


A Project by: **NYA** BALI  
DEVELOPMENT  
**NYI**

**N**  
residence  
PANTAI NYANYI

[WWW.NRESIDENCEBALI.COM](http://WWW.NRESIDENCEBALI.COM)

An aerial photograph of a beach with turquoise ocean waves crashing onto the sand. The text "MODERN SEASIDE LIVING" is centered in the image.

MODERN SEASIDE LIVING



MORE THAN A HOUSE

—

IT'S A HOME  
CRAFTED FOR YOU

At N Residence, we prioritise your family's comfort and safety, offering a seamless blend of modern living and long-term security.

Just a stone's throw from Nyanyi Beach, our community embodies the true essence of Bali living.

Experience unparalleled lifestyle features with lush green spaces, stunning beaches and easy access to family-friendly entertainment, amenities and schools.

N Residence is thoughtfully designed to foster well-being and a strong sense of belonging, providing the ideal environment for your family's dream lifestyle.

# PROJECT OVERVIEW

## OFF-PLAN FAMILY RESIDENCES

16 Homes  
3 and 4 Bedroom Options  
House Layout Choices  
± 12-14 Months Construction Time  
Show Unit Available for Viewing

## OWNERSHIP

30 / 50 / 80 Years Leasehold  
Options to Extend Available

## ADDITIONAL FEATURES

Walking Distance to Nyanyi Beach  
Secure Gated Community  
Developer-Owned Land  
Repair & Maintenance Services  
Property Management



TANAH LOT



CEMAGI, SESEH, PERERENAN, CANGGU



○ NUANU

○ LUNA  
BEACH  
CLUB

○ PRO ED  
GLOBAL  
SCHOOL

○ Bali Culinary Pastry School  
& PIB College

○ OUR UPCOMING  
PROJECT



○ OUR UPCOMING  
PROJECT

○ PANTAI  
NYANYI

# ESTATE HIGHLIGHTS

Discover a community designed with your family's needs in mind. Our estate offers a secure and convenient living environment, featuring:



- Gated Community
- 24 Hour Security
- 5 Meter Paved Road For Residents
- Walking Distance to Nyanyi Beach
- Close Proximity to International Schools & Family Destinations
- Private Waste Management
- Concierge services
- Fire Hydrant
- Underground Cable System
- Long Lease Options
- Future Access to Upcoming Facilities

Experience the perfect blend of comfort and sophistication in our homes, designed with your family's needs in mind.

# OUR HOME FEATURES

- Single and Double Plots for flexible living options
- Private Swimming Pool
- Garden
- BBQ area (for double plot)
- Carport For 3 Cars
- Smart Home System for modern convenience
- 3 Meter Ceiling Height
- Premium Building Materials
- Floor Plan and Finishing Options to suit your style
- Stylish Custom Interior and Fully Furnished Options
- Ample Storage Space for family living



# PREMIUM BUILDING MATERIALS

Our homes feature premium building materials selected for their durability and quality, ensuring long-lasting performance and minimal maintenance.

Designed with family living in mind, these materials offer both convenience and resilience, providing a stylish and enduring foundation for your home.

