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A. OVERVIEW

Villa complex of 12 luxury houses with Moroccan chic style. Each villa has an ocean view, a terrace positioning and a multi-level architecture allows each unit to have an ocean view.

There are villas with 4, 5, 6, 7 bedrooms, private spa and saunas in each villa, as well as private gyms and large pools in each garden.

Exclusive design, unique interior, walking distance to one of the most famous Pandawa beach, Bali.

The Royale Residence Villa project aims to create a luxurious Moroccan-style private retreat near Bali's Pandawa Beach. The design criteria focus on blending traditional Moroccan aesthetics with modern amenities, ensuring panoramic ocean views and high-end facilities such as private gyms, saunas, and spas for each villa.



THE TARGET MARKET

Royale Residence is designed for discerning investors, high-net-worth individuals, and business professionals seeking an exclusive retreat in Bali. Positioned in a prime location, this villa offers the perfect balance of luxury, privacy, and investment potential.

Investors – seeking high-yield properties with strong capital appreciation and rental potential.

Business Executives & Entrepreneurs – looking for a prestigious residence that reflects their success and provides a serene escape.

High-End Holidaymakers – affluent travelers desiring a private, fully serviced luxury villa experience.



THE PRIMARY GOAL

Is to offer an exclusive, serene environment that appeals to affluent individuals seeking a unique and opulent living experience in Bali. Challenges include harmonizing Moroccan architectural elements with the tropical Balinese environment and ensuring the integration of luxury features without compromising the natural beauty of the surroundings.



The private pools at Royale Residence offers a secluded retreat, surrounded by lush tropical greenery. Designed for both relaxation and recreation, the pool area features elegant sun loungers, shaded pergolas, and intricate architectural details that enhance its serene ambiance.





Soft lighting and natural materials create a tranquil setting, while the custom-designed water features add a sense of exclusivity. Whether for a refreshing swim or a quiet evening by the water, this space embodies the essence of luxury and privacy.



The villa is built with an individual approach, ensuring it reflects the personality and desires of its future owner.





LEASEHOLD FOR 30 YEARS

- 4, 5, 6, 7 bedrooms villas
- Spacious living room
- Gym



- Private swimming pools
- Ocean view from each villa
- Private sauna





- Rooftop jacuzzi with ocean view
- 600 meters walk from Pandawa beach
- BBQ area
- Kids playground

