

Sales

ADDRESSBALI[©]
the best address in Bali

AWARD *featuring 46 exclusive residences* WINNING DEVELOPMENT



ASIA PACIFIC
PROPERTY
AWARDS
ARCHITECTURE

AWARD WINNER

ARCHITECTURE
MULTIPLE RESIDENCE
INDONESIA

Address Bali
by SL Design Services
Co LLC

2024-2025



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ADDRESSBALI®

*in the most sought
after location in Bali*

OCEAN FACING RESIDENCES

ADDRESSBALI.COM

© 2025

PRIME LOCATION:

LIMA BEACH

Pererenan, Bali

Pererenan is the most fashionable luxurious location in all of Bali, situated in the north of Canggu. All the trendiest places on the island are just 5 minutes from ADDRESSBALI Residence.

ADDRESSBALI.COM

ADDRESSBALI®

*Stone throw away
from the beach*



Our location is *close to*:



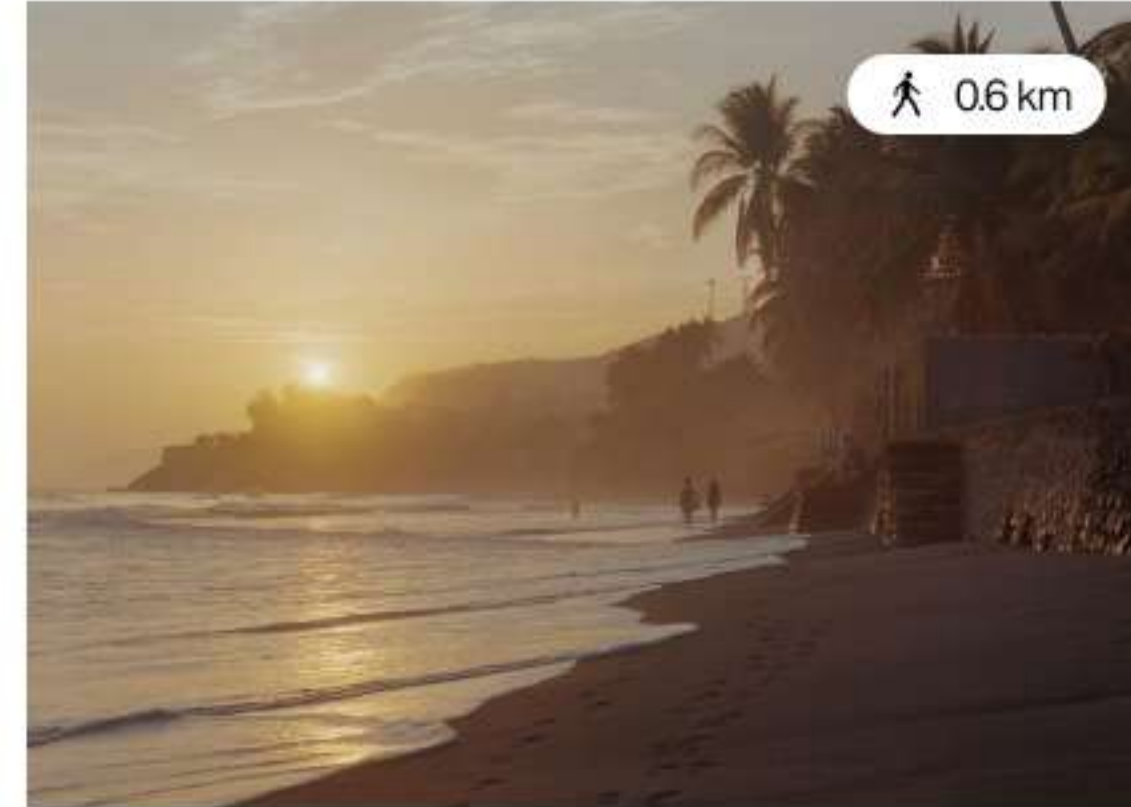
0.5 km

Seseh beach



0.5 km

Pererenan beach



0.6 km

Canggu beach



0.3 km

Loka Yoga School



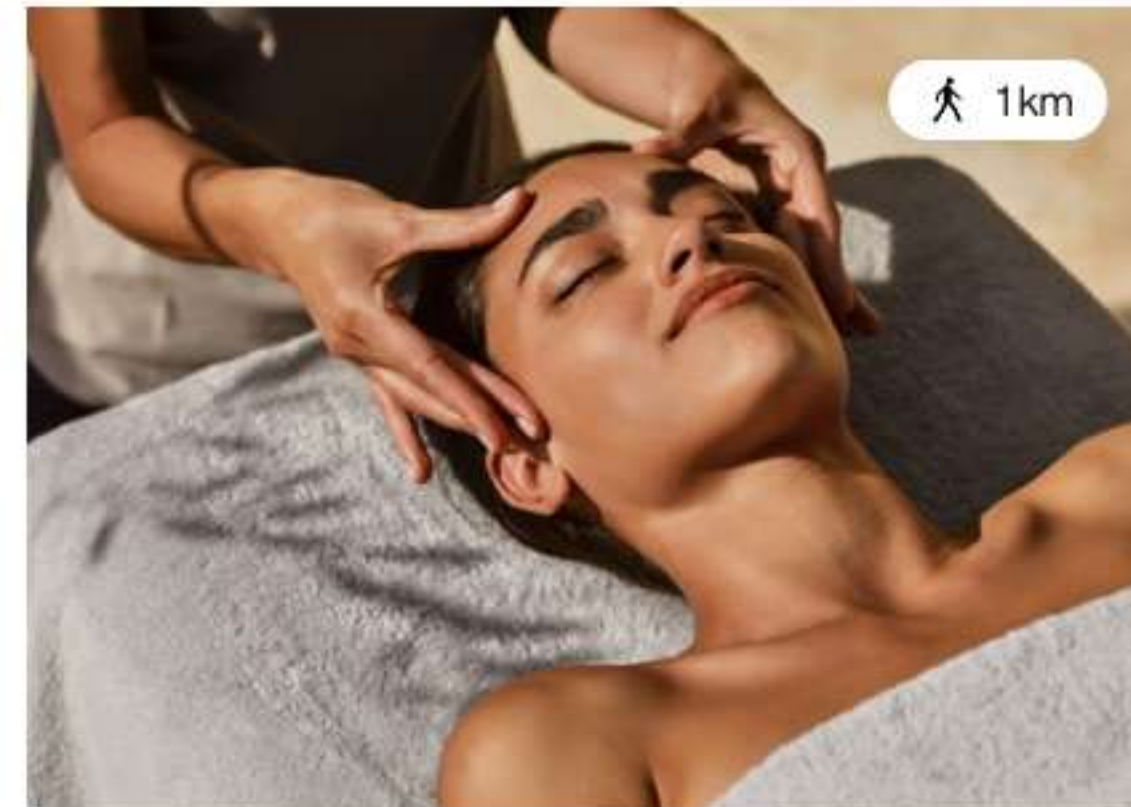
0.6 km

Surfing school



1 km

Gym



1 km

SPA



1 km

La Brisa Beach Club

5 years

in the market

60

employees

80%

average occupancy rate

The Developer

DAO LIMA

A Proven Track Record in Bali of Development & Investments

DAO LIMA, together with its strategic partners, has been successfully operating in Bali for the past five years, building a strong reputation in both the commercial and residential real estate sectors. Over this period, the company has actively invested in, developed, and managed a diverse portfolio of high-quality properties across the island.

Through our commitment to design excellence, strategic location selection, and long-term value creation, DAO LIMA continues to shape Bali's luxury real estate landscape while delivering strong returns for our partners and investors.

About *the project*

ADDRESSBALI Hotel is *more than a destination* – it's a sanctuary for the modern, conscious traveller.

Set on Canggu's oceanfront, it welcomes cultural pioneers who seek not just a place to stay, but a space to renew, connect, and transform.

Here, every element is intentionally curated: wellbeing programmes that nurture body and mind, cuisine that celebrates both flavour and vitality, art that stirs the soul, and neuroaesthetic design that inspires calm focus. Hospitality becomes a craft, guided by the belief that true luxury lies in meaning, not excess.

Rooted in the philosophy of *community capital* – value created through shared knowledge, trust, and emotional connection – ADDRESSBALI offers more than amenities. It offers belonging. Within its walls, conversations spark ideas, experiences open perspectives, and the ocean's rhythm invites a deeper state of presence.

This is a place where journeys are not just travelled, but lived. Where growth – personal, cultural, and communal – becomes part of every day.



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Address Bali

Concept

ADDRESS Bali: More Than Just a Hotel

ADDRESS Bali is a sanctuary for those who seek more than a typical vacation. We believe true luxury is found not in material comforts, but in moments of stillness and genuine human connection.

This is a curated community of like-minded individuals, a place where shared experiences build something we call Community Capital—a wealth measured in connection, not currency.