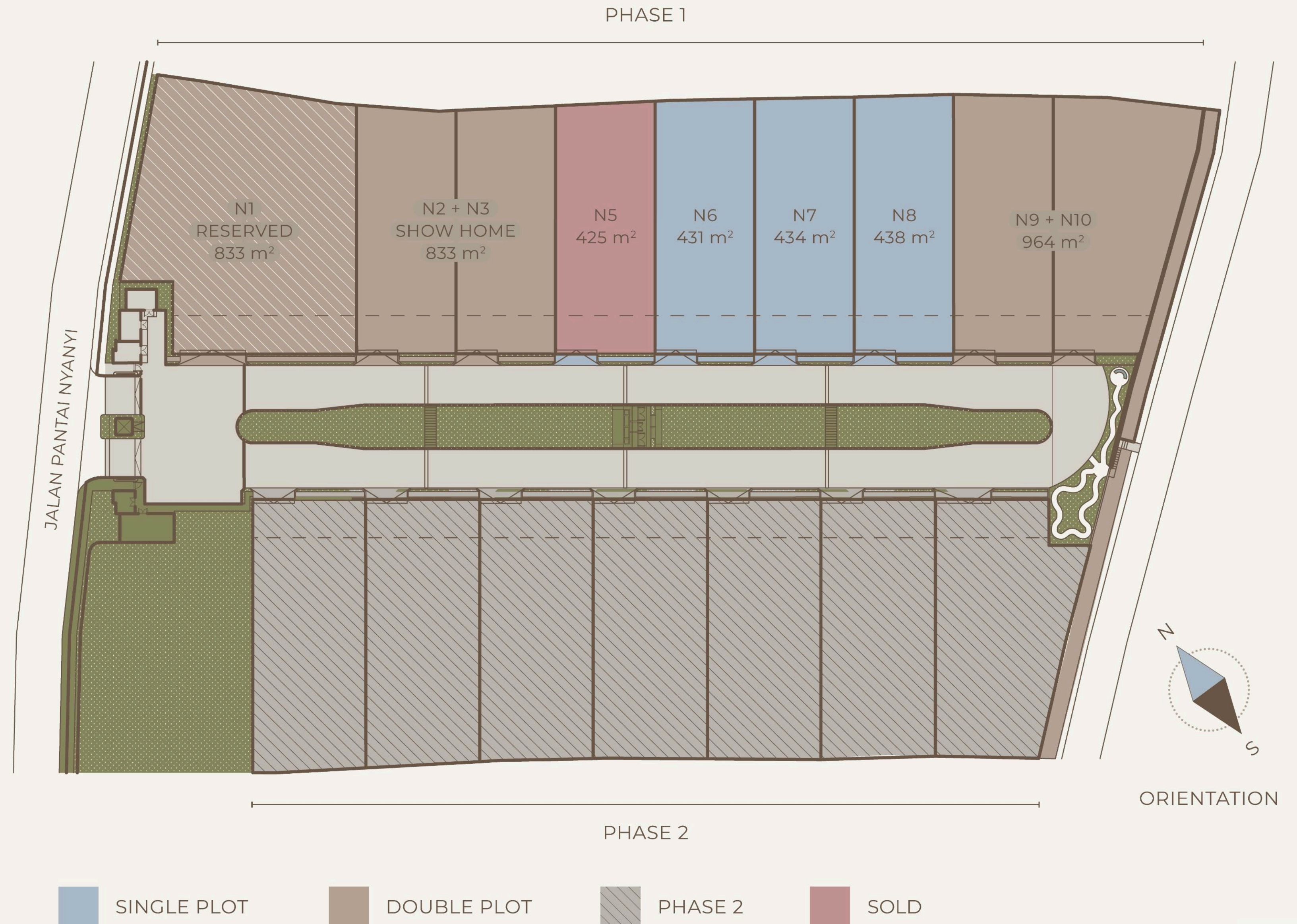


## BUILDING SPECIFICATIONS

Foundation	: Concrete Bore Pile
Wall	: Light Weight Brick
Floor	: Homogenous Tile 60 x 60
Roof Structure	: Lightweight Steel
Roof	: Asphalt Roof Tile
Ceiling	: Gypsum
Doors	: Engineering Wood
Windows	: YKK Alumunium Frame with Clear Glass
Sanitaire	: Kohler
Wastewater Treatment	: Bio-Septic System
Water Supply	: PDAM
Electricity	: 19,500 Watt

# SITE PLAN

Discover our thoughtfully designed layout, blending residential spaces, green areas, and essential amenities to maximize comfort and convenience for families.



# SINGLE PLOTS

Enjoy modern living in our single plot homes, offering efficient layouts and cozy spaces perfect for your family.



# SINGLE PLOT HOMES

- Price starting from \$652,000 USD for 30 years including tax
- 50 & 80 year options
- Land size: 425–438 m<sup>2</sup>

## OPTION 1

- 3 Bed + 1 Study
- ~353 m<sup>2</sup> Build Size
- 3 Bedrooms on First Floor
- 1 Study on Ground Floor

## OPTION 2

- 3 Bedrooms
- ~353 m<sup>2</sup> Build Size
- 2 Master Bedrooms on First Floor
- 1 Guest Bedroom on Ground Floor

