

Mandarin Residences, Bali: A new luxury investment

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owning a high-end property with a stunning view in Bali and reputable brand name is a dream for many. Now, that dream can become reality, with the launching of The Residences at Mandarin Oriental, Bali.

PT Bali Ragawisata, which owns the 18 championship-caliber par-3 holes Bukit Pandawa golf course in South Kuta, started construction on the first 20 villas at The Residences last weekend.

Ragawisata CEO Djie Tjian An said the first

batch of residences would be ready by the end of 2018, when Mandarin Oriental, Bali would already be in operation.

“All residence owners will have access to the hotel’s common facilities. Therefore, it is important that the hotel is already in full operation when The Residences is ready,” Tjian An said.

He added that owners of villas at The Residences villas would get the best of both worlds: the comfort of a private home and the legendary service of Mandarin Oriental.

If an owner did not want to stay at their villa, they could let Mandarin Oriental offer the villa to its customers.

“So, owners will benefit both from staying and renting it out via Mandarin Oriental,” Tjian An said.

Each of the first 20 villas at The Residences is already booked. Altogether, Bali Ragawisata will build 96 fully furnished units, ranging from one to five bedrooms, featuring infinity pools and private beach access.

Sixty-six of the villas with three to five bedrooms will have a 180-degree view of the Indian Ocean. The remaining — the one to two bedroom villas — will have garden views.

Bali Ragawisata director Triono Dawis revealed that offering price for the properties currently ranges from Rp 8 billion (US\$615,000) for a one-bedroom villa to Rp 25.2 billion for an ocean-view, three-bedroom, 550 square meters (sqm) villa and Rp 60.5 billion for a five-bedroom, 1,200 sqm villa.

The designer of the villas at The Residences is Kiat Architects, a company that also designed the W Hotel in Bali, The Dharmawangsa Hotel in Jakarta and the

Hermitage Hotel, also in Jakarta.

Triono said buyers of the three- to five-bedroom villas would be given the opportunity to adjust the designs of their villas “to a certain extent” to their desires and needs.

“One foreign buyer, who is a friend of of world-famous musicians, for example, wants one of the five bedrooms converted into a studio, so that he can invite his musician friends to do recording work there,” Triono said.

The Residences at Mandarin Oriental, Bali will be the fourth in Asia, after the ones in Bangkok, Macau and Taipei. Other are in Atlanta, Bodrum, Boston, Las Vegas, London and New York.