We don't ask where you've been, we ask who you are becoming. Every breathwork session, every dinner under the stars, is part of a larger journey of self-discovery. You will leave feeling lighter, clearer, and more yourself.

Rooted in ancient Balinese wisdom yet designed for the modern world, ADDRESS Bali seamlessly blends timeless rituals with future-forward comfort. We don't sell rooms; we create life-changing moments.

This is not for everyone. It's for those ready to move past the shallow and reconnect with themselves and the world around them. It's for those ready to feel awe—not just for a place, but for themselves and for life itself.

Conceptual *Pillars*

At ADDRESSBALI, every element is guided by a set of principles that define who we are and what we stand for. These pillars form the DNA of our brand, shaping every space, service, and experience into something meaningful and transformative.

Members-Only Club

Invitation or application only. Exclusive spaces, events, partner retreats, and Friends & Family perks. Investors are members; all guests can book facilities.

Community Capital & Emotional ROI

Trusted relationships as assets. Growth that's financial, social, and personal, built on connection, longevity, and transformation.

Niche Lifestyles & Culture of Meaning

Experiences for longevity seekers, wellness explorers, creatives, food lovers, minimalists, and entrepreneurs – united by intentional living.

Miracle Moments & The Awe Journey

The new luxury is memory. Curated awe – from sunrise walks to storytelling dinners and cultural immersions.

Neuroaesthetic Design & Nature-Infused Architecture

Spaces shaped to calm, inspire, and reconnect, blending neuroaesthetics with nature's grounding force.

Knowledge Hubs & Learning-Driven Travel

Workshops, talks, and shared meals turn travel into intellectual and emotional expansion.

Anti-Loneliness & Togetherness Mission

Creating bonds and joy through curated experiences that combat modern isolation.

Live-In Investment

Own, live, and earn. Combine passive income with personal lifestyle benefits.

Conceptual *Pillars*

Defining a Standard Beyond
the Expected

Curated Wellness with Dedicated Ambassadors

Personalised journeys led by experts in wellness, nutrition, and connection.

AI-Enhanced Hospitality

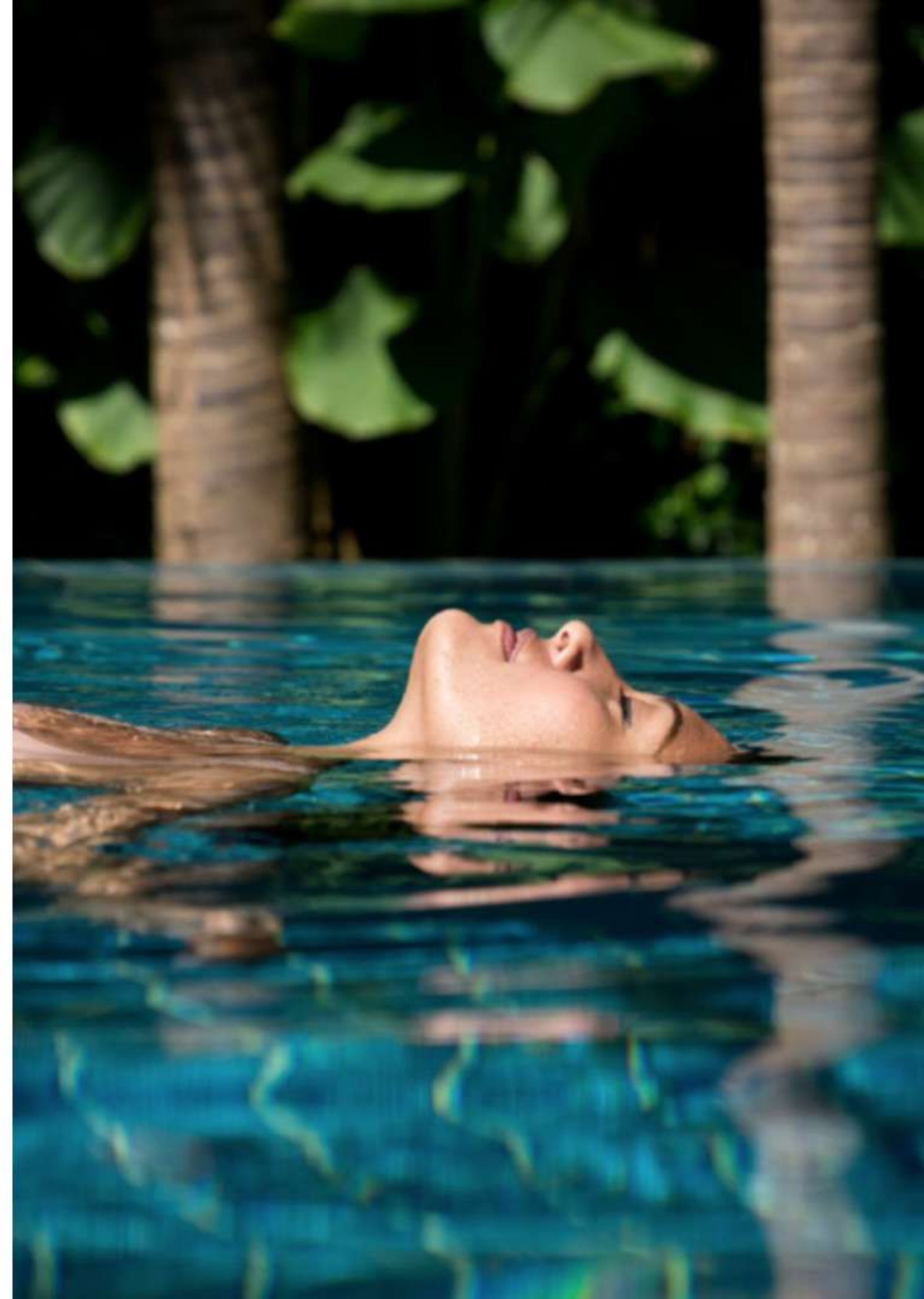
Smart tech for effortless stays – personalised planning, seamless bookings, and efficient operations.