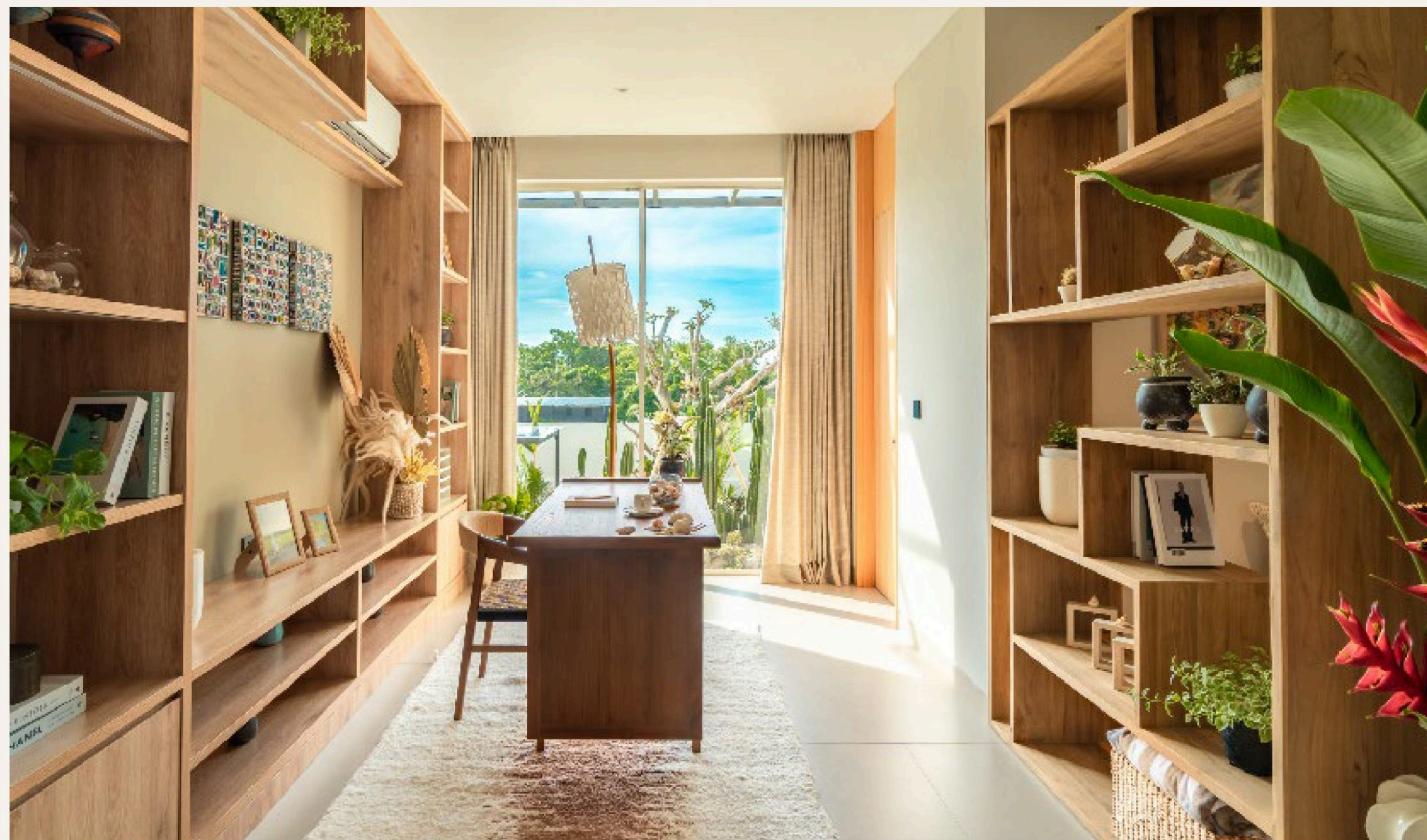
## OPTION 3

- 4 Bedrooms
- ~353 m<sup>2</sup> Build Size
- 3 Bedrooms on First Floor
- 1 Guest Bedroom on Ground Floor



# SINGLE PLOT HOMES

# OPTION 1 | 3 BEDROOMS + 1 STUDY | ~353 m<sup>2</sup> Build Area



## Ground Floor

1	Carport	11,9 × 5,2 m	6	Kitchen	3,3 × 3 m
2	Foyer	4,2 × 2 m	7	Dining Area	5,2 × 4,6 m
<b>3</b>	<b>Study Area</b>	<b>4,5 × 3 m</b>	8	Living Area	4,6 × 3,1 m
4	Bathroom 1	3,6 × 2,3 m	9	Terrace	9,9 × 9,8 m
5	Laundry Room	3,1 × 1,8 m			

## Garden

A	Front Garden	7,5 × 6 m
B	Courtyard Garden	4,5 × 3 m
C	Pool Deck	4,5 × 2,7 m
D	Swimming Pool	7,7 × 4,45 × 1,6 m

## First Floor

<b>1</b>	<b>Bedroom 2</b>	<b>5,7 × 3 m</b>	6	Master Bedroom	4,9 × 4,2 m
<b>2</b>	<b>Bedroom 3</b>	<b>4,6 × 3,7 m</b>	7	Walk-in Closet	4,9 × 2,3 m
3	Balcony	4,6 × 6,8 m	8	Master Bathroom	4,9 × 2,9 m
4	Bathroom 2	3,8 × 2,4 m			
5	Family Room	6,5 × 4,4 m			

