

from \$115 000
from 1,9 BLN IDR

MELASTI ARCADE

APARTMENTS

December
2025

15% ROI

Melasti Dream
RESIDENCE

Melasti Dream
RESIDENCE



APARTMENTS

28 m²

115 000\$

36 m²

140 000\$

44 m²

175 000\$

PENTHOUSE

58 m²

225 000\$

72 m²

280 000\$

106 m²

370 000\$



BALI IN NUMBERS

300%

Land value growth
since 2017

5%

Annual growth
The country's GDP

73%

Average occupancy
in 2023

12-15%

Average ROI by market

207 \$

Average daily rental
cost







MELASTI DREAM

A gated complex of villas with ocean views.

2 MINUTES

- from Grace, the most popular beach in Bali
- from large infrastructure facilities (restaurants, shopping and business center)
- from the children's football Academy

25

minutes from
the airport
along the new
highway



own restaurant
complex



own
management
company



the concept
LOYO relax



15%
ROI

Everything you need is nearby
for a comfortable life - shops, supermarkets,
restaurants, cafes and the most beautiful
beach in Bali -Melasti Beach

 [Google Maps](#)

SAVAYA BALI
14 minutes

MELASTI BEACH
2 minutes

PARQ BLUE
30 seconds

BANJAR KELOD

**MELASTI
ARCADE**



2 MINUTES FROM MELASTI BEACH

ONE OF THE MOST PICTURESQUE BEACHES IN BALI



14 MINUTES FROM SAVAYA BALI

BEST BALI CLIFF CLUB AND RESORT 2021, 2022, 2023

The famous club on the cliff and the place of attraction of the island's guests. Ocean view, infinity pool and the best DJs in the world.



25 MINUTES TO NGURAH RAI AIRPORT

BALI INTERNATIONAL AIRPORT

The road along the new four-lane highway from the airport to the peninsula takes less than half an hour, which makes the project as promising as possible





THE LOYO RELAX CONCEPT

The Melasti Dream complex is ideal for a romantic stay, thanks to the realized concept LOYO Relax:

1

**Equipped place for
yoga classes in the villa**

2

**Personal concierge
service**

- Restaurant and SPA reservations
- Personal training ((yoga pilates stretching))
- On-site SPA at your villa
- Breakfasts and romantic dinners at the villa
- Excursions and guides

Melasti Dream
RESIDENCE



INFRASTRUCTURE

- coworking
- barbershop
- beauty salon



INFRASTRUCTURE

2 restaurants



Melasti Dream
RESIDENCE





WHAT IS INCLUDED IN THE PRICE



Full legal support



Design
and development
of design projects



Construction
and technical
supervision of the
facility



Interior decoration
and furnishing



Development of a
business plan for the
management of the facility
after completion

HOW DOES THE PURCHASE PROCESS WORK?

PREPARATION

- 01 Choosing and booking a villa
- 02 Due diligence: verification of documents for compliance with the purpose of the land and prohibitions on sale
- 03 Signing a land lease agreement

- 04 Payment of the initial payment of 30%
- 05 Interest-free installments until the end of construction
- 06 Delivery of the object
- 07 Managing your facility
- 08 Payment of profits

-3%

**One-time discount
100% payment**