



Live in Bali's Authentic True Lush



Best Luxury Housing Architectural Design

DAMARA ESTATE JIMBARAN HIJAU BY GREENWOODS GROUP



PropertyGuru Indonesia Property Awards
Best Luxury Housing Architectural Design





Intro

A Gift of Essence

The genuine contentment of living for those who truly seek the pleasure of life's luxurious essence, Bali's very own exquisite harmony to live and grow with. Where leisure always felt at heart, lush tranquil nurtures creativity, and liveliness never out of mind or out of sight.

A mindful home and space for the well-being.

Strategic Location	
Airport	20 mins
Toll Road	10 mins
Uluwatu	25 mins
Seminyak	30 mins
Leisure	
Locca Sea House	3 mins
Puri Baghawan	2 mins
Jimbaran Hub	2 mins
Go Kart	4 mins
Raffles Bali	7 mins
Work Space	
Colabo Cafe	4 mins
JHUB Art Space	4 mins





About Us

Greenwoods

Building Homes and Communities



GREENWOODS

Greenwoods is more than just a brand of our residential projects. It is a modern living concept we share with our customers, with it we thrive to create your dream home. Greenwoods also means balance, between success and composure, between bold and natural, it is understated statement of achievement.

Through 20 years of continuous development and innovation, Greenwoods has created +50 projects in major capital cities in Java, Bali, Australia, and Japan. With the initiation of Damara Projects, Damara Estate Jimbaran Hijau became a flower to bloom Greenwoods's vision of offering the luxury of an elevated lifestyle to the good-life connoisseurs.

Our Projects



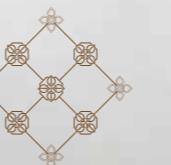
Bale'arsa





Jimbaran Hijau is an integrated development aiming to serve growing Bali as **live, work, play, and learn** destination to make new mark-on inclusive, vibrant, creative, community oriented village with green and healthy lifestyle.

An Interwoven Tapestry of Heritage and Modern Elegance



Guided by the principles of authenticity, innovation, inclusivity, eco & green practices, and artistic expression, Jimbaran Hijau is paving the way for a new horizon that redefines the excellence of Bali's breathtaking Jimbaran area with a holistic approach rooted in the respect of heritage and newness of technology.

By the meaning of 'gentle goddess' in Greek, Damara Estate personifies the gentleness of life where one can nurture and live within. An interwoven tapestry of Bali's biophilic environment beauty and modern elegance that brings ease to the heart of it's every resident.



Residence Concept



A Home That Amplifies Bali's Nature Harmony

A resort-feel-like heaven inspired by Jimbaran's natural abundance. Each material is carefully chosen from Bali's local resources to embody the island's exquisite environmental heritage.

A secluded sanctuary surrounded by lush scape of greeneries evokes calmness in the mind. Enhancing the gentleness of life to live at ease and at peace.





Thoughtfully Designed Residence Celebrating Life's Essence

Angling RASNINDITYO's thoughtfulness in his craftsmanship led to numerous architectural works that amplify the liveliness and essence of life, especially homes, his design enchantment capable of making the most of the users' lifestyle.

As Head Architect of Maemoo Design Firm as well as the Design Director of Greenwoods Group, Angling RASNINDITYO has created a number of notable residential and hospitality architecture projects, such as Damara Village Jimbaran Hijau, Aria Puri, and Singkenken Hotel.



Our Facilities



To Rest, To Share, To Run, To Play



Pocket garden and jogging path

Embrace nature's abundance with your loved and closest ones in our very own pocket garden, next to the jogging path to accompany you on your daily run.

Enveloping Privacy and Amplifying Serenity with Double-Facade



Surrounded by the endless scene of greenscape luxuries and secluded from the crowded main road, our double-facade amplifies the spacious serenity to stand on its own.