# SINGLE PLOT HOMES

# OPTION 2 | 3 MASTER BEDROOMS | ~353 m<sup>2</sup> BUILD AREA



## Ground Floor

1	Carport	11,9 × 5,2 m	6	Kitchen	3,3 × 3 m
2	Foyer	4,2 × 2 m	7	Dining Area	5,2 × 4,6 m
<b>3</b>	<b>Guest Bedroom</b>	<b>4 × 2,9 m</b>	8	Living Area	4,6 × 3,1 m
4	Bathroom 1	3,6 × 2,3 m	9	Terrace	9,9 × 9,8 m
5	Laundry Room	3,1 × 1,8 m			

## Garden

A	Front Garden	7,5 × 6 m
B	Courtyard Garden	4,5 × 3 m
C	Pool Deck	4,5 × 2,7 m
D	Swimming Pool	7,7 × 4,45 × 1,6 m

## First Floor

<b>1</b>	<b>Master Bedroom 2</b>	<b>6,5 × 5,7 m</b>	5	Master Bedroom	4,9 × 4,2 m
2	Balcony	4,6 × 6,8 m	6	Walk-in Closet	4,9 × 2,3 m
3	Bathroom 2	3,8 × 3 m	7	Master Bathroom	4,9 × 2,9 m
4	Family Room	6,5 × 4,4 m			

# SINGLE PLOT HOMES

# OPTION 3 | 4 BEDROOMS | ~353 m<sup>2</sup> BUILD AREA



## Ground Floor

1	Carport	11,9 × 5,2 m	6	Kitchen	3,3 × 3 m
2	Foyer	4,2 × 2 m	7	Dining Area	5,2 × 4,6 m
<b>3</b>	<b>Guest Bedroom</b>	<b>4 × 2,9 m</b>	8	Living Area	4,6 × 3,1 m
4	Bathroom 1	3,6 × 2,3 m	9	Terrace	9,9 × 9,8 m
5	Laundry Room	3,1 × 1,8 m			

## Garden

A	Front Garden	7,5 × 6 m
B	Courtyard Garden	4,5 × 3 m
C	Pool Deck	4,5 × 2,7 m
D	Swimming Pool	7,7 × 4,45 × 1,6 m

## First Floor

<b>1</b>	<b>Bedroom 2</b>	<b>5,7 × 3 m</b>	6	Master Bedroom	4,9 × 4,2 m
<b>2</b>	<b>Bedroom 3</b>	<b>4,6 × 3,7 m</b>	7	Walk-in Closet	4,9 × 2,3 m
3	Balcony	4,6 × 6,8 m	8	Master Bathroom	4,9 × 2,9 m
4	Bathroom 2	3,8 × 2,4 m			
5	Family Room	6,5 × 4,4 m			

An aerial view of a modern, two-story white house with a dark brown roof. The house features large windows and a balcony with a white railing and potted plants. The property is set on a double plot, with a swimming pool and a covered outdoor lounge area on the right. The house is surrounded by lush greenery, including a large lawn, various trees, and a stone wall. In the background, there is a dense forest and a hillside under a blue sky with light clouds.

## DOUBLE PLOTS

Discover rare, double-plot homes with expansive outdoor space, perfect for your family's comfort and privacy.

# DOUBLE PLOT HOMES

- Price Starting from \$925,000 USD for 30 years including tax
- 50 & 80 year options
- Land size: 833–964 m<sup>2</sup>

## OPTION 1

- 3 Bed + 1 Study
- ~468 m<sup>2</sup> Build Size
- 3 Bedrooms on First Floor
- 1 Study on Ground Floor

## OPTION 2

- 3 Bedrooms
- ~468 m<sup>2</sup> Build Size
- 2 Master Bedrooms on First Floor
- 1 Guest Bedroom on Ground Floor

## OPTION 3

- 4 Bedrooms
- ~468 m<sup>2</sup> Build Size
- 3 Master Bedrooms on First Floor
- 1 Guest Bedroom on Ground Floor



# DOUBLE PLOT HOMES

# OPTION 1 | 3 BEDROOMS + 1 STUDY | ~468 m<sup>2</sup> BUILD AREA



## Ground Floor

1	Carport	11,9 × 5,2 m	6	Kitchen	3,3 × 3 m
2	Foyer	4,2 × 2 m	7	Dining Area	5,2 × 4,6 m
<b>3</b>	<b>Study Area</b>	<b>4,5 × 3 m</b>	8	Living Area	4,6 × 3,1 m
4	Bathroom 1	3,6 × 2,3 m	9	Terrace	9,9 × 9,8 m
5	Laundry Room	3,1 × 1,8 m			

