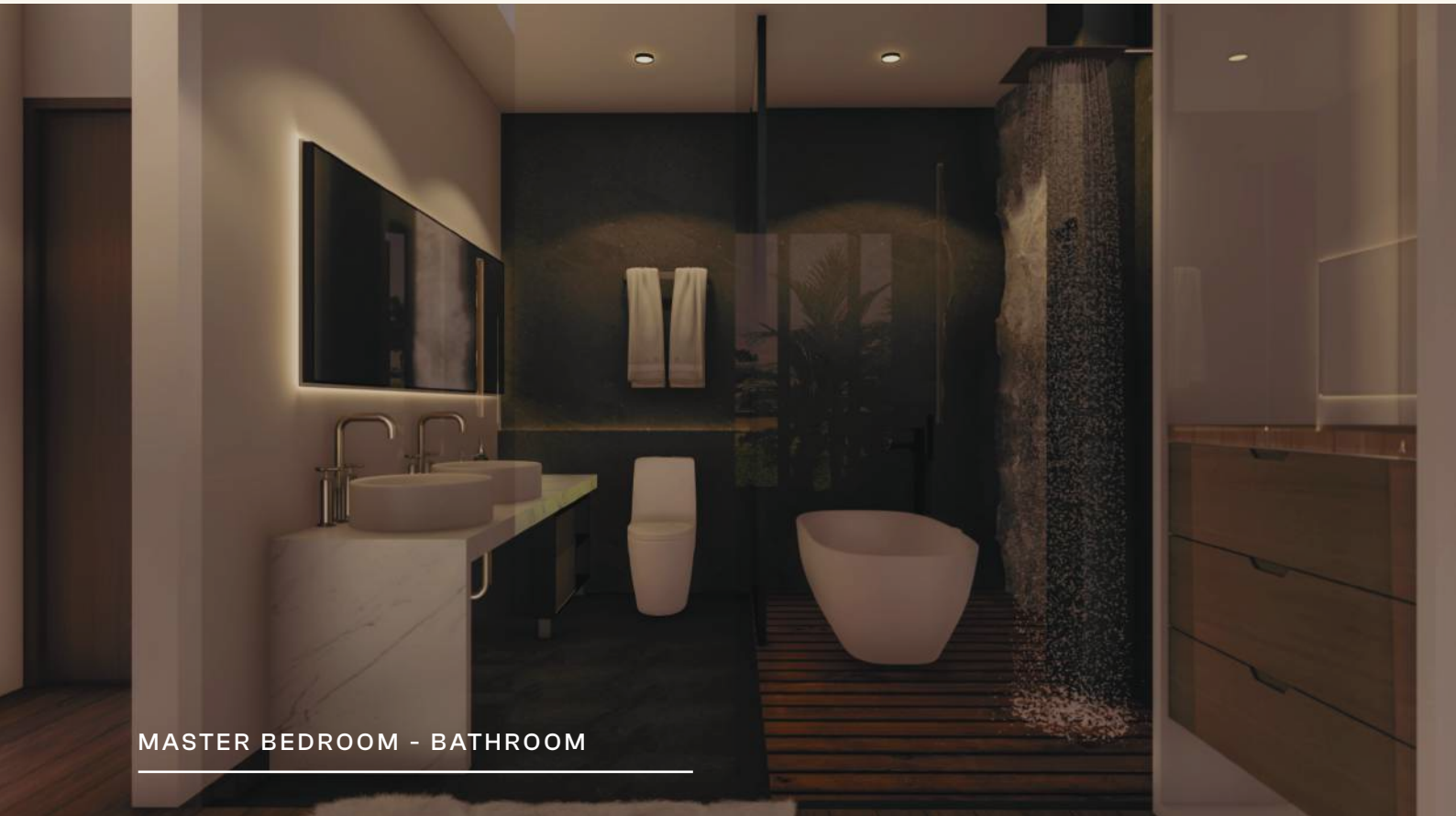


MASTER BEDROOM

2ND FLOOR



MASTER BEDROOM

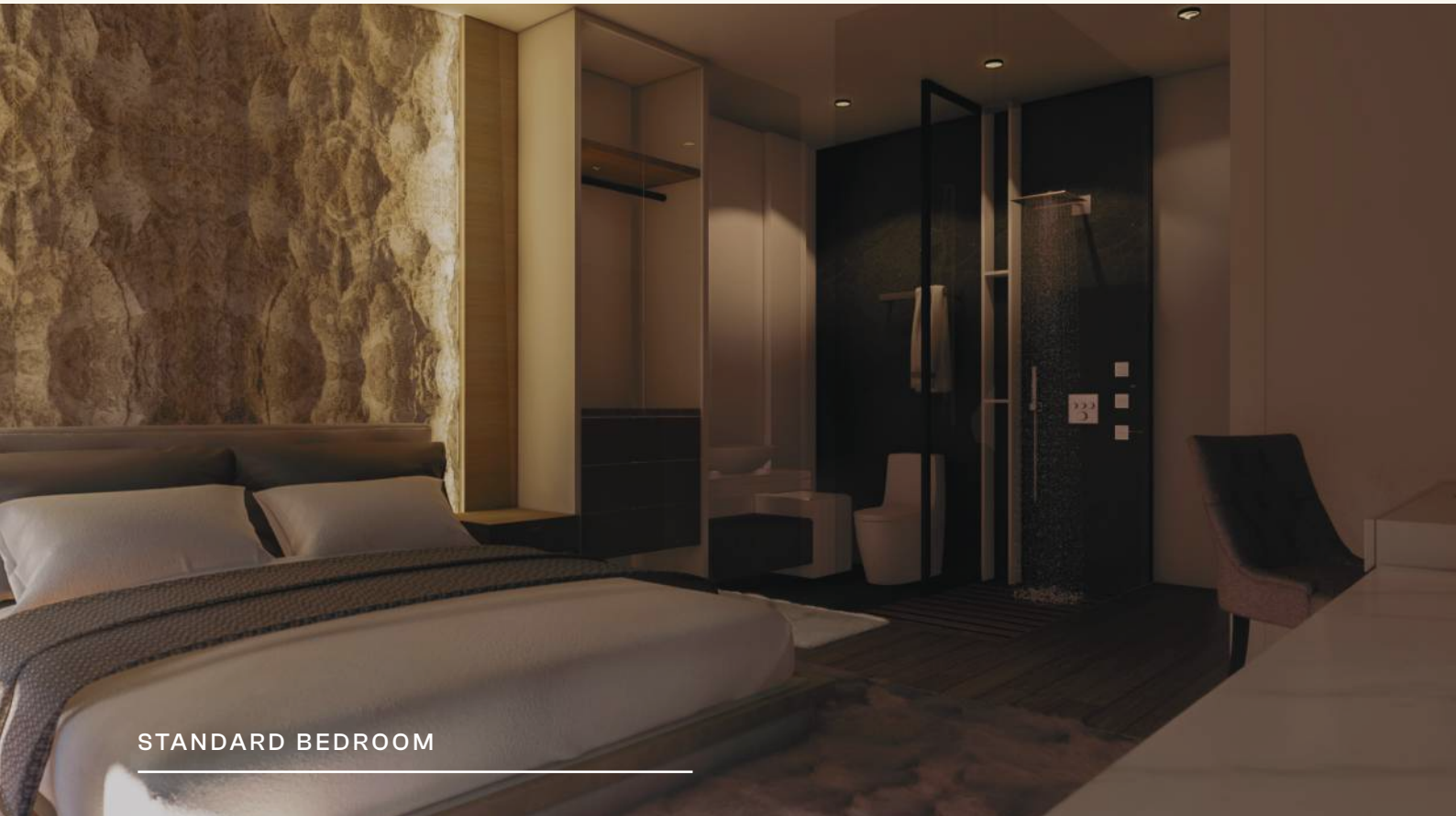


MASTER BEDROOM - BATHROOM

2ND FLOOR



STANDARD BEDROOM



STANDARD BEDROOM

VILLA DEWATA

THREE BEDROOM





156 M2
LAND



288.34 M2
HOUSE



LEASEHOLD
25+25 YEARS

STARTING AT

\$450.498

SAVE 3%
UPON EARLY BIRD

FURNISHED / FULLY FURNISHED OPTION



3



3



1



1

This elegant tropical villa offers three spacious levels of luxury and comfort. The ground floor features an open living and dining area, a fully equipped kitchen, a lush garden, and a private pool with a hardwood terrace and sunbed lounge. Upstairs, enjoy one master bedroom with a semi-open lounge and an optional outdoor jacuzzi, along with two standard bedrooms with balconies. With three ensuite bathrooms, an outdoor shower, storage, and private parking, this villa is perfect for a serene retreat or a smart investment opportunity.



1ST FLOOR



2ND FLOOR



3RD FLOOR

INCLUSIONS

- * Three-Story Modern Tropical Villa
- * Living and Dining Area
- * Kitchen & Bar
- * Powder Room