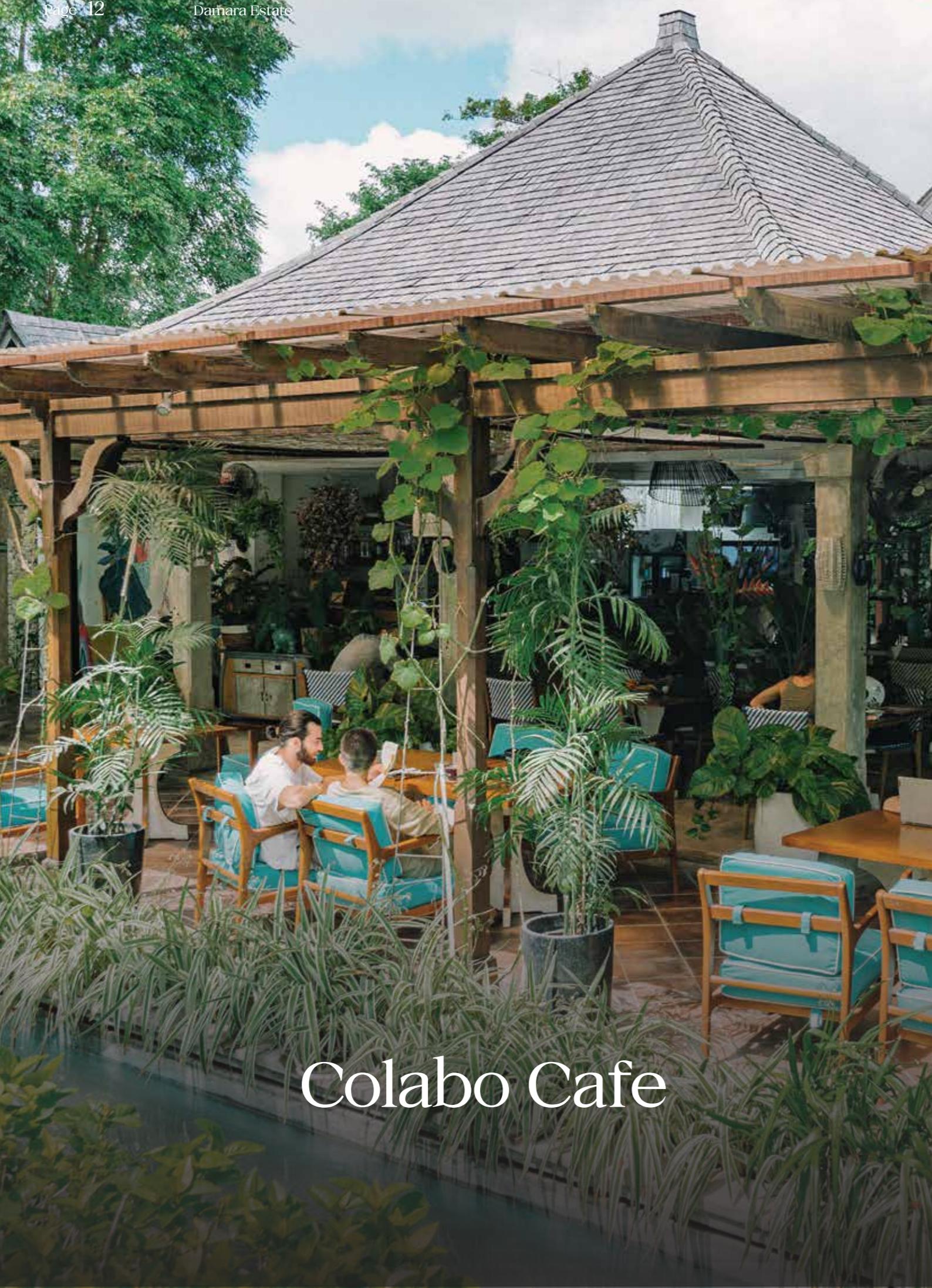
A living space that belongs to you and your pleasure for life with a harmonious scene of lush and privacy.