## Garden

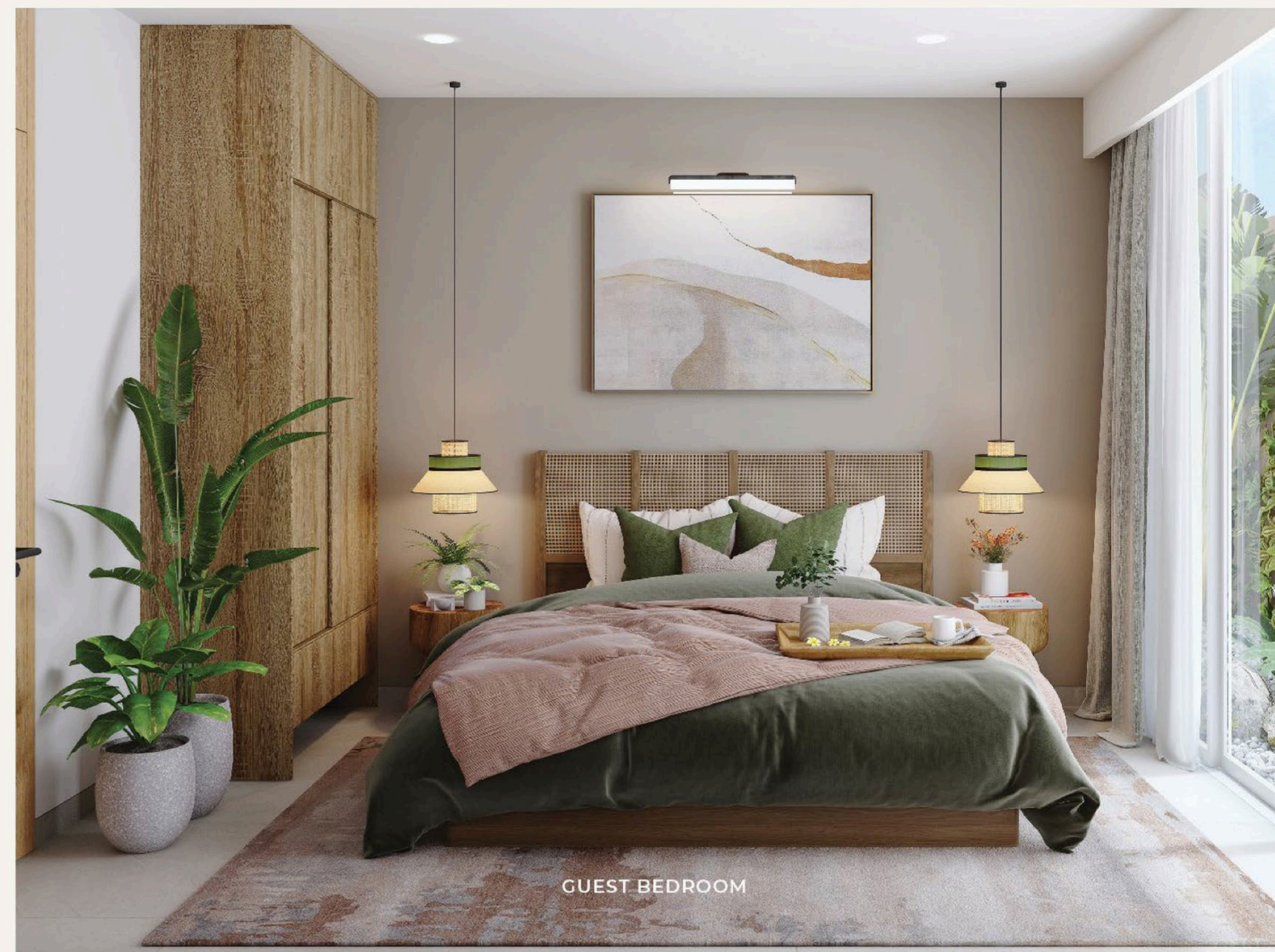
A	Front Garden	7,5 × 6 m	F	Pool	10 × 4,45 × 1,6 m
B	Courtyard Gdn	4,5 × 3 m	G	BBQ Area	4,5 × 4,8 m
C	Backyard Gdn	12,7 × 8,6 m	H	Big Garden	32 × 12,8 m
D	Outdoor Patio	17,3 × 3,4 m			
E	Poolside Patio	5,3 × 3,7 m			

## First Floor

<b>1</b>	<b>Bedroom 2</b>	<b>5,7 × 3 m</b>	6	Master Bedroom	4,9 × 4,2 m
<b>2</b>	<b>Bedroom 3</b>	<b>4,6 × 3,7 m</b>	7	Walk-in Closet	4,9 × 2,3 m
3	Balcony	4,6 × 6,8 m	8	Master Bathroom	4,9 × 2,9 m
4	Bathroom 2	3,8 × 2,4 m			
5	Family Room	6,5 × 4,4 m			