Eco & Sustainability

Regeneration as a standard – from renewable energy to zero waste and local sourcing.

Ancestral Knowledge

Honouring Balinese and Indonesian wisdom in design, healing, and community life.



Overview

46

Units

Aug '27

Completion date

from \$192k

- to \$ 300k.
Price range

14,3%

ROI up to

Pink

Land color
(Tourism)

27 years

Leasehold and guaranteed
10 year extension

from 45m²

- to 150 m².
Property sizes

5-7

Payback years



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Amenities & *Infrastructure*



Infinity pool



Rooftop



Bar & Restaurant



Sauna and cold plunge



Lounge area



Underground parking



Japanese tea garden



Lobby and concierge

Five-Star Facilities

Rooftop pool



Five-Star Facilities

Restaurant & Bars

A modern, multi-story building with a dark facade and large windows. The building is covered in lush greenery, with plants growing on the balconies and the roof. The sky is dramatic with large, white clouds. The overall aesthetic is modern and eco-friendly.

46

*luxury residences
on 4 levels*

Limited Release

STUDIOS

Garden/Pool Studio 1st floor

Ocean View Studio 2nd & 3rd floor

RESIDENCE TYPES

1-BEDS

Garden/Pool One Bed 1st floor

Ocean View One Bed 2nd & 3rd floor

Ocean View Penthouses 4th floor

Studios

Garden/Pool Studio

1st floor starting at 50m² 192 500\$



Ocean View Studio

2nd & 3rd floor starting at 45m² 192 500\$



One-bed Apartments

Garden/Pool One Bed

1st floor starting at 60m² 220 000\$



Ocean View One Bed

2nd & 3rd floor starting at 60m² 220 000\$



Ocean View Penthouse

4th floor starting at 60m² 250 000\$



Design *philosophy*

From wall patterns and custom furniture to rattan objects and carved wood, almost everything you see is meticulously handcrafted, offering a level of luxury rarely found elsewhere in the world.



Design *philosophy*

We've incorporated cultural values into every detail of Address Bali's interiors, creating a luxurious, modern space that feels warm and homely.





Garden/Pool *Studio Apartment*

from 50 m² to 65 m²
starting at 192 500 \$

Experience unparalleled comfort and style in our culturally inspired studio residence, where meticulous design creates a sanctuary of tranquility.

This exceptional home, enhanced by a serene garden, invites you to enjoy an ambiance that delights the senses.

Garden/Pool *One-Bedroom* *Apartment*

from 70 m² to 150 m²
starting at 220 000 \$

Discover the ultimate in luxurious living with this culturally-inspired one-bedroom apartment, complete with high-end kitchen equipment and an open-space bathroom and bedroom that create a sense of grandeur.

The apartment features a connecting door to the adjacent studio unit for added flexibility. Enjoy the convenience of a state-of-the-art smart home system and relax on your private terrace, for a truly indulgent experience.



Ocean View *Studio Apartment*

This culturally inspired studio residence is a masterpiece of design, offering a harmonious blend of comfort, style, and cultural immersion.