Live-Work-Leisure, A Life That Thrives In Symphony

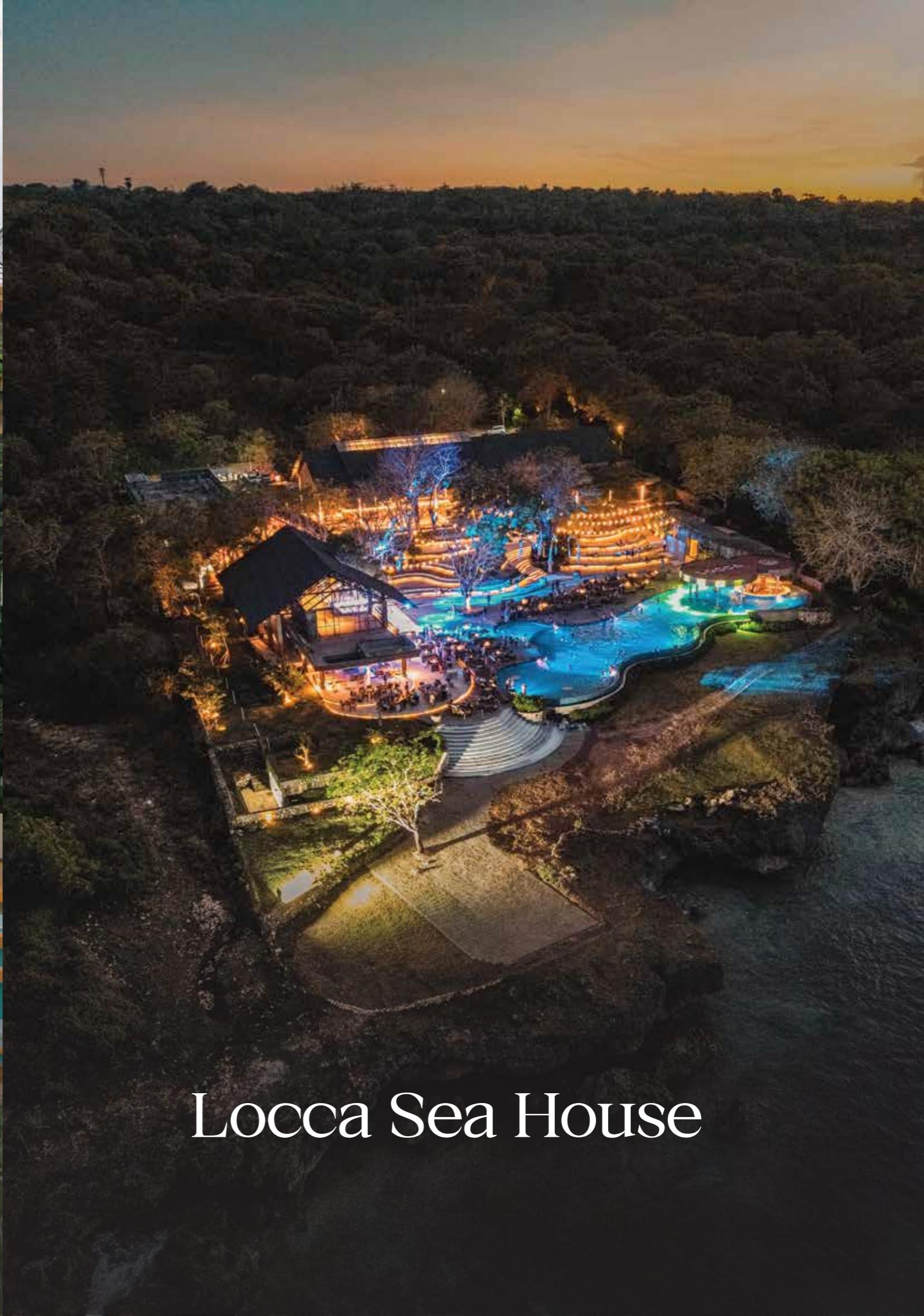


Elevating your lifestyle with the awareness of authenticity and innovation, Jimbaran Hijau offers you the redefined beauty of Jimbaran canvas that intertwines Bali's essence and modernity with our residence, nurture your productivity, have your meet and socialize at our Colabo Cafe, and immerse the heart of leisure in our Locca Sea House.