# DOUBLE PLOT HOMES

# OPTION 2 | 3 MASTER BEDROOMS | ~468 m<sup>2</sup> BUILD AREA



GUEST BEDROOM

## Ground Floor

1	Carport	11,9 × 5,2 m	6	Kitchen	3,3 × 3 m
2	Foyer	4,2 × 2 m	7	Dining Area	5,2 × 4,6 m
<b>3</b>	<b>Guest Bedroom</b>	<b>4 × 2,9 m</b>	8	Living Area	4,6 × 3,1 m
4	Bathroom 1	3,6 × 2,3 m	9	Terrace	9,9 × 9,8 m
5	Laundry Room	3,1 × 1,8 m			

## Garden

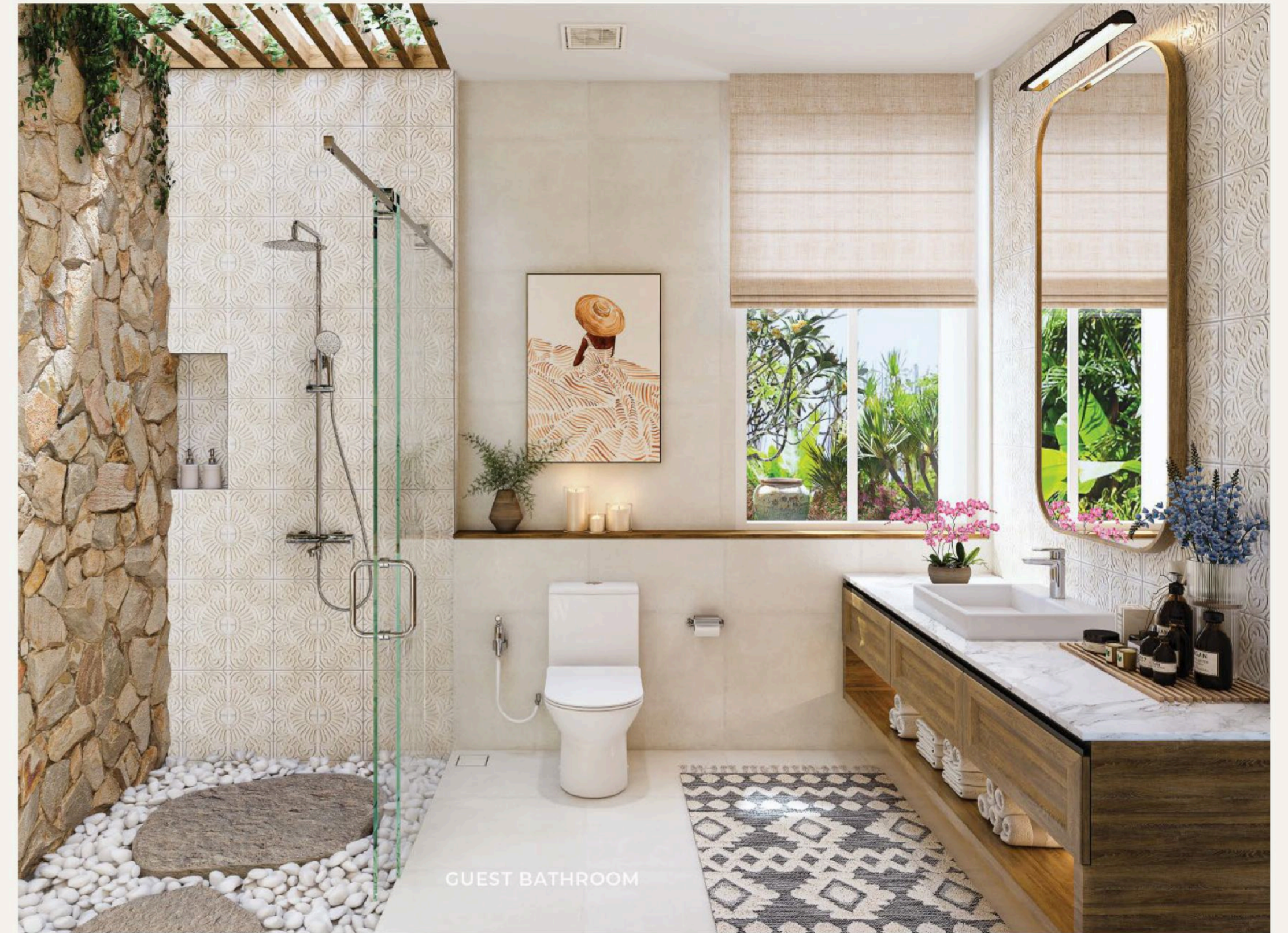
A	Front Garden	7,5 × 6 m	F	Pool	10 × 4,45 × 1,6 m
B	Courtyard Gdn	4,5 × 3 m	G	BBQ Area	4,5 × 4,8 m
C	Backyard Gdn	12,7 × 8,6 m	H	Big Garden	32 × 12,8 m
D	Outoodor Patio	17,3 × 3,4 m			
E	Poolside Patio	5,3 × 3,7 m			

