



# HAVENARA

A Private Residence in Balangan  
Your Home in Bali, Your Refined Asset When Away



A Project by:



Coastal Haven Bali



Manon Design Studio



## The IDEA

Most developments today chase numbers, compressing space into dense, heat-trapping layouts that ignore long term livability, especially under Bukit's intense sun and humidity.

HAVENARA stands apart. Designed with greenery, natural airflow, and a cooler living environment, it is built for you to live well and stay comfortably at home, with strong long term investment value as a natural result, not the driving force.

A modern villa with a pool and a sunset background. The villa features a large white umbrella on the left, a pool in the center, and a thatched roof structure in the background. The sky is filled with soft, golden clouds, and the sun is setting over a lush green landscape.

# UNDERSTANDING Today's Market

In today's market, 1 to 2 bedroom villas are pressured, 3 bedroom homes are tightly priced, and 4 bedroom properties command a steep premium. We chose to set a different standard rooted in true, thoughtful quality living with exceptional value.

HAVENARA is created for you who seek generous, refined living space without entering trophy pricing, delivering elevated comfort and enduring value with quiet confidence.

# BALANGAN

## South Badung

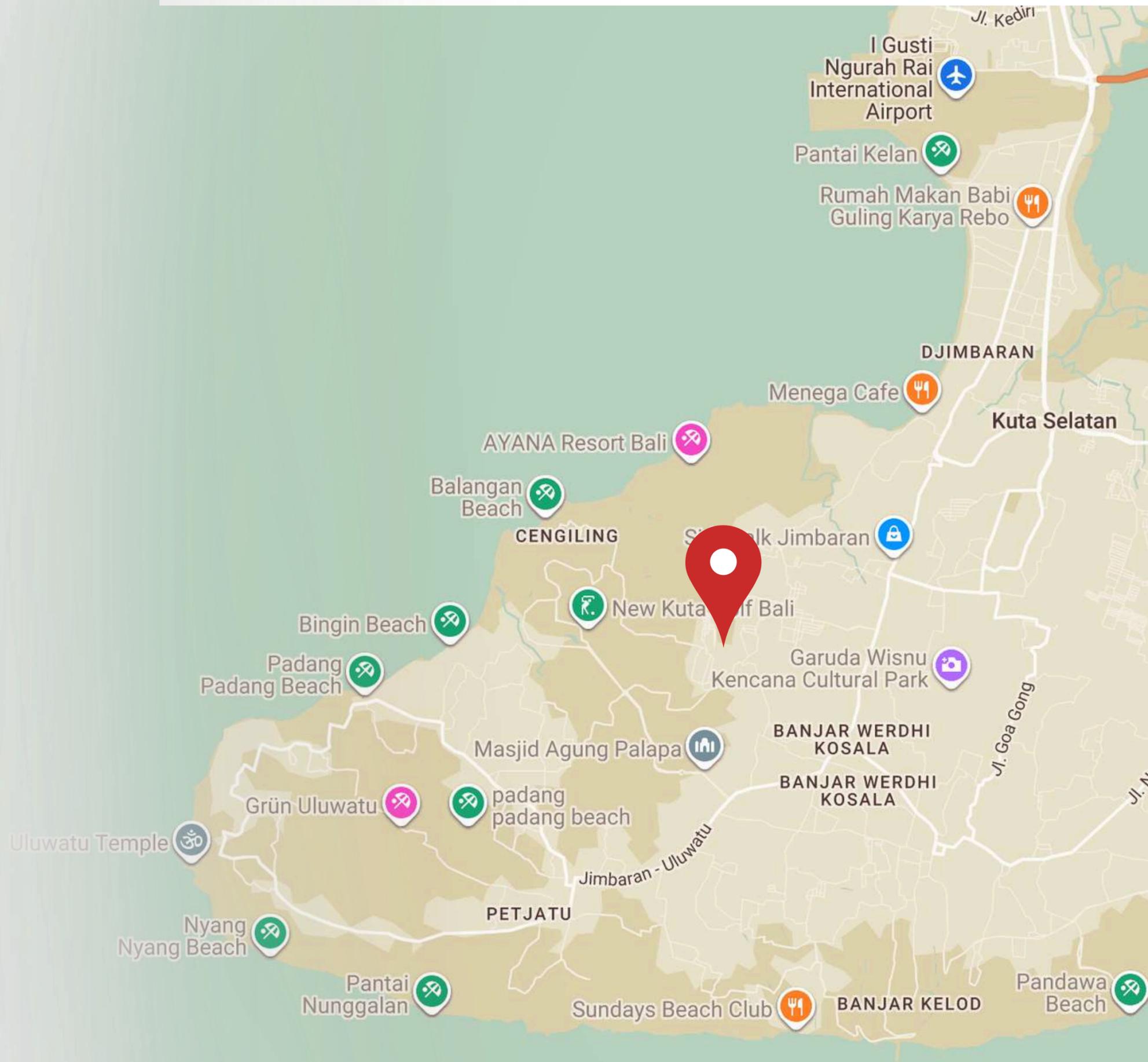
Balangan is emerging as a residential corridor rather than a dense rental cluster.