For we believe, a life worth living is a life that thrives in symphony.



Colabo Cafe



Locca Sea House



Paradise Destination

PARADISE DESTINATION





A Regional Hub and a Global Destination

Jakarta	1h 50min
Singapore	2h 45min
Kuala Lumpur	3h 05min
Perth	3h 45min
Sydney	6h 15min
Bangkok	4h 15min
Shanghai	6h 30min
Hong Kong	5h 05min
Korea	7h 05min
Tokyo	7h 20min
Dubai	9h 10min

By Air

Connected domestically and internationally by the International Airport.

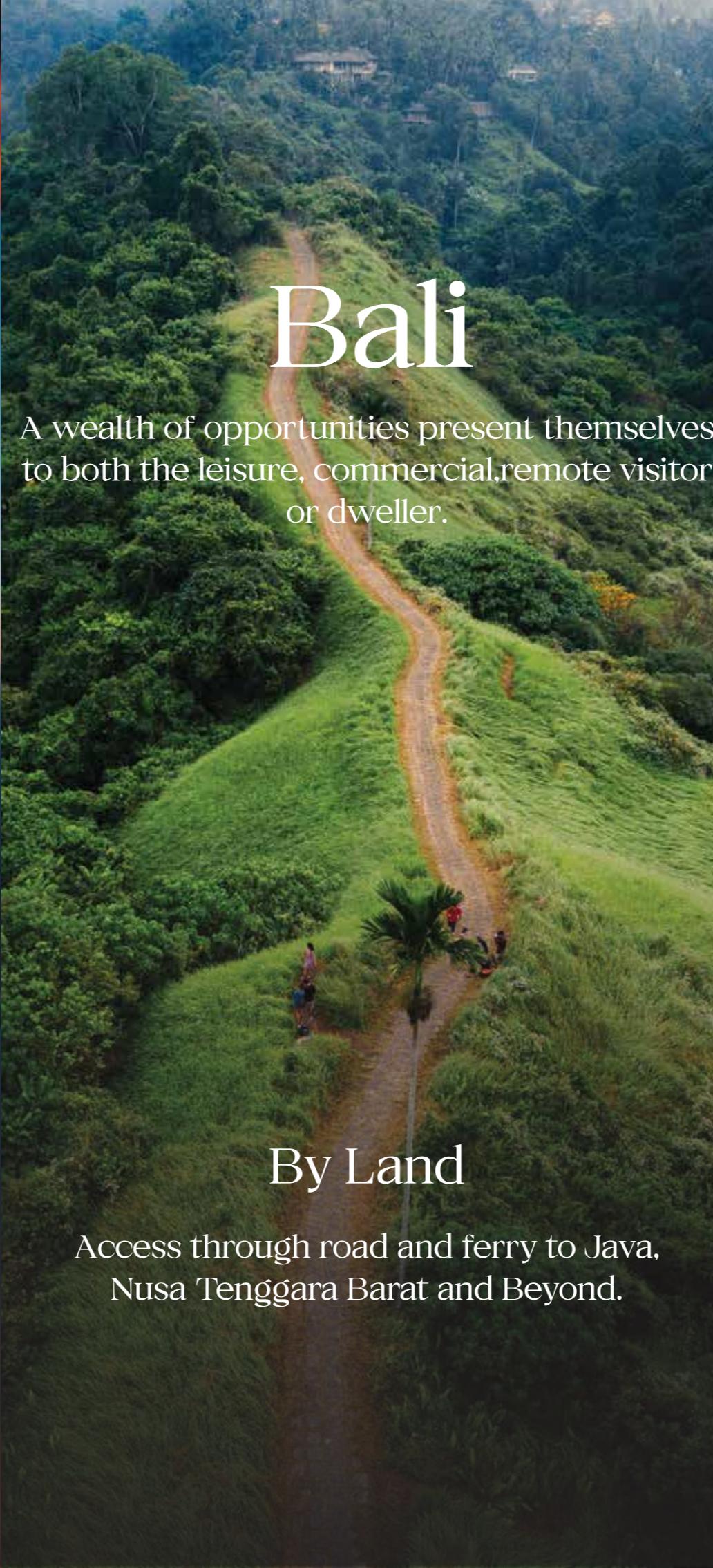


Bali

A wealth of opportunities present themselves to both the leisure, commercial, remote visitor or dweller.