## First Floor

<b>1</b>	<b>Master Bedroom</b>	<b>6,5 × 5,7 m</b>	5	Master Bedroom	6,8 × 5,7 m
	<b>Bedroom 2</b>		6	Walk-in Closet	4,9 × 2,3 m
2	Balcony	4,6 × 6,8 m	7	Master Bathroom	4,9 × 2,9 m
3	Bathroom 2	3,8 × 3 m			
4	Family Room	6,5 × 4,4 m			

# DOUBLE PLOT HOMES

# OPTION 3 | 4 BEDROOMS | ~468 m<sup>2</sup> Build Area



## Ground Floor

1	Carport	11,9 × 5,2 m	6	Kitchen	3,3 × 3 m
2	Foyer	4,2 × 2 m	7	Dining Area	5,2 × 4,6 m
3	<b>Guest Bedroom</b>	<b>4 × 2,9 m</b>	8	Living Area	4,6 × 3,1 m
4	Bathroom 1	3,6 × 2,3 m	9	Terrace	9,9 × 9,8 m
5	Laundry Room	3,1 × 1,8 m			

## Garden

A	Front Garden	7,5 × 6 m	F	Pool	10 × 4,45 × 1,6 m
B	Courtyard Gdn	4,5 × 3 m	G	BBQ Area	4,5 × 4,8 m
C	Backyard Gdn	12,7 × 8,6 m	H	Big Garden	32 × 12,8 m
D	Outoodor Patio	17,3 × 3,4 m			
E	Poolside Patio	5,3 × 3,7 m			

## First Floor

1	<b>Bedroom 2</b>	<b>5,7 × 3 m</b>	6	Master Bedroom	4,9 × 4,2 m
2	<b>Bedroom 3</b>	<b>4,6 × 3,7 m</b>	7	Walk-in Closet	4,9 × 2,3 m
3	Balcony	4,6 × 6,8 m	8	Master Bathroom	4,9 × 2,9 m
4	Bathroom 2	3,8 × 2,4 m			
5	Family Room	6,5 × 4,4 m			





SPACIOUS FOYER



COMFORTABLE FAMILY ROOM











GUEST BEDROOM





# SINGLE STOREY

Embrace the ease of single-storey living. Enjoy seamless flow between open-plan living areas, creating a sense of spaciousness and connection. With everything on one level, these homes offer effortless accessibility and a relaxed lifestyle.

# SINGLE STOREY HOME

- Price starting from \$445,000 USD for 30 years including tax
- 50 & 80 year options

## UNIT N7

- Land Size : 431 m2
- Build Size : 200 m2

## UNIT N8

- Land Size : 434 m2
- Build Size : 200 m2



# SINGLE STOREY HOME

3 BEDROOMS + 3 BATHROOMS | ~200m<sup>2</sup> Build Area



## Ground Floor

1	Carport	6 x 6 m	6	Walk in Closet	1,9 x 1,6 m
2	Master Bedroom	4,1 x 6,3 m	7	Bathroom 2	1,5 x 3,2 m
3	Walk in Closet	3,4 x 2,3 m	8	Bedroom 3	3,6 x 4,1 m
4	Master Bathroom	3,1 x 3,8 m	9	Bathroom 3	1,5 x 3,5 m
5	Bedroom 2	3,9 x 4,9 m	10	Laundry & Service Area	2,3 x 4,6 m

## Garden

A	Front Garden	6,7 x 6,3 m
B	Small Courtyard	1,7 x 12,6 m
C	Swimming Pool	2,4 x 8,9 m
D	Courtyard	4,9 x 16 m
E	Back Garden	4,3 x 12,7 m

# PERSONALIZATION: CRAFTED JUST FOR YOU

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Layout options tailored to your family's needs.



Curated Furniture Catalog for Personalized Enhancements.



Custom Finishes for a Personal Touch.

# YOUR HOME IN GOOD HANDS



## Maintenance & Care

Handling property upkeep, repairs and regular maintenance to preserve the property's value and functionality.