Step out onto the balcony to enjoy breathtaking sea views, perfectly complementing the elegant ambiance of your living space.

45 m²
192 500 \$





ROI

14,1%

What is ROI?

Since the founders will be residents at Address Bali, we encourage all residents to make it their permanent home. For those using Address Bali as a holiday home, we will manage it on their behalf, operating it as a hotel.

This allows residents and investors to see an asset appreciation of up to 20% on completion and up to 15% amount return on investment by daily rentals.



Invest for the long haul

Shelby Davis

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STUDIO

Cost	\$192,500
Nightly Rate	\$180.00
Monthly Revenue	\$2,700
Occupancy %	76%
Annual ROI %	14,1%
Payback Period	5-7
Management	20%

The above rates and percentages are based on estimated and market prices and comparisons based on similar properties and taking in to consideration rate increase.

Ocean View *One-Bedroom Apartment*

from 60 m² to 75 m²
starting at 220 000 \$

Experience the epitome of cultural luxury in this one-bedroom apartment. It features high-end kitchen equipment and a compact yet elegant living and dining area.

This sophisticated space boasts a smart home system for modern convenience and includes a balcony to take in breathtaking sea views, perfectly complementing the apartment's luxurious ambiance.











ROI

14,3%

What is ROI?

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Invest for the long haul

Shelby Davis

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ONE BEDROOM

Cost	\$220,000
Nightly Rate	\$200.00
Monthly Revenue	\$3,100
Occupancy %	76%
Annual ROI %	14,3%
Payback Period	5-7
Management	20%

The above rates and percentages are based on estimated and market prices and comparisons based on similar properties and taking in to consideration rate increase.



Innovative Feature: *2 Become 1*

This unique design feature allows you to merge a studio and a one-bedroom apartment, offering the flexibility to occupy all or part of the space. It's perfect for a growing family, welcoming friends in Bali, or maximizing rental investments.

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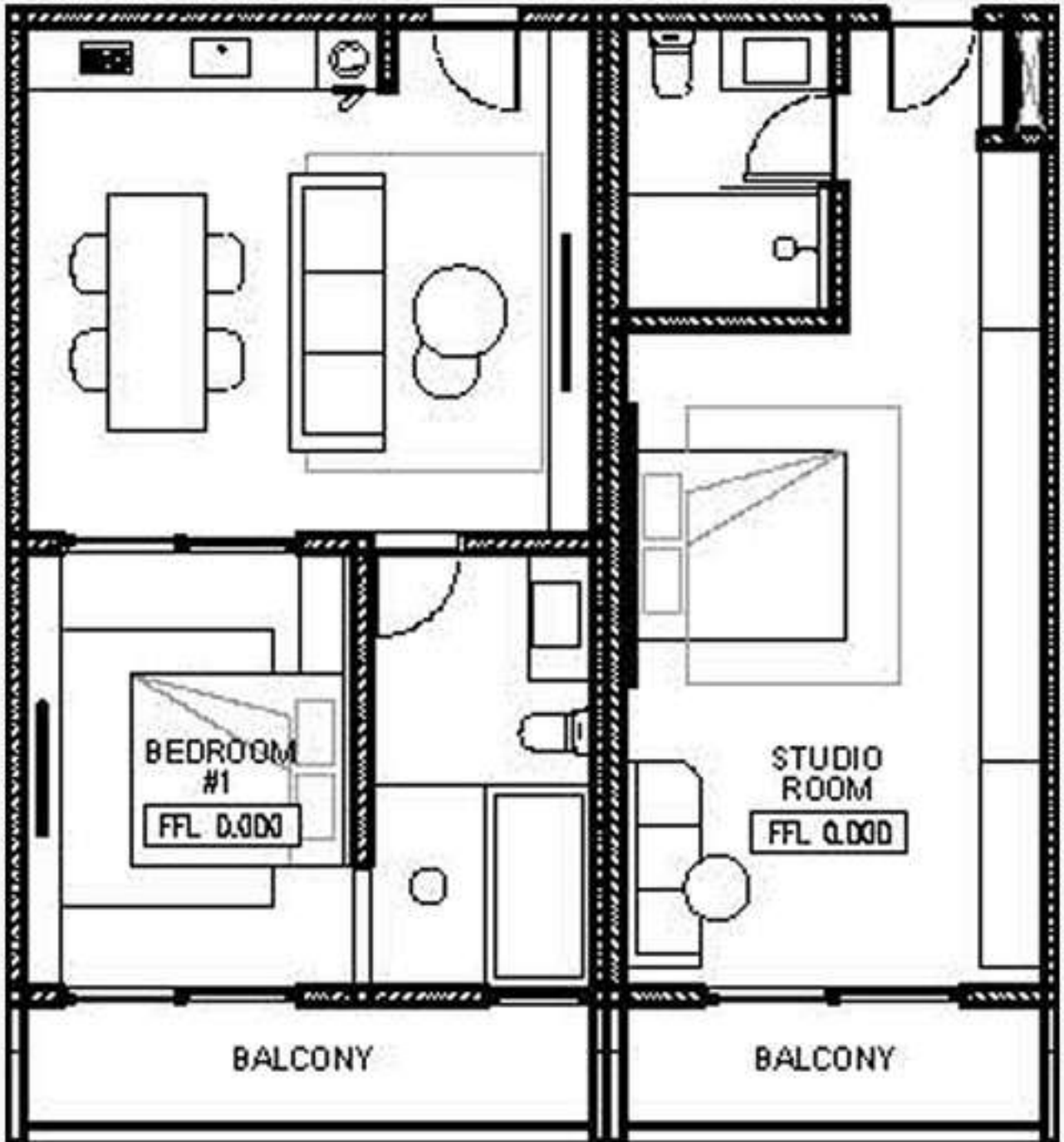
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Ocean View