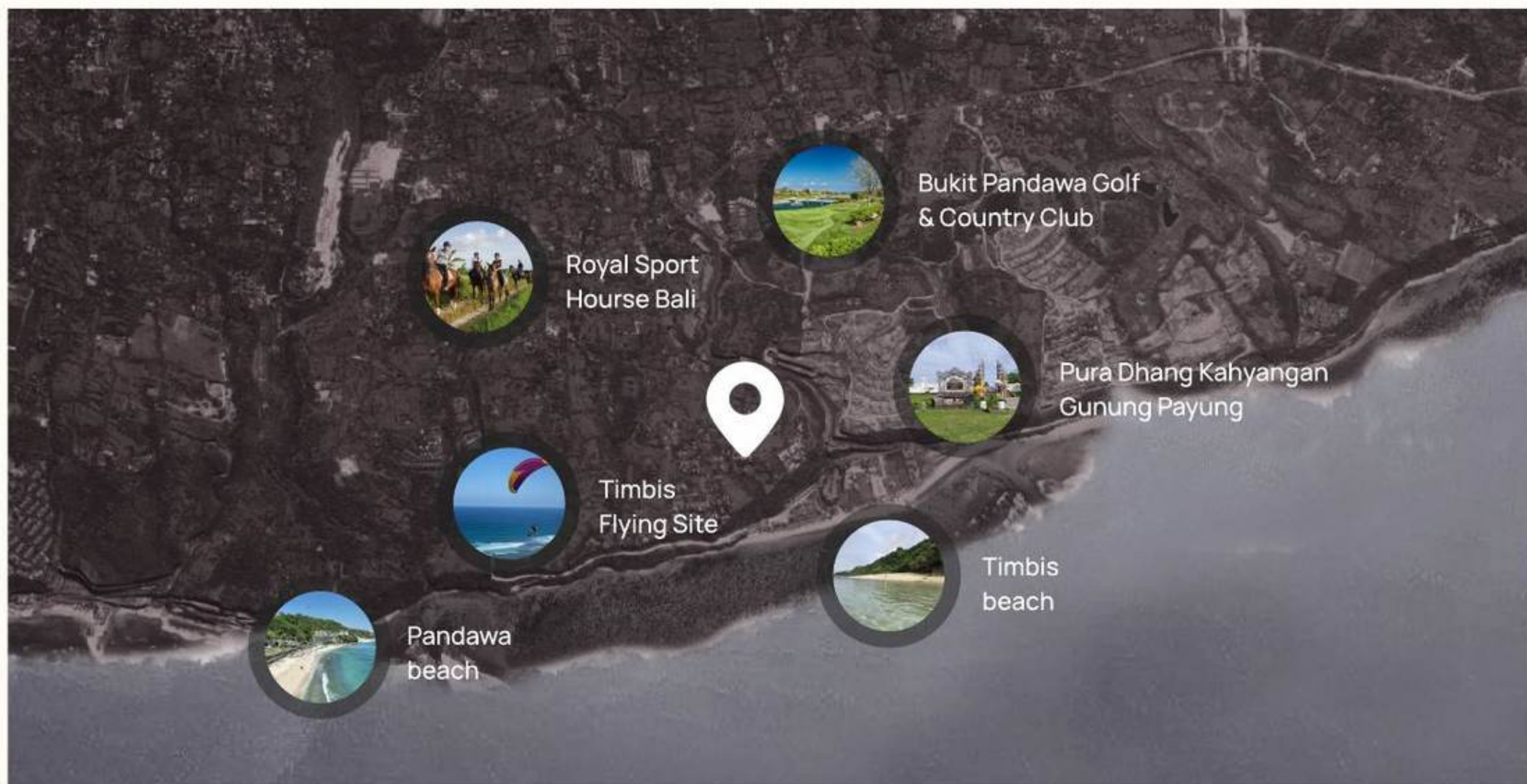


B. LOCATION

1 The residence complex is situated approximately 600 meters from Bali's renowned Pandawa Beach, offering residents both privacy and proximity to pristine shores. The elevated position provides unobstructed panoramic ocean views, enhancing the property's allure. The site layout is designed to maximize these vistas, with each villa strategically oriented to capture the beauty of the Indian Ocean.