- * Private Pool Overflow System
- * Outdoor Shower
- * Lush Garden Area
- * Storage Room
- * Private Parking Area
- * Luxurious sunbed hangout
- * Hardwood Terrace
- * 1 Master Bedroom with a balcony
- * Semi open space lounge
- * Outdoor Jacuzzi
- * 1 Standard Bedroom with a balcony
- * 1 Standard Bedroom
- * 3 Ensuite Bathrooms



SAVE \$13.514 WITH EARLY BIRD INVESTMENT

Investing in Lush Villa Seminyak Off-Plan presents a strategic financial advantage, offering a projected 3% capital appreciation upon completion. **With an estimated future value of \$464.012**, this growth potential highlights a compelling opportunity for investors. Please note, the estimated values is not guaranteed.

PRICE

CATEGORY	EARLY BIRD PRICE OFF-PLAN	VILLA PRICE TURN KEY
FURNISHED	\$ 450.498	\$ 464.012
FULLY FURNISHED	\$ 461.171	\$475.006

*Prices do not include TAX.

1ST FLOOR

BUILD UP

121.22 m²



1ST FLOOR



LIVING ROOM



KITCHEN & BAR

2ND FLOOR

BUILD UP

81.80 m²



STANDARD BEDROOM 1

2ND FLOOR



STANDARD BEDROOM 1

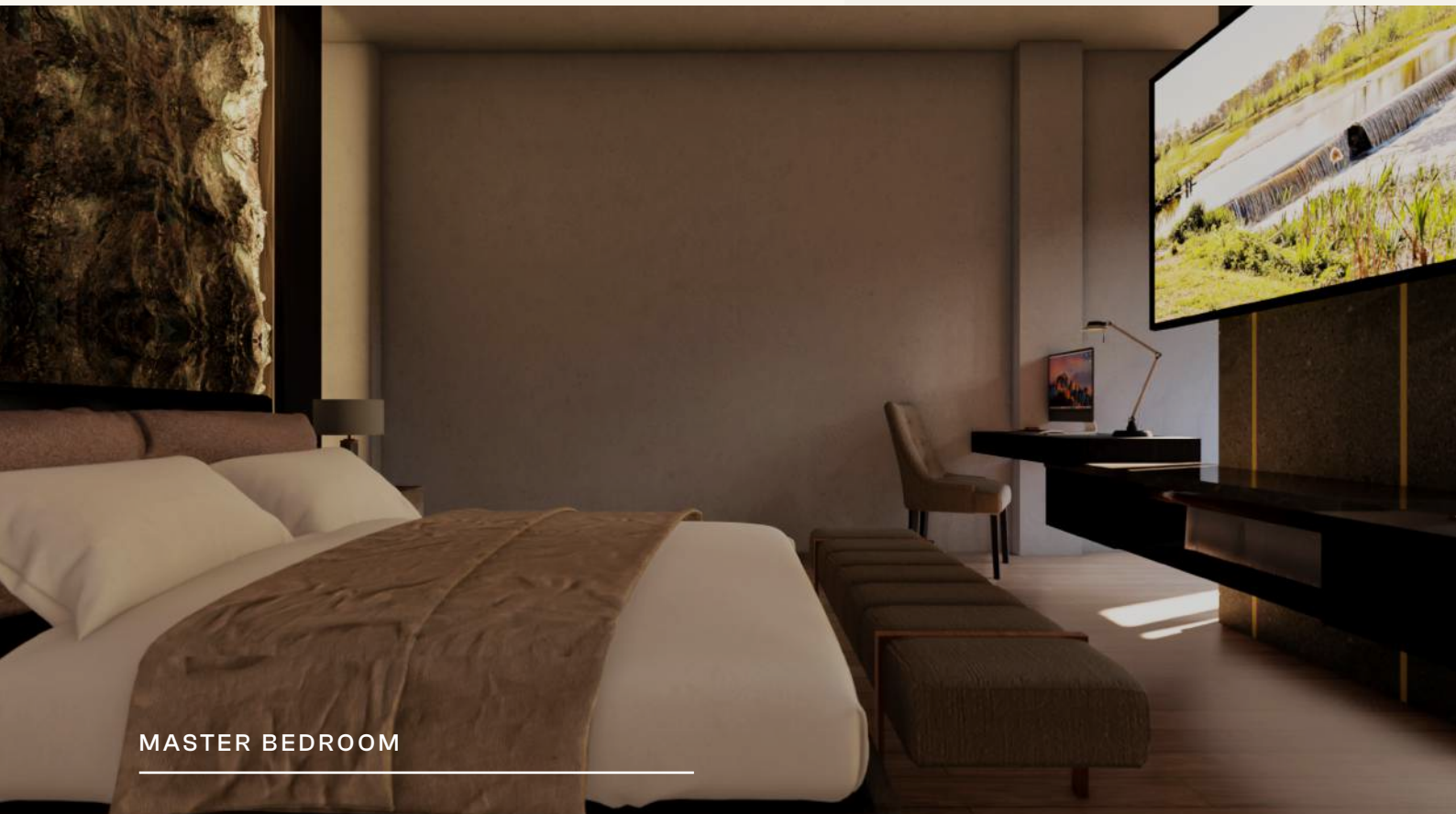
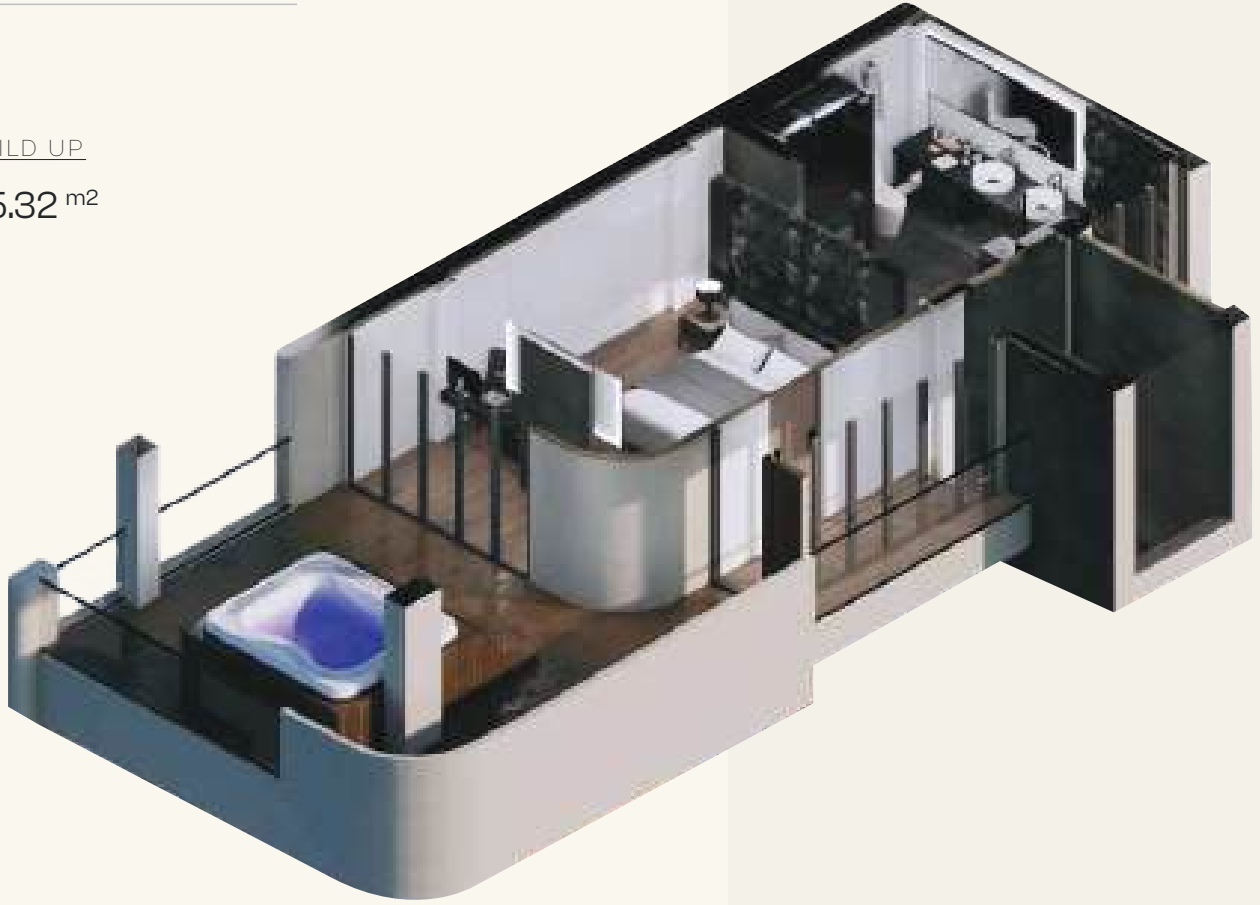