One-Bedroom Apartment

Living Dining Kitchen	31 sqm
Bedroom	17 sqm
Bathroom	9 sqm
Balcony	10 sqm

* plans are subject to change



Ocean View

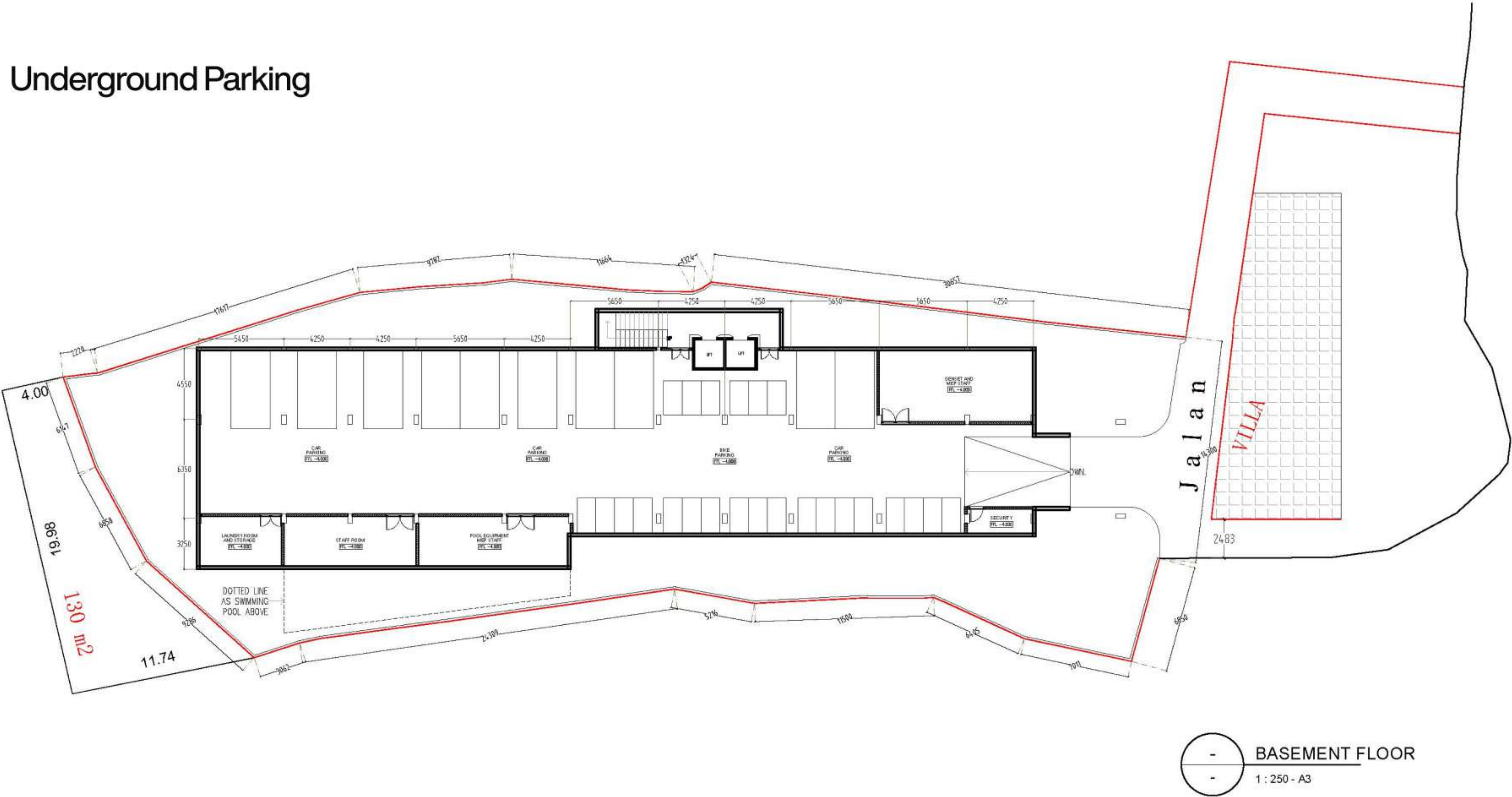
Studio Apartment

Bedroom	40 sqm
Bathroom	5 sqm
Balcony	10 sqm

* plans are subject to change

LAYOUT

Underground Parking



First Floor



UNITS :

- 102 - Garden One Bed - 82m²*
- 103 - Garden One Bed - 82m²*
- 104 - Garden Studio - 62m²*
- 105 - Garden Studio - 62m²*
- 106 - Pool One Bed - 82m²*
- 107 - Pool Studio - 50m²**
- 108 - Pool One Bed - 70m²**

- 109 - Pool Studio - 50m²**
- 110 - Pool Studio - 50m²**
- 111 - Pool One Bed - 150m²*

PUBLIC POOL (53 SQM) Exclude pool deck

* including garden

** including patio

Second Floor



UNITS :

- 201 - Corner One Bedroom - 75m2

202 - Studio - 45m2

203 - One Bed - 60m2

204A - One Bed 60m2

204B - Studio - 45m2

205 - Studio - 45m2

206 - One Bedroom - 60m2
- 207A - Studio - 45m2

207B - One Bed - 60m2

208 - Studio - 45m2

209 - Studio - 45m2

210 - Corner One Bedroom 75m2

Third Floor



UNITS :

- | | |
|---|---|
| 301 - Corner One Bedroom - 75m ² | 306 - One Bedroom - 60m ² |
| 302 - Studio - 45m ² | 307A - Studio - 45m ² |
| 303 - One Bedroom - 60m ² | 307B - One Bedroom - 60m ² |
| 304A - One Bedroom - 60m ² | 308 - Studio - 45m ² |
| 304B - Studio - 45m ² | 309 - Studio - 45m ² |
| 305 - Studio - 45m ² | 310 - Corner One Bedroom - 75m ² |
| 306 - One Bedroom - 60m ² | |

Fourth Floor



UNITS :

- 401 - Master Penthouse (One Bed)- 75m²

402 - Studio Suite - 45m²

403 - Junior Penthouse (One Bed) - 60m²