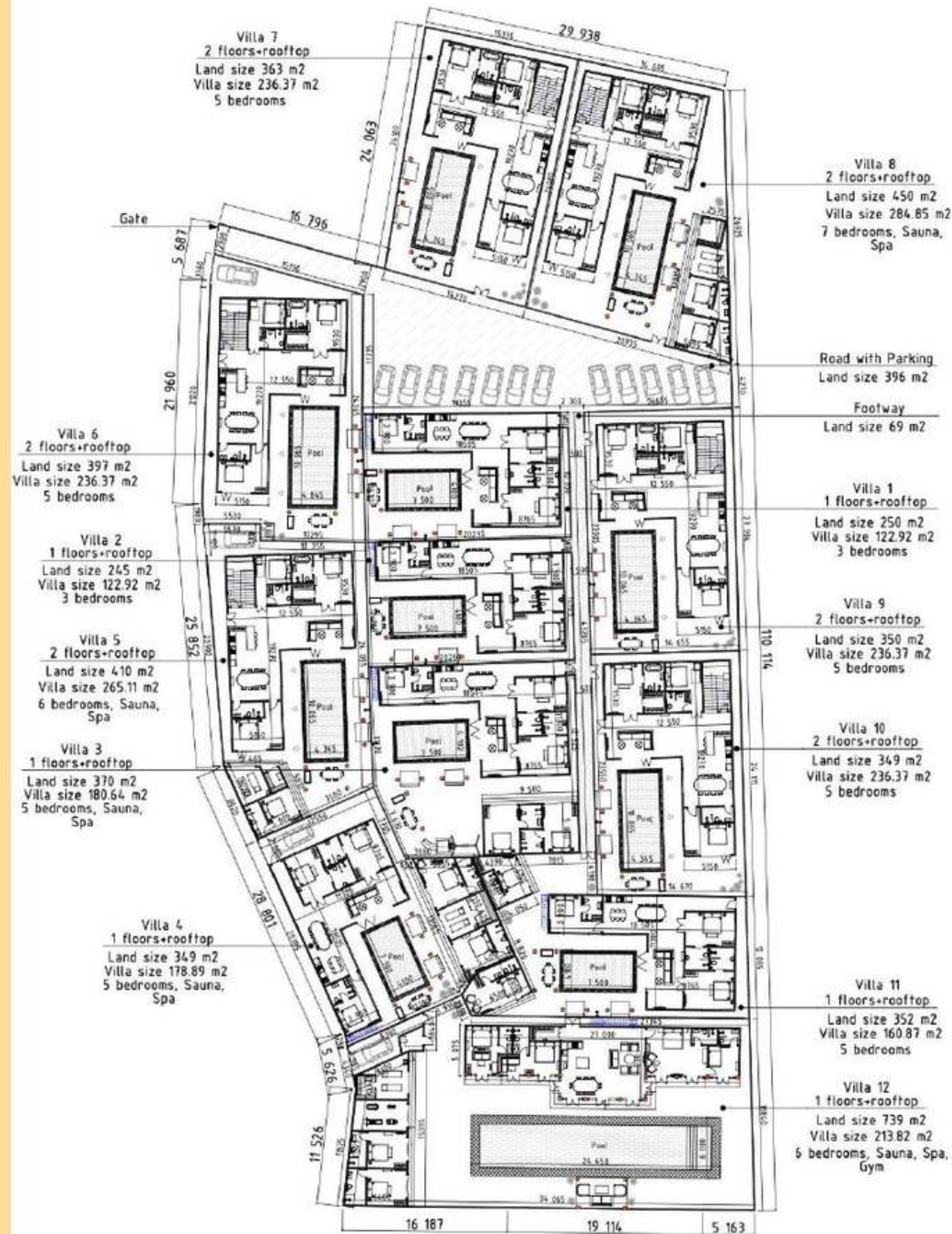
2 Royale Residence is a sanctuary of elegance and exclusivity, set just steps from Bali's iconic Pandawa Beach. Located in the prestigious Pandawa area, it's just a short walk to top attractions like royal sport hourse, Timbis Flying Site, Bukit Pandawa Golf & Country Club and the stunning Timbis and Pandawa beaches.

This prime location ensures easy access to Bali's finest while maintaining the tranquility of a private retreat. Notable views also include sweeping ocean panoramas and the verdant Balinese landscape. Local points of interest encompass cultural landmarks, traditional Balinese villages, and upscale dining and shopping venues, all within a short drive, enriching the living experience for residents.



C.LAYOUT, APPEARANCE AND FINISH

The external appearance showcases authentic Moroccan architecture, characterized by intricate tile work, arched doorways, and ornate detailing. Each villa is complemented by lush garden facilities, featuring native Balinese flora to create a tranquil oasis that harmoniously blends with the environment.







2

Simple Drawings of Project and Floor Plan



PRIVATE POOL







The private pool at Royale Residence offers a secluded retreat, surrounded by lush tropical greenery. Designed for both relaxation and recreation, the pool area features elegant sun loungers, shaded pergolas, and intricate architectural details that enhance its serene ambiance.