STANDARD BEDROOM 2

3RD FLOOR

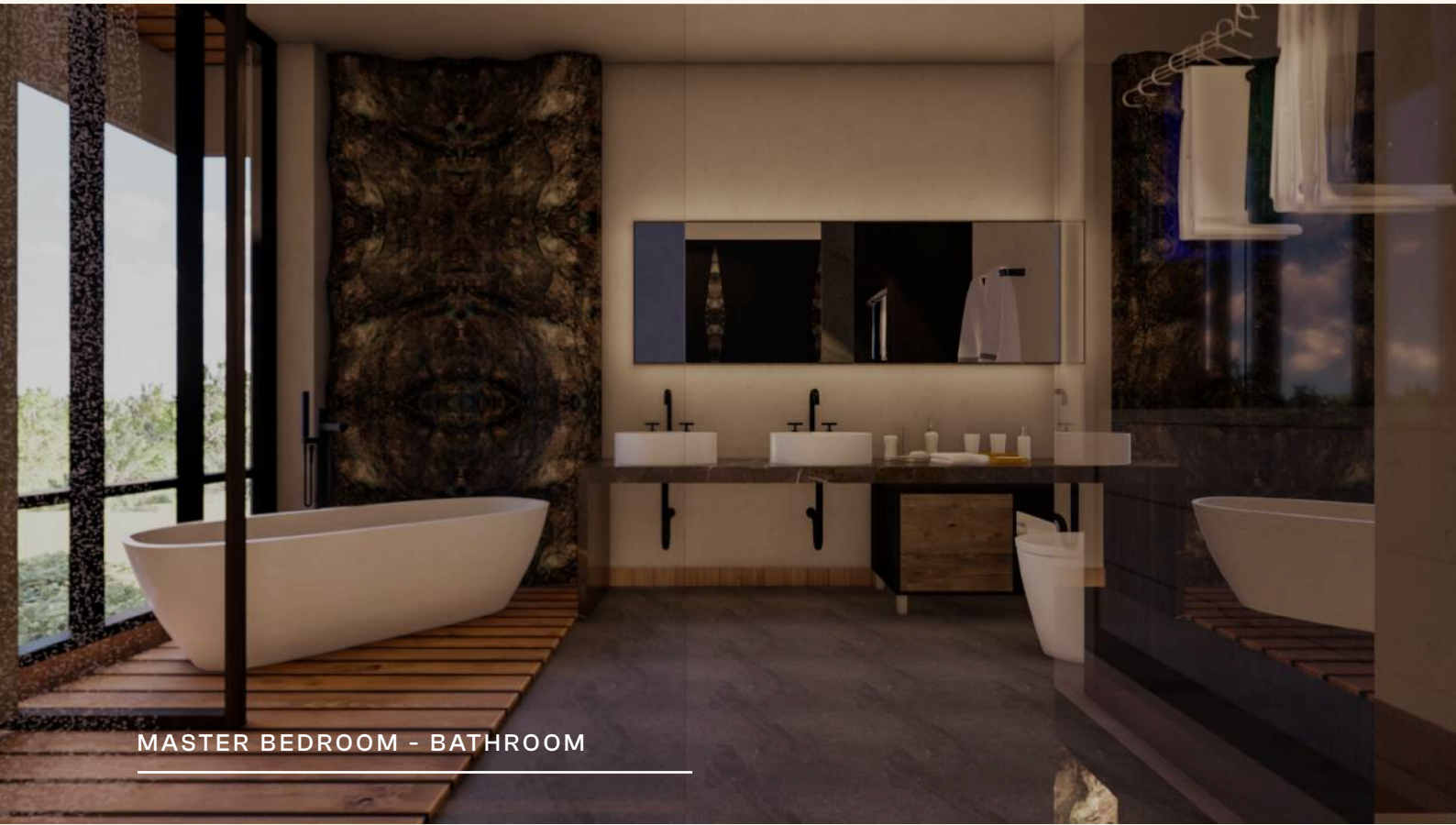
BUILD UP

85.32 m²



MASTER BEDROOM

3RD FLOOR



MASTER BEDROOM - BATHROOM



MASTER BEDROOM

3RD FLOOR



MASTER BEDROOM - OUTDOOR LOUNGE



MASTER BEDROOM - OUTDOOR LOUNGE

VILLA AMBARA

TWO BEDROOM





256.86 M2
LAND



290.90 M2
HOUSE



LEASEHOLD
25+25 YEARS

STARTING AT

\$ 485.349

SAVE 3%
UPON EARLY BIRD

FURNISHED / FULLY FURNISHED OPTION



2



2



1



2

This two-story tropical villa combines modern design with ultimate comfort. It features an open-plan living and dining area, a stylish kitchen with a bar, and a powder room. Outdoors, enjoy a private pool with an overflow system, a lush garden, a hardwood terrace, and a luxurious sunbed lounge. The villa includes two bedrooms, each with a private balcony and ensuite bathroom, plus practical amenities like a storage room, outdoor shower, and private parking. Perfect as a tranquil retreat or a high-value investment in tropical living.