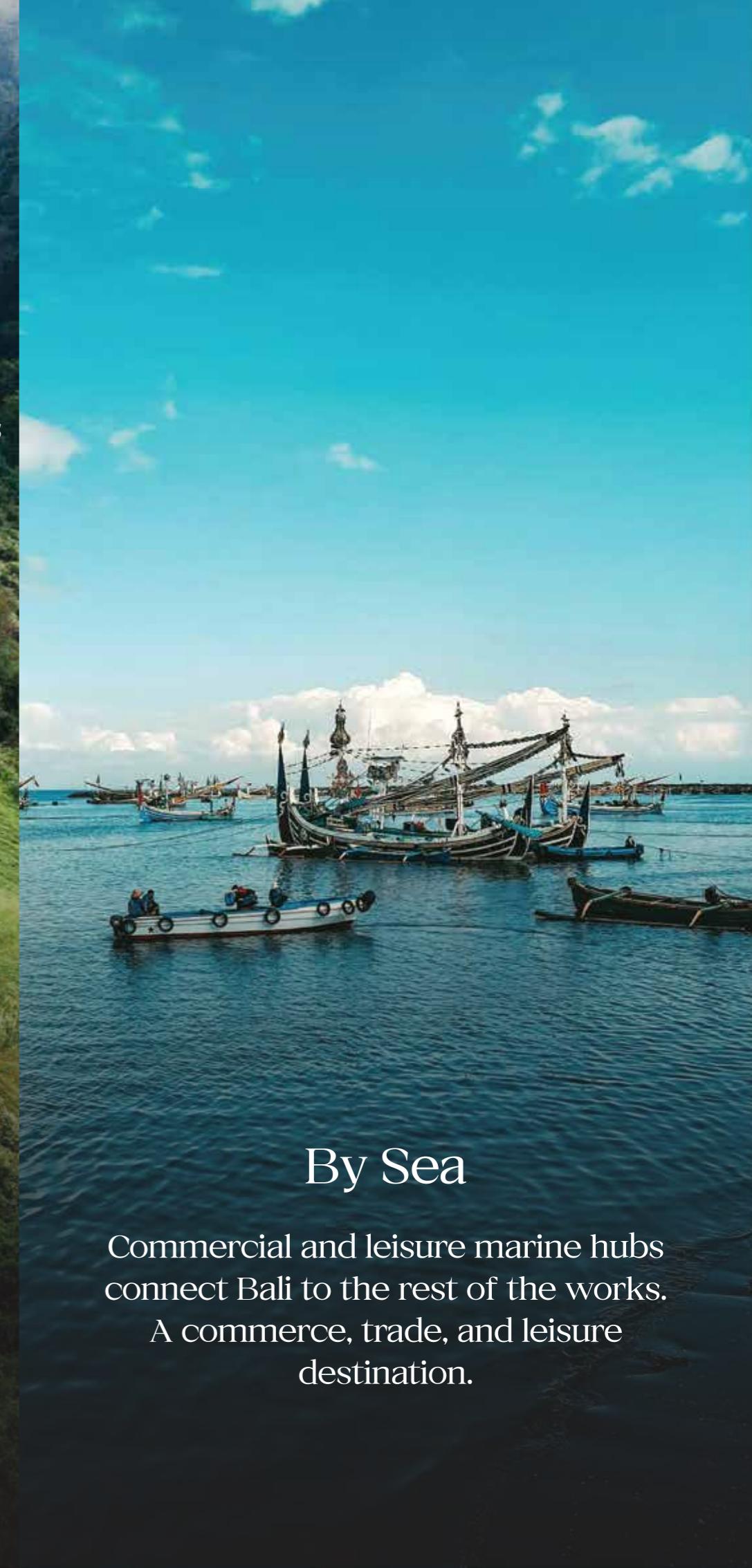
By Land

Access through road and ferry to Java, Nusa Tenggara Barat and Beyond.



By Sea

Commercial and leisure marine hubs connect Bali to the rest of the world. A commerce, trade, and leisure destination.



Investing in Bali



According to the Wealth Report 2022 by Knight Frank, Bali is ranked as one of the top ten destinations for wealthy individuals looking to buy a second home.

Bali has seen a 7.5 percent increase in luxury property prices in 2021, making it a lucrative investment option with an occupancy rate of 75 percent in December 2022 for more than 3,000 active listings.

1,55%

Q4 2024 INFLATION

A low inflation and a steady central bank rate puts Indonesia in a prime position for foreign investment.



GLOBAL DEMAND

A low inflation and a steady central bank rate puts Indonesia in a prime position for foreign investment.

23,6%

TOTAL TOURIST

In 2024, Bali had a total of 2.9 million tourists, an increase of 23.6% compared to 2023.

Through government initiatives and visa reform foreign ownership is now streamlined in Bali.

75%

OCCUPANCY

Average occupancy rate of rental properties.

\$200^{usd}

ADR Per Room

\$200USD Average daily rates on rentals, higher monthly and longer term leasing seen in last 12 months since 2022.

15%

CONSERVATIVE ANNUAL YIELDS

12-20% yields from renting real estate in popular areas compared to Thai 7-8%, Dubai 6%, Turkey 3-5%, Cyprus 2-4%.

ARTICLE 18 & 69