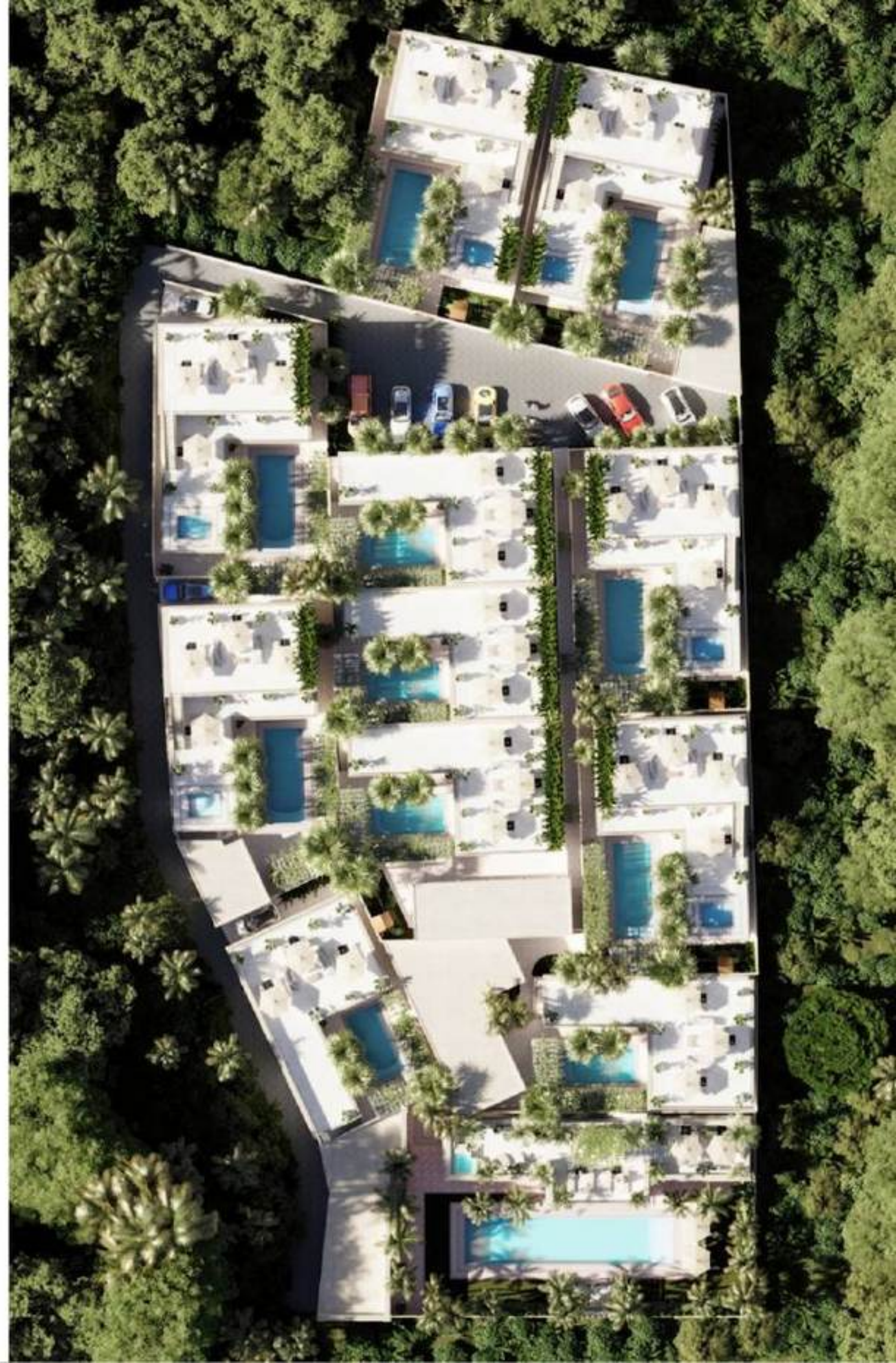




Soft lighting and natural materials create a tranquil setting, while the custom-designed water features add a sense of exclusivity. Whether for a refreshing swim or a quiet evening by the water, this space embodies the essence of luxury and privacy.

GARDEN

It is very important for us that each villa has a large amount of landscaping, and can show our clients the beauty of the tropical thickets in all its glory.