Close to beaches, golf, cafes, schools, and daily amenities, it offers connection without chaos.

The area's maturity supports long-term residential value rather than short-term speculation.

### Highlight Location:

- Walking distance to ARETE Sport Center (Gym, Padel courts & wellness center)
- Within 1-2 min from Cafe, Restaurants
- 9 Min to Balangan Beach
- Within 15 Min to Bingin - Padang-Padang,
- 10-15 Min to International School, Sidewalk Mall Jimbaran, General Hospital, Ayana Resort, Karma Kandara
- 30 Min to Airport



# The RESIDENCE

The layout prioritizes real-life comfort, privacy, and adaptability over density optimization.

HAVENARA separates private and social zones clearly. Garden space is functional, not decorative. Parking and circulation are practical. Nothing excessive. Nothing compromised.

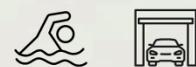
 413 m<sup>2</sup>

 237.5 m<sup>2</sup>

 3 + 1

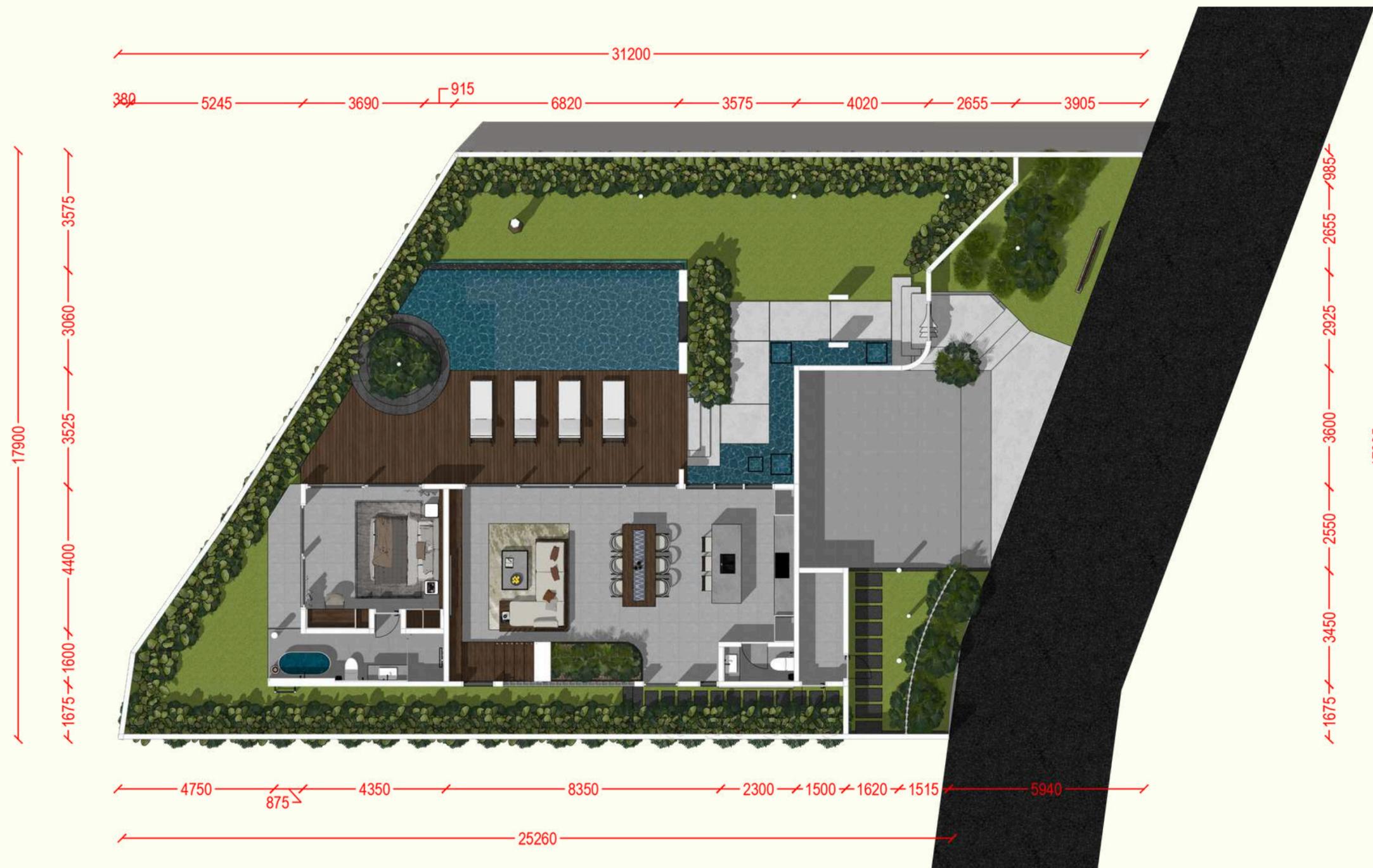
 3 + 1

Other facilities:



# FLOOR Plan

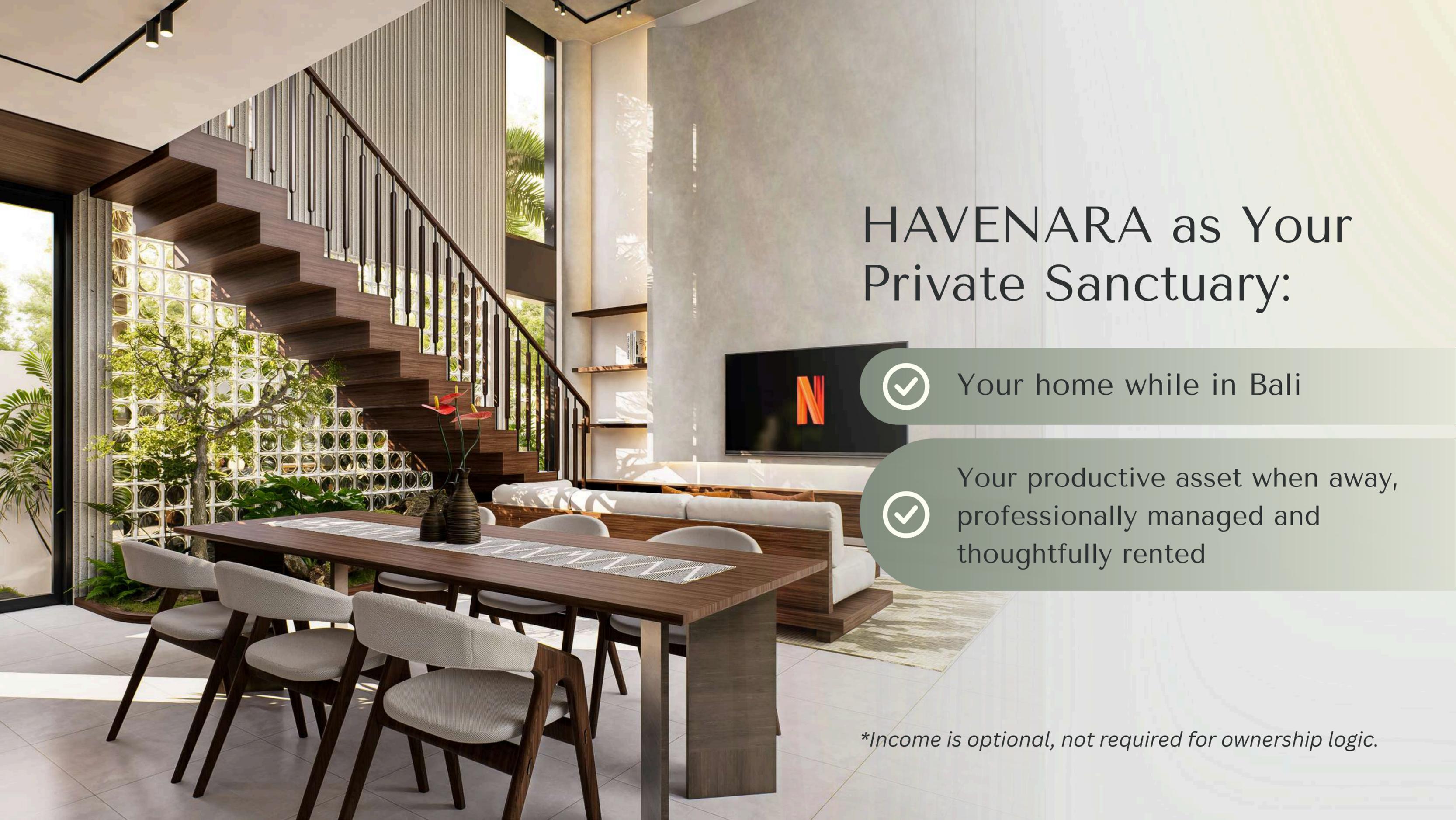
Ground Floor



# FLOOR Plan

2<sup>nd</sup> Floor





# HAVENARA as Your Private Sanctuary:



Your home while in Bali



Your productive asset when away, professionally managed and thoughtfully rented

*\*Income is optional, not required for ownership logic.*

Market Sets The Price

# HAVENARA SETS THE STANDARD

HAVENARA is priced above typical 3BR due to land size and positioning, yet significantly below 4BR market levels.

The pricing reflects land maturity and build quality, not aggressive margin expansion.