404A - Junior Penthouse (One Bed) - 45m²

404B - Studio Suite - 45m²

405 - Studio Suite - 45m²
- 406 - Junior Penthouse (One Bed)- 60m²

407A - Studio Suite - 45m²

407B - Junior Penthouse (One Bed)- 60m²

408 - Studio Suite - 45m²

409 - Studio Suite - 45m²

410 - Master Penthouse (One Bed)- 75m²

Roof Top



Payment *Plan*

\$2K

Refundable Deposit

In 14 days

25% | First Payment

Jan 2026

25% | Second Payment

Jun 2026

25% | Third Payment

Dec 2026

15% | Fourth Payment

Aug 2027

10% | Final Payment



About *us*

Welcome to ADDRESSBALI, a unique hotel and residential development located just steps from Lima Beach. We offer a blend of contemporary elegance and Balinese architecture, with exclusive hotel accommodations and a limited collection of private residences for sale, all featuring stunning ocean views.

At the heart of our concept is a wellness-driven private members' club dedicated to nurturing the body, mind, and soul through holistic spa therapies, fitness programs, and curated experiences.

Inspired by the world's most iconic lifestyle destinations, our vision is to create a global brand that celebrates community, culture, and wellness, with future plans to expand to locations like Mykonos and Ibiza.

Experience an immersive and restorative lifestyle, whether you choose to stay, invest, or call this sanctuary your home.

Current Portfolio & *Development Plan*

Our current portfolio includes:



SATOSHI

A premium dining destination in Umalas, renowned for its unique concept and culinary excellence.