ROOFTOP







The rooftop terrace of Royale Residence is an elevated retreat designed for relaxation, entertainment, and breathtaking views. Featuring elegant sun loungers, a shaded pergola, and lush greenery, this space seamlessly blends comfort with natural beauty.





The grand staircase and classical architectural elements create a sophisticated ambiance, while thoughtfully placed seating areas offer an intimate retreat. Whether for sunbathing, alfresco dining, or quiet evenings under the stars, the rooftop embodies refined luxury and exclusivity.





3 The interior design highlights luxurious fixtures and fittings, such as handcrafted Moroccan lanterns, custom-designed furniture, and premium materials like marble and exotic woods. The use of space emphasizes openness and fluidity, with strategic lighting enhancing the ambiance and functionality of each area.

LIVING ROOM







A seamless blend of classic elegance and modern sophistication, the living room of Royale Residence exudes timeless luxury. Grand chandeliers, arched windows, and handcrafted furnishings create a warm yet opulent ambiance.





Rich wooden details, custom ceiling patterns, and refined textiles enhance the space, while natural light connects indoor and outdoor living. Every element is designed to inspire, offering a perfect balance of comfort and prestige.

BEDROOM





This bedroom embodies timeless elegance, blending classic craftsmanship with modern comfort. Intricately carved wooden furniture, warm earthy tones, and luxurious textiles create an inviting and tranquil ambiance. Designed for both relaxation and aesthetic harmony, this bedroom is a sanctuary of comfort and style.



The bedroom of **Royale Residence** is a sanctuary of serenity and refined luxury. Inspired by timeless elegance, it features **handcrafted wooden accents, intricate ceiling designs, and warm ambient lighting** that enhance the intimate atmosphere.





Rich textiles, plush furnishings, and traditional patterns evoke a sense of heritage and sophistication. Large arched windows invite natural light, seamlessly blending the indoor and outdoor experience.

Every detail is curated to create a tranquil retreat—where elegance meets comfort, and relaxation feels effortless.

KITCHEN







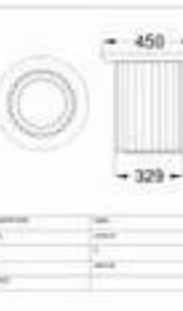
The kitchen and dining area of Royale Residence combine functionality with refined aesthetics. The kitchen is designed for both professional-level cooking and intimate gatherings, featuring custom cabinetry, high-end appliances, and ambient lighting that enhances its warm and inviting atmosphere.