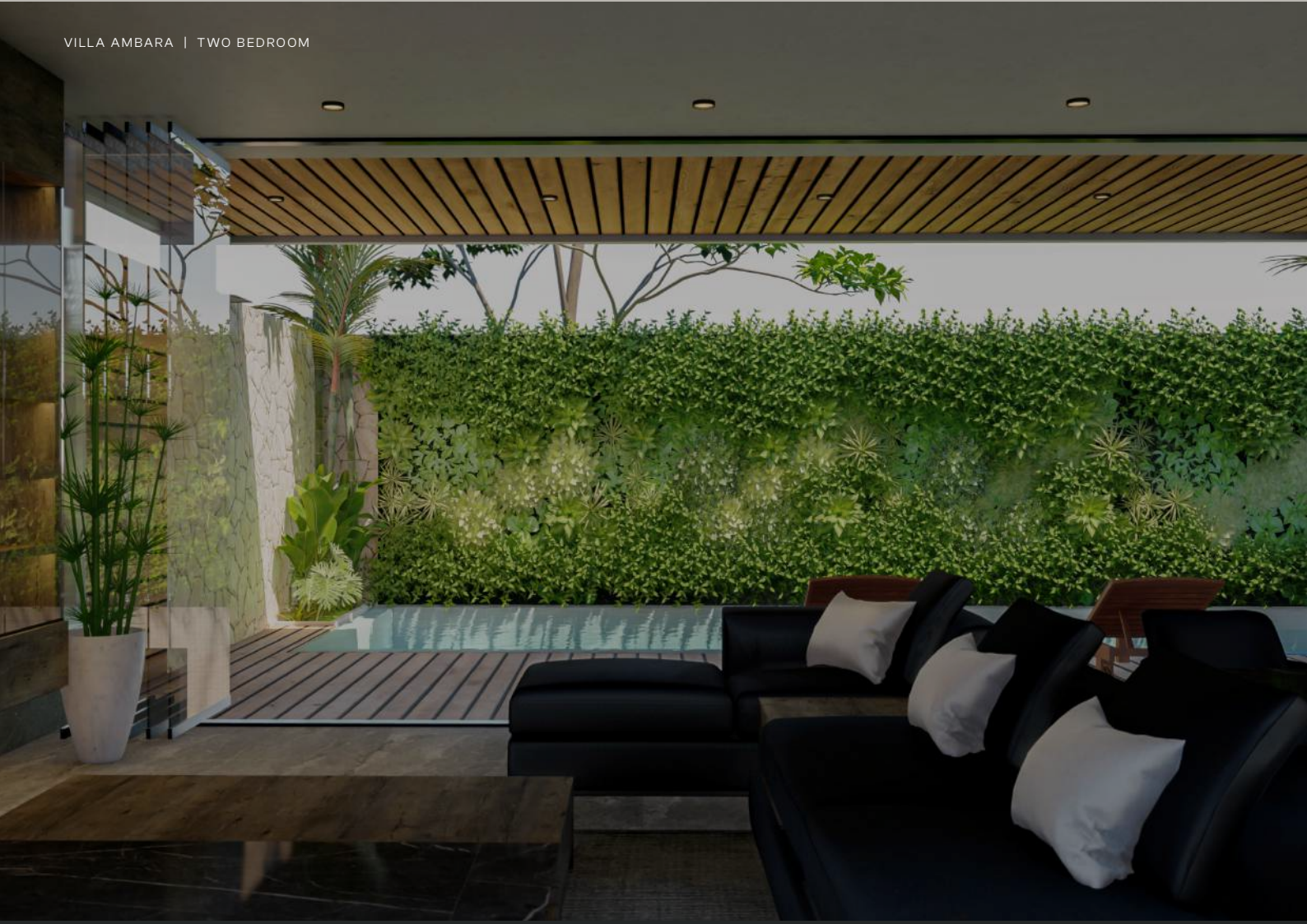
1ST FLOOR



2ND FLOOR

INCLUSIONS

- * Two-Story Modern Tropical Villa
- * Open-Plan Living and Dining Area
- * Kitchen & Bar
- * Powder Room
- * Private Pool Overflow System
- * Outdoor Shower
- * Lush Garden Area
- * Storage Room
- * Private Parking Area
- * Luxurious sunbed hangout
- * Hardwood Terrace
- * 1 Master Bedroom with a balcony
- * 1 Standard Bedroom with a balcony
- * 2 Ensuite Bathrooms



SAVE \$14.560 WITH EARLY BIRD INVESTMENT

Investing in Lush Villa Seminyak Off-Plan presents a strategic financial advantage, offering a projected 3% capital appreciation upon completion. **With an estimated future value of \$499.909**, this growth potential highlights a compelling opportunity for investors. Please note, the estimated values is not guaranteed.

PRICE

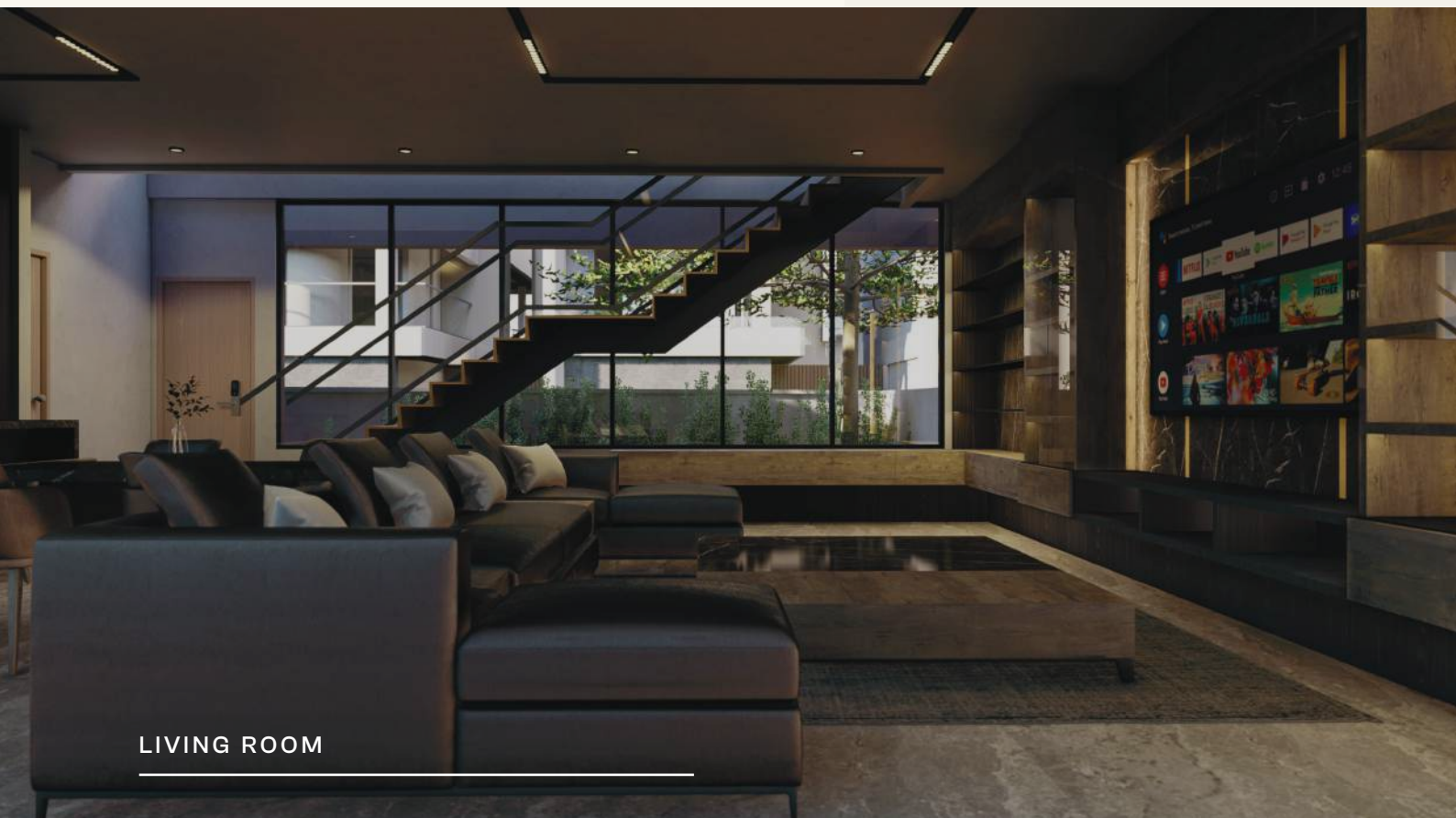
CATEGORY	EARLY BIRD PRICE OFF-PLAN	VILLA PRICE TURN KEY
FURNISHED	\$ 485.349	\$ 499.909
FULLY FURNISHED	8 489.816	\$ 504.511