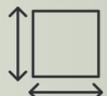
*\*Market Report 2025 | Uluwatu - Bukit Area*

This is what the other does:

		
4BR	396 M <sup>2</sup>	IDR 11,8 Billion USD 702,278*
3BR	215 M <sup>2</sup>	IDR 6,1 Billion USD 363,042*

## HAVENARA

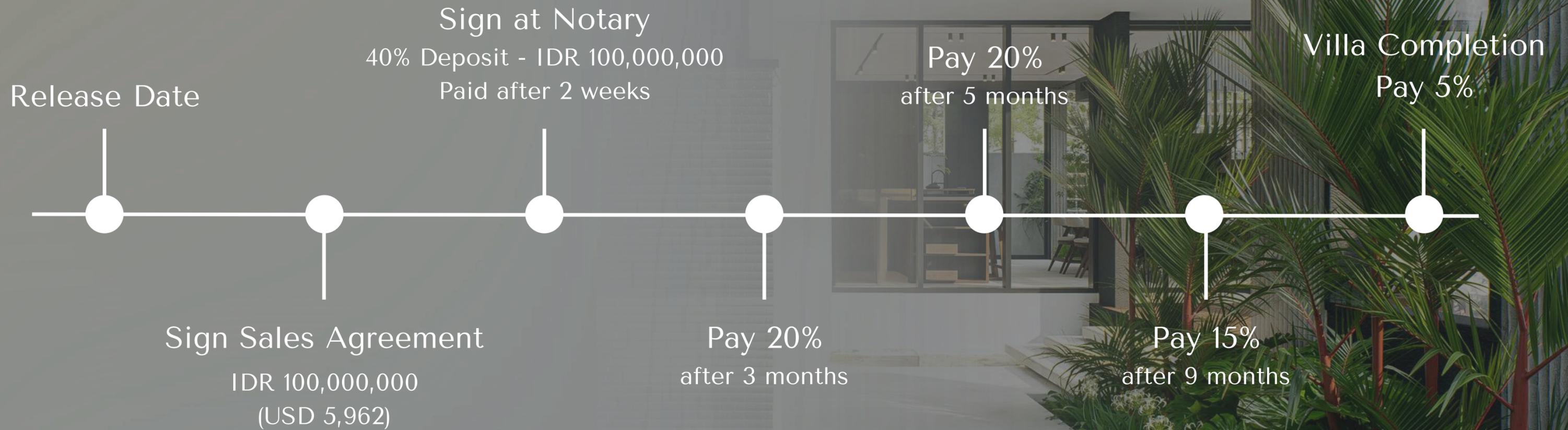
(Early Bird Deal)

	413 M <sup>2</sup>		IDR 7,95 Billion <del>IDR 8,2 Billion</del> USD 472,500*
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\*Exchange rates may apply



# INVESTMENT Timeline





 MANON













ANON







MANON













MANON







MAISON







MANON





HAVENARA