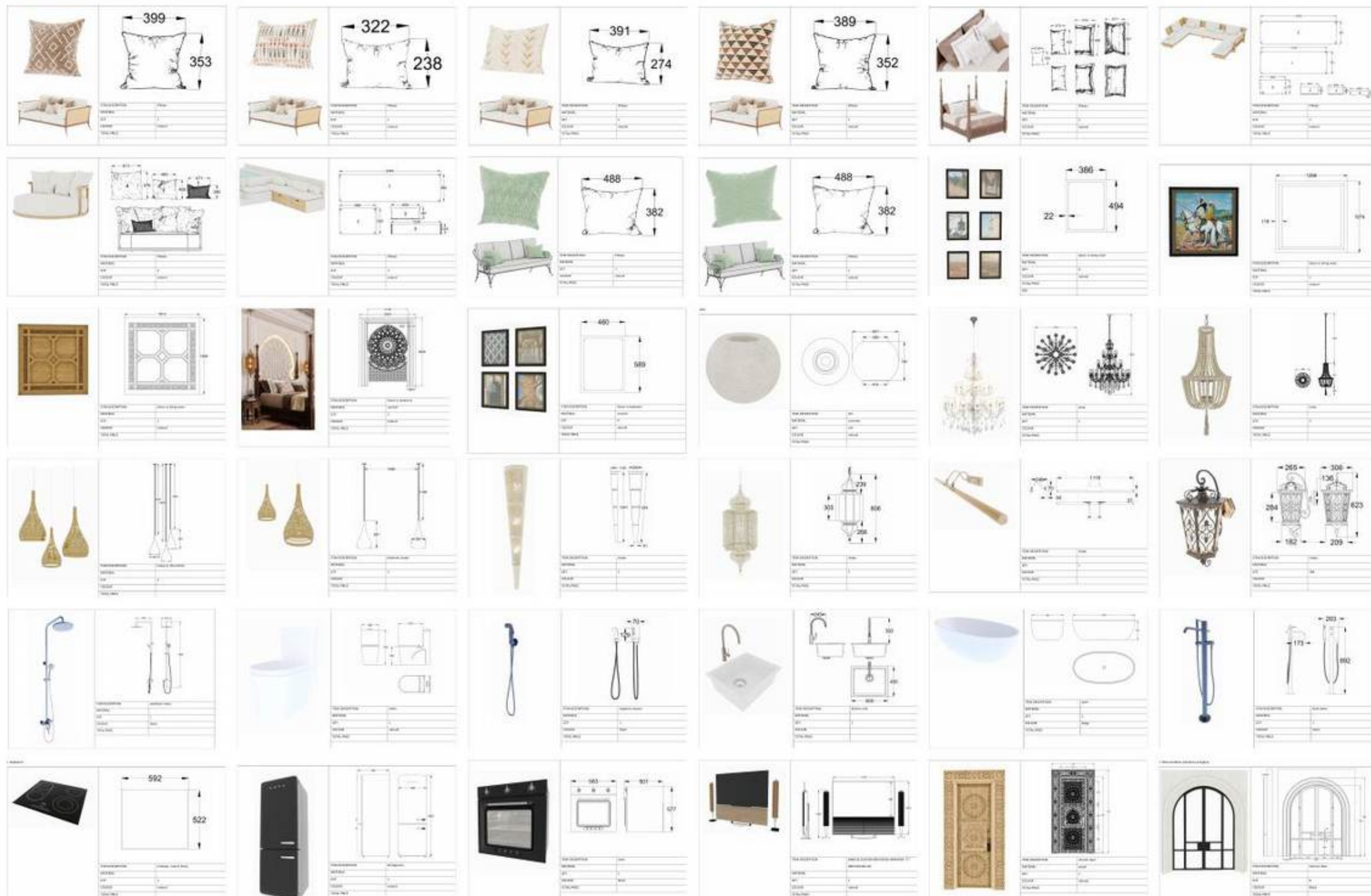




The dining area is a statement of elegance, with a grand table set beneath intricate chandeliers that cast a soft glow over the space. Large arched windows frame the tropical surroundings, creating an indoor-outdoor connection. Every detail, from handcrafted chairs to the sophisticated table setting, contributes to an experience of timeless luxury and effortless sophistication.

ASSET LIST OF ONE VILLA UNIT

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D.SAFETY, SECURITY, SUSTAINABILITY AND INNOVATION

Features that improve the safety, security,
accessibility and wellbeing of the occupants





List of features that improve the safety, security, accessibility and well-being of people in and around the facility:

Security and CCTV:

Utilization of state-of-the-art video surveillance systems.
Availability of professional security guards for round the clock security.

Safe Zones:

Designation of safe areas and evacuation routes.
Use of safes for guests' valuables.

Access Control:

Restricting entry to registered visitors only.
Entrance to the complex is strictly through the reception desk.

Fire Safety:

Installing fire extinguishing equipment and smoke detectors.

Emergency Assistance:

Organization of medical service for emergency cases.
Safety instructions and contact numbers for guests.

Hospitality and Service:

Trained staff ready to provide high quality service.
Feedback systems to improve service quality.

Energy efficiency and eco-friendly measures encompass advanced lighting systems, climate control solutions, water conservation practices, and comprehensive recycling programs. The design prioritizes sustainability without compromising luxury.

LIGHTNING

THE BEAUTY OF LED LIGHTING

We use energy-saving, long-
lasting Philips LED lights



Go classic, vintage or modern

Do you prefer classic design, vintage or something a bit more modern? Philips Decorative LEDs are available in all your favourite shapes and sizes. You can choose dimmable or non-dimmable versions. Not sure if your dimmer is compatible, check [this list](#).