*Prices do not include TAX.

1ST FLOOR

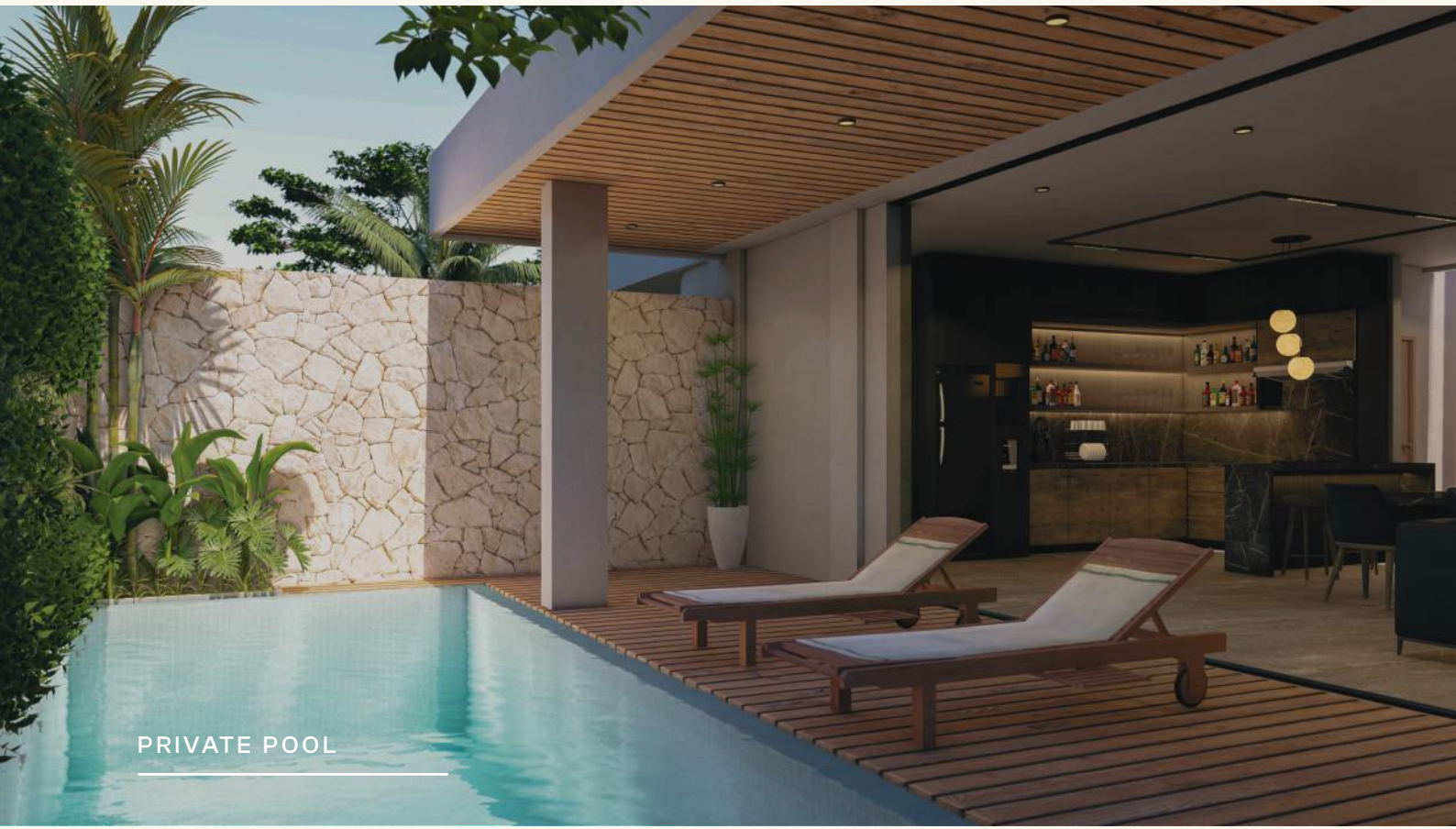
BUILD UP

162.95 m²



LIVING ROOM

1ST FLOOR



PRIVATE POOL

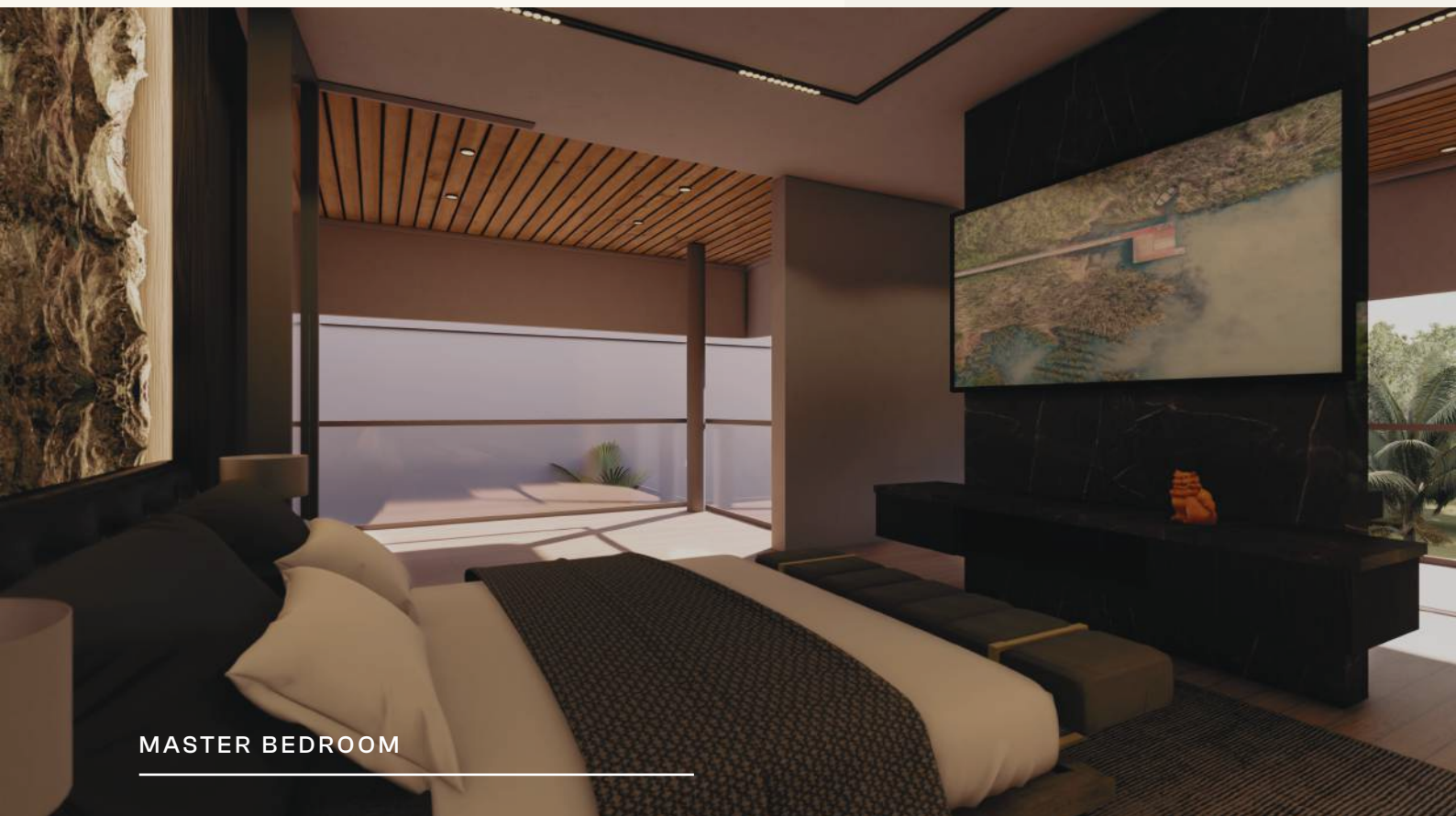


KITCHEN & BAR

2ND FLOOR

BUILD UP

127.95 m²



MASTER BEDROOM

2ND FLOOR

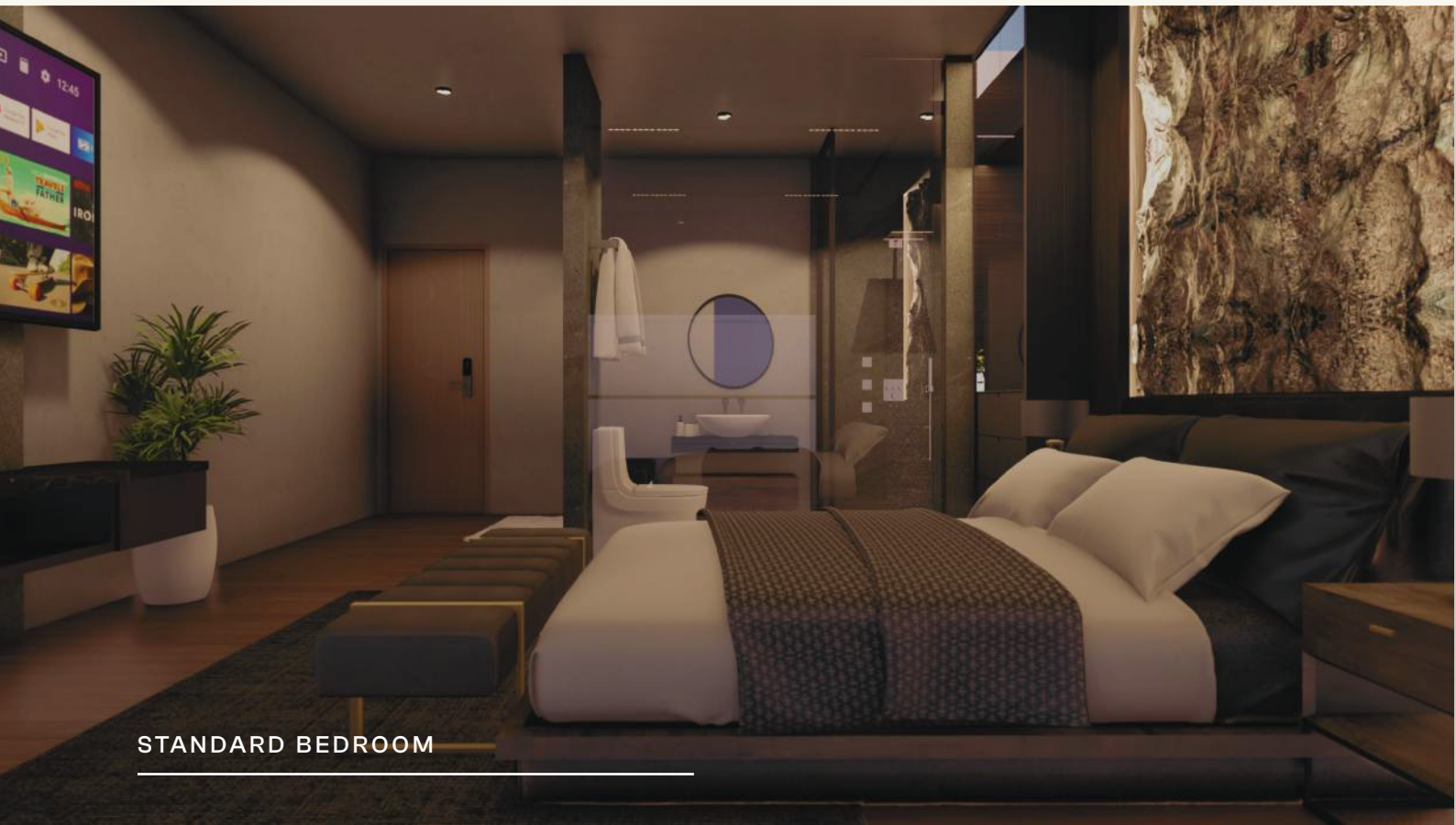


MASTER BEDROOM - BATHROOM



MASTER BEDROOM - BALCONY

2ND FLOOR

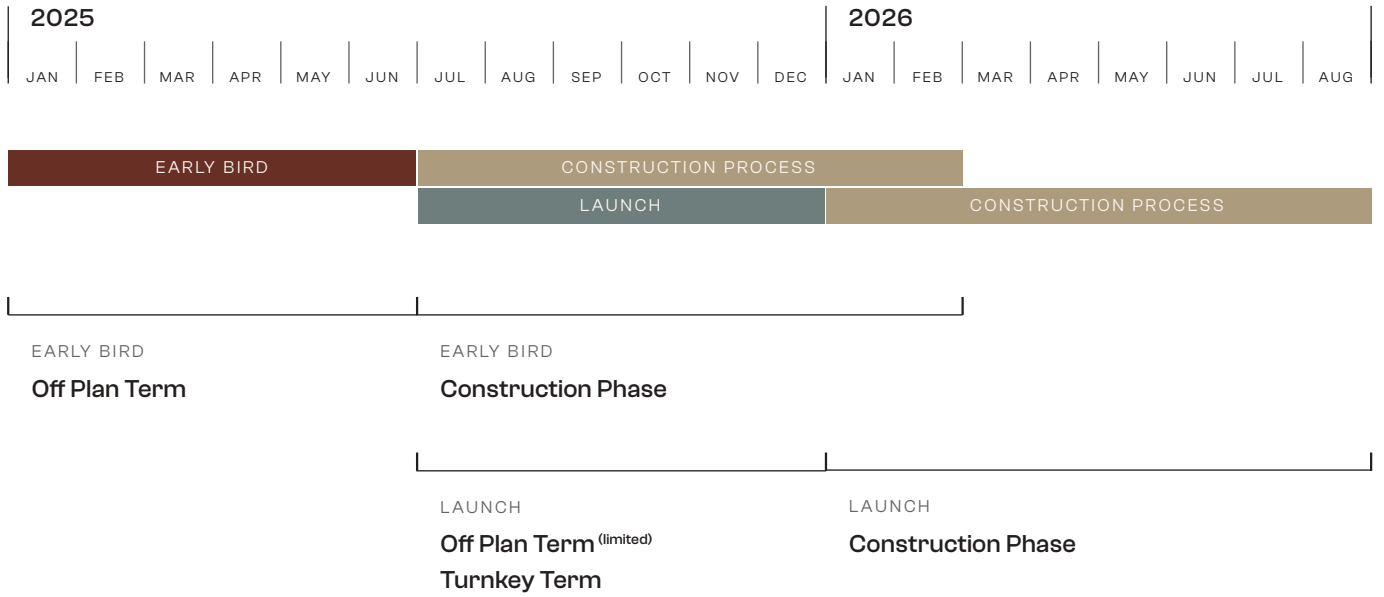


STANDARD BEDROOM



STANDARD BEDROOM

EXPECTED TIMELINE



EARLY BIRD

ESTIMATED COMPLETION

August 2026

SALE OPEN

January 2025

SALE CLOSE

June 2025

RENTAL PREPARATION

September 2026

CONSTRUCTION START

January 2025

CONSTRUCTION FINISH

February 2026

LAUNCH

SALE OPEN

July 2025

SALE CLOSE

December 2025

CONSTRUCTION START

July 2025

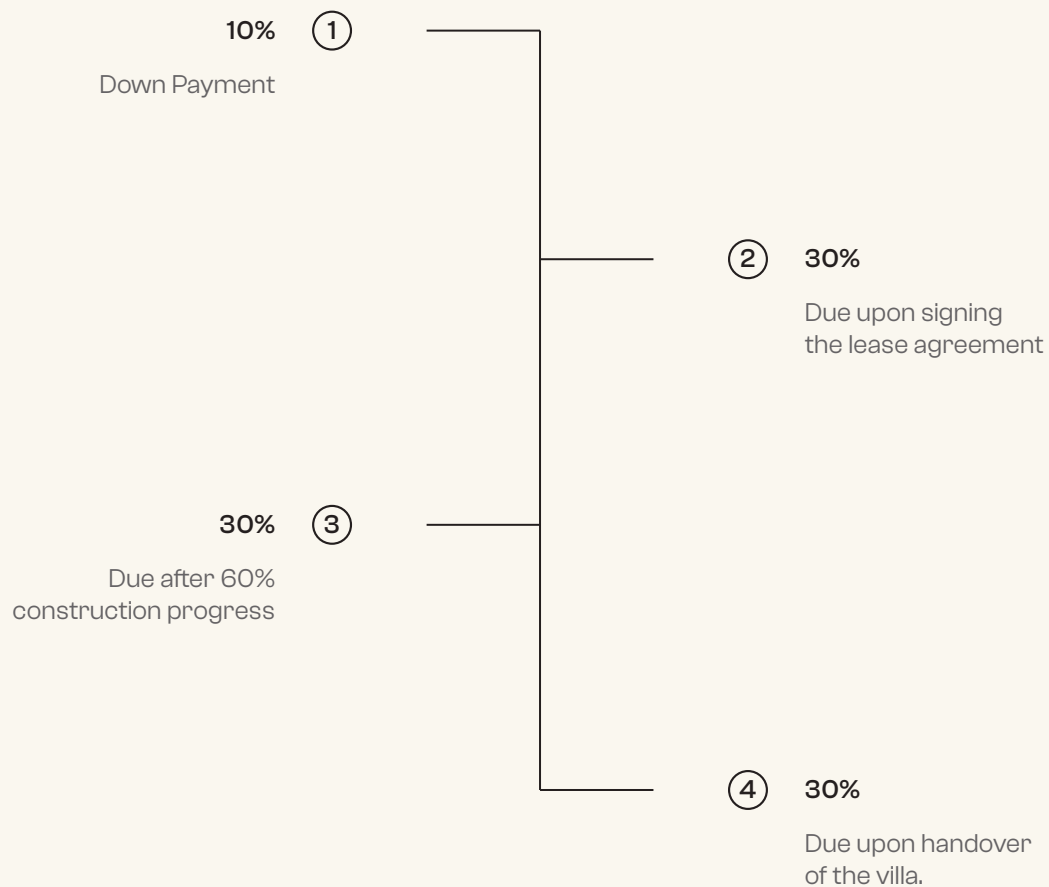
CONSTRUCTION FINISH

August 2026

PAYMENT STRUCTURE

In our payment structure, every installment is tied to a specific construction milestone, guaranteeing a fair and transparent process that ensures you never overpay.

INSTALLMENT BY BUILDING PROGRESS



INCLUSIONS

LIVING ROOM

CATEGORY	ITEMS	FURNISHED	FULLY FURNISHED
FURNITURE	Sofa Set + Table	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Coffee Table	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	TV Backdrop With Cabinet	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