ISOLA

An exclusive property offering refined living and design-driven spaces.



ADDRESSBALI Uluwatu

A landmark development that combines luxury hospitality with stunning ocean views. Generating up to 30% ROI annually. Various other villas and properties in Bali

In addition to our completed and operational projects, DAO LIMA is now entering the construction phase of two highly anticipated developments:



ADDRESSBALI – Lima Beach (Pantai Lima)

A world-class 5-star hotel paired with a private members' club, designed to set new standards for luxury, service, and exclusivity in Bali's hospitality scene.



Woods Estate (Uluwatu)

A premium collection of freehold villas offering architectural elegance, expansive living spaces, and direct access to one of Bali's most sought-after coastal regions.

Expanding Excellence: Bali, Mykonos, Ibiza & Beyond

DAO LIMA & Partners' model proves that strategic ownership + concept execution + operational control can generate extraordinary results.

ADDRESSBALI is a blueprint for how we intend to scale similar properties in Mykonos, Ibiza, and other global destinations.

We welcome aligned partners, investors, or collaborators who can support and scale this model further.

ESTATE MANAGEMENT





Management Overview & *Business Model*:

Overview

DAO LIMA & Partners successfully owns and operates a number of high-performing properties, distinguished by our unique concepts and our ability to consistently deliver exceptional returns on investment.

Our strategy combines property ownership, in-house management, and exclusive concept creation, allowing us to operate with full control and unmatched cost-efficiency — resulting in outstanding profitability across our portfolio.

Key Drivers of *ROI*

- ◆ Strategic Acquisition & Build Costs
Acquired and developed with cost efficiency in mind, allowing for higher margins.
- ◆ In-House Management DAO LIMA
operates its own management company, reducing overhead and optimising operational efficiency.
- ◆ Exclusive Concept & Brand Positioning
Tailored to high-end travellers and private club members seeking exclusivity and quality.
- ◆ High Occupancy & Targeted Guests
Strong appeal to high-spending guests through curated experiences and brand loyalty.
- ◆ Exceptional Guest Experience
From service design to delivery, we execute a high-touch hospitality model including:
 - Private luxury airport transfers;
 - On-demand massages and wellness services;
 - Hosted retreats and events;
 - Complimentary private golf buggy for local travel;
 - Private dinning experiences.





ADDRESS BALI

Uluwatu

Case Study: ADDRESSBALI – ULUWATU

One of our flagship properties, ADDRESSBALI – ULUWATU, is projected to deliver an unprecedented 25% ROI this year, driven by a high-value concept and a curated guest experience. Returns of this scale are exceptionally rare in the property investment sector.

ADDRESSBALI — Uluwatu

*Currently operational at
25% ROI*

ADDRESS BALI TEAM

SL-ARCHITECTS
ARCHITECTURAL BUREAU

Best *exterior* design partner *award-winning*

The exterior of Address Bali was crafted by the award-winning SL Architects design studio, known for their work with Bentley, Armani, Trussardi, and other high-end projects worldwide.

ARMANI

TRUSSARDI



“

We take pride in our signature architecture and unmatched style of Address Bali. It is an exceptional blend of quality, innovation, and unparalleled beauty, a true architectural masterpiece that inspires with its beauty.

Alexey Nikolashin,
Architect & Founder of SL ARCHITECTS



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Best *interior* design partner *award-winning*

Address Bali interior was designed by one of the best design studios in Indonesia - K-Thengono Jakarta. K-Thengono not only have access to local Indonesian material and design concepts but have also had exposure to working in San Francisco, and various other prestigious locations.

“

Firmly believing in the integration of purpose, form, and identity, each element of the Address Bali residences is meticulously crafted to reflect Indonesia's diverse cultural features. From the intricately carved wooden panels that echo traditional Balinese style to the vibrant textiles that adorn the interiors, Address Bali is more than just a place to live—it's a living gallery, a tribute to the beauty and complexity of Indonesian heritage.

Kelvin K-Thengono, Principal Architect & Founder of K-Thengono Jakarta Design Studio.



Best *construction* development partner

While searching for the best development partner, we explored the entire Bali market and chose ADE-Bali for their impeccable reputation and timely delivery.

“

Address Bali stands out with its unique and innovative style. This project is exciting for us as developers. We pride ourselves on turning visionary concepts into reality. With over 20 years of experience in Bali, we aim to realize this project with 99% accuracy to its original design.

Made Sulendra, Founder & Principal Architect of ADE-Bali Construction



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