SMART HOME SAVANT

Premium, Smart Home Systems Personalized for the way you Live offers the unparalleled convenience of controlling your lighting, climate, entertainment, and security from a single, intuitive app.

DESIGNED FOR DISTINCTIVE SPACES
Savant delivers solutions for even the most unique homes, with controls for amenities such as pools, home theaters, and more.



HOW WE MANAGE POWER

Our modules fit right into any standard breaker panel to monitor and control each circuit individually. Our powerful automation software along with the simple, intuitive Savant app help you live your life normally even when the grid is down.

THE SAVANT HOME

Savant Homes are more than just smart, they have a backup plan when the power goes out. Automate everything from lighting to music to video in every room, while not needing to rely on the grid.

LIGHT ON THE SUN

Product features:

- Vintage style solar lights designed specifically for Garden lawn;
- Turn on at dusk and turn off at dawn automatically;
- High performance solar lights – stays lit for up to 12 hours;
- **4400mAh** lithium battery included;
- Die case **aluminum** and **diamond glass** materials for long-lasting durability;
- **IP65 waterproof** designed, ensures safety for outdoor use, protecting lamp from rain, sleet or snow;
- MCU4.0 technology, 5-7 raining days backup.

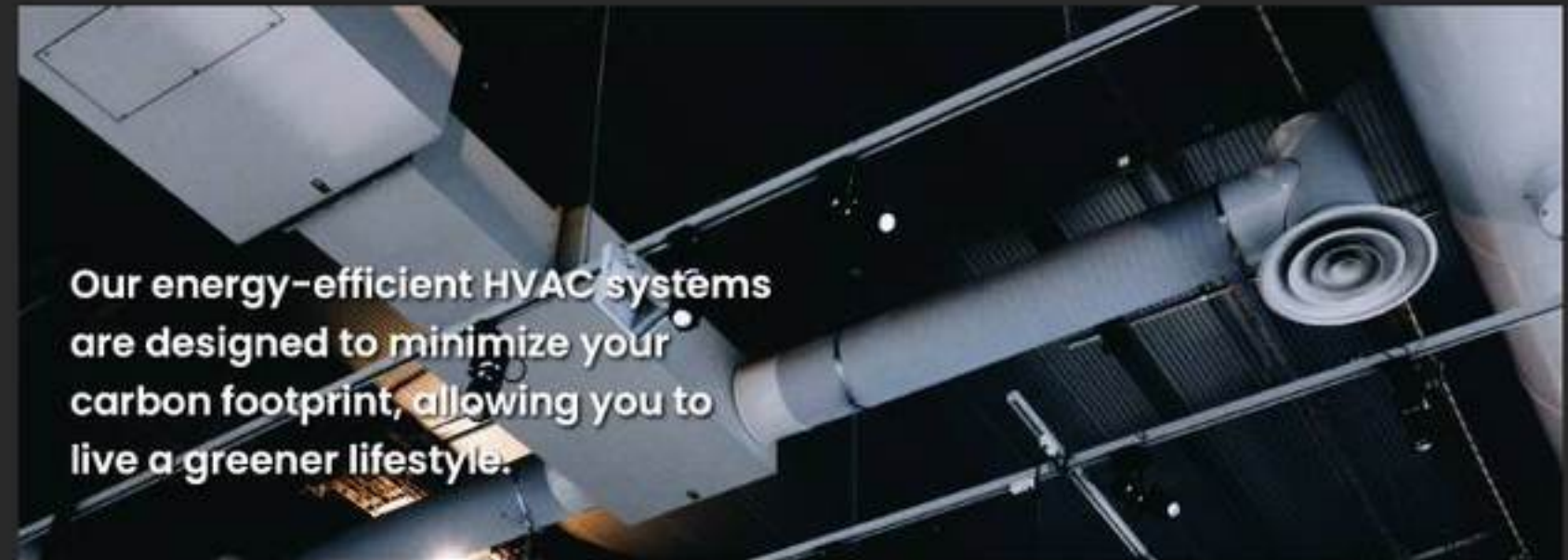


CLIMAT CONTROL HVAC SYSTEM.