Changes to allow for easier foreign ownership of property to stimulate growth and the economy. Traditional options also are still valid such as the HGB foreign ownership structure that our advisors can assist with.

SECOND-HOME VISA

Aimed at investors, residents and retiree's second home visa's are valid for 10 years and extendable and used for leasehold or HGB freehold in company. Updated version allows owners to own freehold and leave to family or used for bank financing.

- Allows freehold and leasehold
- Mortgage options available
- Allows to be kept in trust or inherited

NEW OWNERSHIP REGULATION

New Regulation on the Right of use for a maximum of eighty years then renewable or converted back to freehold on sale to Indonesian requiring no visa but valid foreign passport.

- Processed on foreign passport
- 80 years extendable
- Title certificate converted back to freehold on sale to Indonesian resident.



Site Plan



Type of Units

Type 1

Dyra

Ease modernity meets Balinese **tranquil luxury** in a simple and minimalistic beauty.

Specification:

10 m x 17 m

Land Area 170 m²

Building Area 173 m²

3 Bedrooms

3 Bathrooms







Type 2

Dinara

Rustic harmony amplifies Bali's strong feminine charm with the enhancement of traditional touch.

Specification

11 m x 21 m

Land Area 231 m²

Building Area 226 m²

4 Bedrooms

1 + 3 Bathrooms

 4  3 + 1







Type 3

Darsana

Mature elegance, gifting you the true essence of Bali's liveliness principles through its charismatic facade.