## Resident Relations

Managing residents' needs, addressing concerns, ensuring a positive relationship between residents.

1

## Basic Package: Community Maintenance

**Starting from \$250 USD / Month**

+ Sinking Fund

- 24/7 Security
- Road & Infrastructure Maintenance
- Waste Management
- Common Area Upkeep

2

## Premium Package: Home Maintenance

**Starting from \$600 USD / Month**

+ Sinking Fund

- Basic Package
- Housekeeping (3x / Week)
- Linen Service (1x / Week)
- Pool & Garden Maintenance (1x / Week)
- AC Maintenance

# ALL IN ONE PROPERTY MANAGEMENT SERVICE



## Rental Management\*

### Price per Request

+ Sinking Fund + % Gross Revenue

- 24/7 Security
- Road & Infrastructure Maintenance
- Waste Management
- Common Area Upkeep
- AC Maintenance
- Pool & Garden Maintenance
- Rental Management
- Financial Reporting
- Housekeeping
- Linen Service
- Guest Supplies

\* Sinking fund is estimated at \$2000 USD/year and will cover irregular expenditures on the road, infrastructure and house exteriors.

## Maintenance & Care

Handling property upkeep, repairs and regular maintenance to preserve the property's value and functionality.

## Financial Oversight

Financial reporting, ensuring proper financial management for property owners.

## Marketing & Occupancy

Marketing vacant homes, screening potential tenants and managing move-ins and move-outs to maintain occupancy.

# RESPONSIBLE DEVELOPMENT

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We embrace the Balinese philosophy of Tri Hita Karana, which fosters harmony in spirituality, human relationships, and nature through communal cooperation and compassion. As both the developer and landowner, we are committed to preserving the low-density development

of the Nyanyi area and a private waste management system ensuring a comprehensive and sustainable approach. We are dedicated to staying and overseeing this process.

## MEET THE FAMILY

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At N Residence, we are committed to delivering quality homes from start to finish, ensuring they are built to last, just like the homes we envision for ourselves.

As Indonesians with strong Balinese roots, we deeply value land stewardship and the ideals set by our father, who came to Bali decades ago and fell in love with its multifaceted beauty.



## MEET THE FAMILY

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**Made Ariani Siswanto, BSc, MSC(IM), MSC(REI)**  
CEO

Arie has successfully steered a building materials distribution company with operations spanning Bali, East Kalimantan, NTB, and NTT, managing 16 locations and leading a team of over 500 employees. In 2015, she and her father together initiated education project, now Bali Culinary Pastry School and PIB College, driven by a shared vision to deliver international-standard education and equip Indonesians with globally competitive skills. Since 2019, following her father's passing, Arie has taken the helm of key family ventures in land stewardship and property development, demonstrating strategic leadership and a commitment to honoring his legacy. His vision of maintaining quality development and fostering local community building remain the heart of the company's values. Her leadership style is deeply influenced by family principles, prioritizing excellence, servant leadership, and sustainable long-term growth.



**N. Astari Siswanto BSc.(Hons), MSc.**  
Director

After completing her Master's degree at Westminster University in London, she began her working experience with Forbes Magazine in both New York and London. She later ventured into venue management, establishing and overseeing operations at Taman Bhagawan and Puri Bhagawan in Bali. Since 2010, she has been at the forefront of Bali's hospitality and events industry, founding Vivre Catering, which serves a global clientele for high-profile incentive and prestigious events, including G20, Amway, Shell, American Express, Maybank, World Water Forum, and many others. Since 2012, she and her team have successfully managed over 3,000 events. Guided by strong family values, Asta prioritizes trust and enduring relationships in every aspect of her work, both within the company and with clients.



**Fonny Surya, BSc., MBA**  
CFO

She has developed deep expertise in financial strategic planning over the past years. With more than 20 years of experience in investment banking and property development, she is responsible for ensuring the long-term sustainability of all project development activities to achieve the company's vision. Her current focus is on maintaining a healthy work-life balance. As part of the Nyanyi Bali Development team, she is committed to fostering a culture of trust and transparency within the organization.



**Yus Adrian Arianto, B. Des, Grad Dipl. Des.**  
Deputy Director

Having graduated from UNSW and UTS in Sydney, and studied business and design, Yus has contributed his share in branding and design development of the company, as well as marketing design communications. One of his main responsibility has been supporting the project execution for N Residence and the upcoming project in the pipeline. As a family man, he values the importance of creating a supportive and collaborative team environment.



## Contact Us

Please contact us for any enquiry you may have. However you contact us, we would love to hear from you.

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A Project by:

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