ELECTRONICS & APPLIANCES	TV	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	WiFi Router & Modem	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Bluetooth Speaker	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SOFT FURNISHINGS & DECOR	Rug / Carpet	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Curtains / Blinds	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Cushions & Throws	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Paintings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Indoor Plants / Decorative Items	<input type="checkbox"/>	<input checked="" type="checkbox"/>

MASTER BEDROOM

CATEGORY	ITEMS	FURNISHED	FULLY FURNISHED
FURNITURE	Bed Backdrop	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Bed Divan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Bed Bench	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Mattres King Size	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	TV Backdrop With Cabinet	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Wall Mounted Desk	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Chair	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Wardrobe	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Bedside Table	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
ELECTRONICS & APPLIANCES	Bedside Lamp	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Jacuzi For Rooftop <small>(On Villa Dewata)</small>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Air Conditioner	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	TV	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SOFT FURNISHINGS	Bed Linens <small>(Sheets, Pillowcases, Comforter, Duvet)</small>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Extra Blankets & Pillows	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Cloth Hanger	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Curtains / Blinds	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Rug / Carpet	<input type="checkbox"/>	<input checked="" type="checkbox"/>

INCLUSIONS

STANDARD BEDROOM

CATEGORY	ITEMS	FURNISHED	FULLY FURNISHED
FURNITURE	Bed Backdrop Bed Divan Bed Bench Mattres King Size TV Backdrop With Cabinet Wall Mounted Desk Chair Wardrobe Bedside Table	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
ELECTRONICS & APPLIANCES	Bedside Lamp Air Conditioner TV	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
SOFT FURNISHINGS	Bed Linens <small>(Sheets, Pillowcases, Comforter, Duvet)</small> Extra Blankets & Pillows Cloth Hanger Curtains / Blinds Rug / Carpet	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>