Specification

12 m x 21 m

Land Area 252 m²

Building Area 288 m²

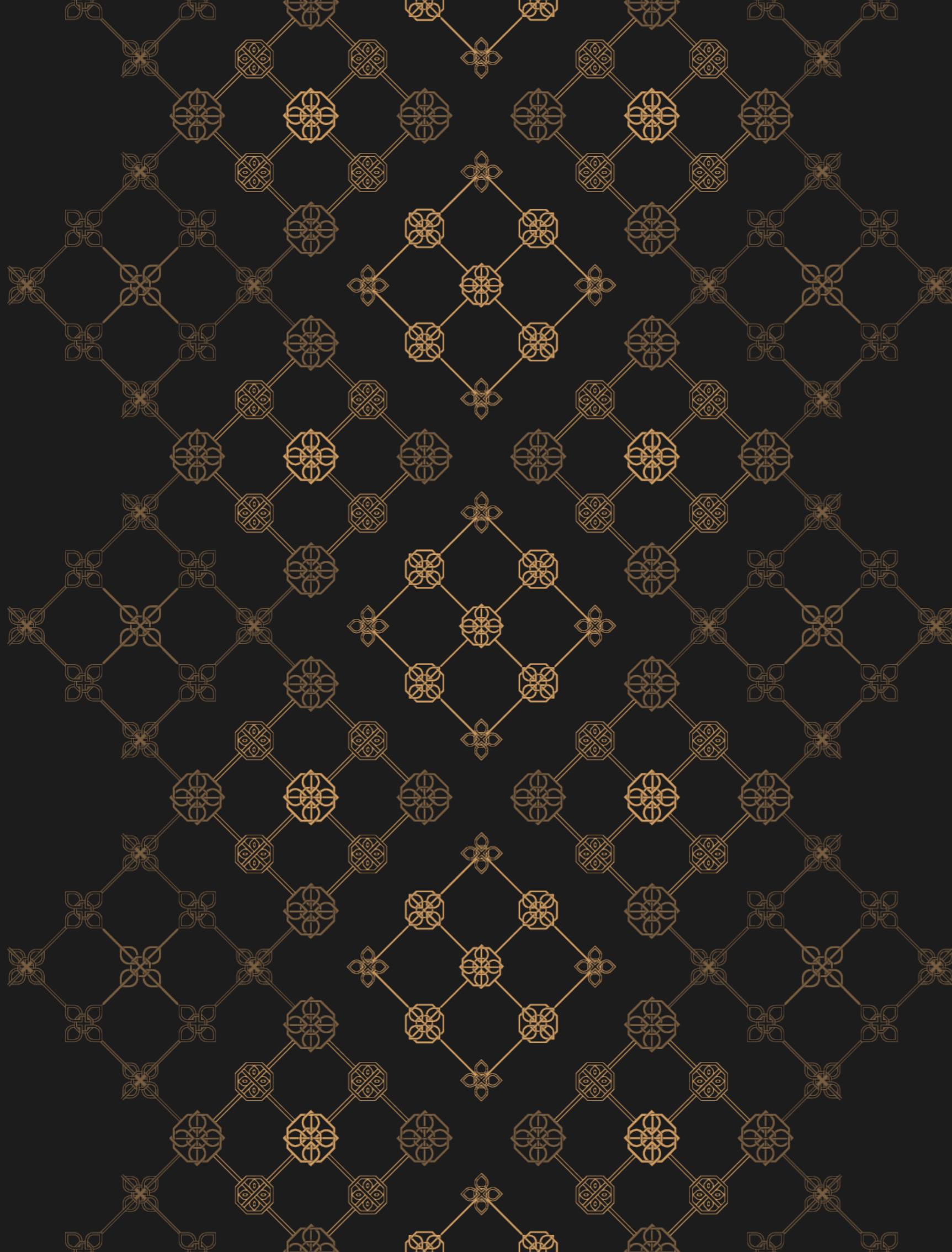
4 Bedrooms

1 + 4 Bathrooms









Instagram

[@damaraestatejimbaran](https://www.instagram.com/@damaraestatejimbaran)

Website

www.damaravillage.co.id

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