LAUNDRY & UTILITY AREA

CATEGORY	ITEMS	FURNISHED	FULLY FURNISHED
APPLIANCES & ESSENTIALS	Washing Machine Clothes Dryer Iron & Ironing Board Laundry Basket / Hamper Clothes Drying Rack Cleaning Supplies	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>

INCLUSIONS

KITCHEN & DINING AREA

CATEGORY	ITEMS	FURNISHED	FULLY FURNISHED
FURNITURE	Kitchen Set Sink Cooker Hood Bar Table Breakfast Bar Stools	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
LARGE APPLIANCES	Refrigerator Stove Cook top / Cooker Hood Oven / Microwave	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
SMALL APPLIANCES	Electric Kettle Blender / Juicer Rice Cooker Water Dispenser (Hot & Cold)	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
COOKWARE	Pots & Pans (Frying Pan, Saucepan, Stockpot)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DISHWARE & UTENSILS	Plates & Bowls (Dinner & Soup Bowls) Cups & Mugs Cutlery Set (Spoons, Forks, Knives, Chopsticks) Serving Spoons, Ladles & Tongs Cutting Board & Knife Set	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
STORAGE & CLEANING ESSENTIALS	Trash Bin & Recycling Bins Dish Drying Rack Paper Towels & Napkins Holder	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>

INCLUSIONS

BATHROOM

CATEGORY	ITEMS	FURNISHED	FULLY FURNISHED
ESSENTIALS	Toilet & Shower (Basic Fixtures)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Wastafel Cabinet	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Vanity Mirror	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Bathtub	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
ELECTRONICS & APPLIANCES	Water Heater	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Hairdryer	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SOFT FURNISHINGS & ACCESSORIES	Towels (Bath Towels, Hand Towels, Face Towels, Beach Towels)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Bath Mat / Anti-Slip Rug	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Shower Curtain / Glass Divider	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
STORAGE & EXTRAS	Towel Rack / Hooks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Toiletries Organizer (For Shampoo, Soap, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Toilet Brush & Plunger	<input type="checkbox"/>	<input checked="" type="checkbox"/>

MISCELLANEOUS & EXTRAS

CATEGORY	ITEMS	FURNISHED	FULLY FURNISHED
STORAGE & ORGANIZATION	Shoe Rack / Storage Unit	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Umbrella Stand	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Key Holder / Entryway Hooks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SECURITY & SAFETY	Door Lock & Security System (Smart Lock, CCTV, Intercom)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Fire Extinguisher & Smoke Detector	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	First Aid Kit	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FAQ

- 01** **WHAT IS AN "OFF-PLAN PROJECT," AND WHAT ARE ITS BENEFITS?**
- An off-plan villa project refers to the sale of villas before their construction or completion. Buyers invest in the property based on the developer's architectural plans and project details rather than a finished structure.
- ADVANTAGES:
- **Lower Entry Price:**
Off-plan properties are often more affordable compared to fully built villas.
 - **Capital Appreciation:**
The property's value may increase during the construction phase.
 - **Flexible Payment Options:**
Buyers can benefit from structured payment plans, easing financial commitments.
 - **Market Price Advantage:**
Locking in the purchase at today's market rate helps hedge against future price increases.
- 02** **WHAT DOES THE TERM "TURN-KEY PROJECT" MEAN?**
- A turn-key project refers to a fully completed and ready-to-use property that requires no additional work from the buyer. The developer delivers the property in a move-in-ready condition, allowing buyers to immediately use, rent, or sell it. This type of investment is ideal for those seeking a hassle-free purchasing experience with minimal involvement in construction and finishing stages.
- 03** **WILL THE CONSTRUCTION OF MY VILLA FOLLOW THE EXPECTED TIMELINE AFTER I MAKE THE PAYMENT AND SIGN THE LEASE AGREEMENT?**
- Construction work will begin within 2 weeks after the lease agreement is signed. The construction process will take approximately 8 months until the villa is ready for handover.
- 04** **HOW CAN I STAY INFORMED ABOUT THE PROGRESS AND STATUS OF MY VILLA?**
- For our investors, we offer a dedicated online dashboard that provides real-time updates on the development status. You can monitor your villa's progress anytime, anywhere—ensuring complete transparency and peace of mind.
- 05** **IS IT POSSIBLE FOR ME TO RESELL MY VILLA?**
- Absolutely! You have full ownership rights, allowing you to sell or transfer your villa at any time. Based on market trends, off-plan buyers typically see a capital appreciation of 15-20% from purchase to project completion, depending on the villa's size and location.

FAQ

- 06** **WHAT HAPPENS IN THE CASE OF CONSTRUCTION DELAYS?**
- If there are construction delays beyond the predetermined completion date, compensation with daily penalty fees will be provided, deducted from the final payment.
- 07** **CAN I GET INSURANCE FOR MY VILLA?**
- Yes, absolutely. You can secure insurance coverage for your villa through reputable providers like ALLIANZ, which offer protection against natural events such as earthquakes, flooding, and other unforeseen circumstances.
- 08** **WHICH OWNERSHIP OPTION IS MORE SUITABLE: PERSONAL OR BUSINESS ENTITY?**
- You have two options when acquiring property:
- Personal Ownership:**
- You can own the property under your name without a company. If renting it out, an Airbnb management company can assist with taxes, but for full compliance, a PT PMA is recommended.
- PT PMA Ownership:**
- A legally secure option that ensures compliance, streamlines business operations, and offers tax benefits. Our legal team can assist with company setup, tax optimization, and reporting.
- 09** **CAN I SIGN NOTARY PAPERS WITHOUT BEING IN BALI?**
- Yes, absolutely! In fact, 90% of our investors sign remotely from overseas. We facilitate the signing of lease agreements and construction contracts without requiring you to be in Bali. Our team ensures a seamless process for international buyers, with our notary providing detailed explanations via video calls. For further guidance or to see how the process works, feel free to inquire via WhatsApp.
- 10** **WHAT ARE THE INVESTMENT STEPS ?**
- STEP 1: Select Your Dream Property**
- STEP 2: Secure Ownership**
- Reserve your property with 10% initial deposit and complete the contract signing.
- STEP 3: Flexible Payment Plan**
- Enjoy a structured payment schedule designed for your convenience.
- STEP 4: Enjoy Returns**
- Generate rental income from your investment or savor your personal getaway.
- 11** **DOES THE PRICE INCLUDE TAXES?**
- The listed price does not include taxes, which will be calculated separately based on applicable regulations. However, legal and administrative fees are already covered, ensuring a smooth and hassle-free purchasing process.



Company At a Glance

Lush Development Group (LDG) is a property developer and real estate agency based in Bali, Indonesia. LDG offers residences that embrace the concept of "mindful luxury".

Mindful luxury is the result of a process that integrates design and

atmosphere. This process uses all available resources to achieve the desired psychological elements. It's not just about living the high life. For us, luxury is all about sustainability, responsibility, and living mindfully.

Our commitment is to create spaces that embody elegance while adhering to eco-friendly practices and promoting sustainable living.

About Us

Focusing on land development and real estate sales, LDG is dedicated to transforming the island's landscapes into vibrant, high-quality communities and luxurious properties.

Location

Bali, Indonesia

We believe in creating living spaces that reflect the natural beauty of Bali while offering modern conveniences and superior quality. Join us in our journey to redefine real estate in one of the world's most enchanting destinations.

Established

2023

THANK YOU!

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LUSH

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