Our energy-efficient HVAC systems are designed to minimize your carbon footprint, allowing you to live a greener lifestyle.

CV Sarana Surya Jaya has been in the Indonesia air conditioning business since 1985. They focus on quality service, with experienced technicians and engineers providing solutions for their customers.

Energy saving and ecology: Natural insolation and ventilation that ensures a dry microclimate in the villa during the rainy season, which prevents the formation of fungi and mold. Waste management by arrangement with the garbage collection company The area has moderate winds from the west during the dry season and from the south east during the wet season, which keeps a mild microclimate indoors and outdoors



Our energy-efficient HVAC systems are designed to minimize your carbon footprint, allowing you to live a greener lifestyle.

We are making better
Better air quality
for you.

CV Sarana Surya Jaya has been in the Indonesia air conditioning business since 1985. They focus on quality service, with experienced technicians and engineers providing solutions for their customers.



Skilled Professionals

Our team is composed of highly skilled professionals with extensive experience, ensuring that every project is handled with expertise and care.



Commitment to Excellence

We are committed to delivering the highest quality in every aspect of our work, combining our knowledge with a focus on precision and reliability.



Innovation Driven

We continuously push the boundaries of innovation, integrating the latest technologies to enhance the performance and efficiency of our HVAC systems.



**A MORE SUSTAINABLE WORLD
STARTS AT HOME**

WATER

SOLAR WATER HEATER ARISTON ECO TUBE

Australian Made Triple Free-Standing
Rainwater Filtration System with UV

SOLAR WATER HEATERS

ECO TUBE

116/132/150/175/200

Superior durability with Italian technology



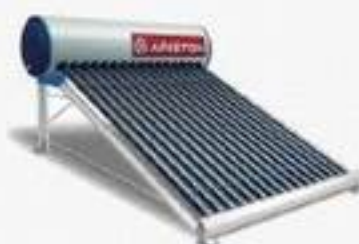
WELDLESS TANK

+

**THE PRODUCT IS MANUFACTURED+
UNDER ITALIAN STANDARDS.**



HDI HIGH-DENSITY INSULATION+





WATER FILTRATION FOR VILLAS

Become a company that follows technological developments, especially in water treatment and reverse osmosis system. Provide solutions and consultations as well as provide the best quality and service.

Our Mission is to providing clean water needs for customers by paying attention to various aspects such as environmentally friendly technology, after-sales service, maintenance service and being able to provide the best service

OMEGA WATER FILTER Provide solutions and consulting in water treatment and reverse osmosis systems. With more than 10 years of experience since 2005 [formerly named Mega Water Filter] and now has been an Omega Water Filter since 2016, we have served customers from almost all industrial sectors such as for homes, villas, restaurants, hotels & spa's, laundry and other sectors. We provide distribution of clean and drinking water filtration, installation, maintenance service, spare parts and repair of treatment systems and purification of water systems.



FILTATANK WATER FILTRATION ADVANTAGES

FOR YOU, YOUR FAMILY & YOUR HOME



PROTECTION

FOR YOUR FAMILY'S HEALTH



EXCELLENT

WARRANTY



DESIGNED & MADE IN

AUSTRALIA



QUICK & EASY

TO INSTALL AND SERVICE

RAIN WATER FILTRATION

Australian Made Triple Free-Standing
Rainwater Filtration System with UV

EXCELLENT WARRANTY & AFTER SALES SUPPORT



10-year Viqua UV Chamber Warranty

5-year System Structural Warranty

**3-year Filter Housing and Electrical
Warranty**

With over 12-years experience selling
and installing rainwater filtration
systems, you are assured of an extremely high quality product with
excellent after-sales support.

RECYCLING

Composting organic waste for fertilizer and reducing pressure on landfills for every our villa

Say Goodbye to Food Waste. It's time to rethink recycling. Our powerful technology, sleek design and easy operation make the FoodCycler® a game-changer in your kitchen.



The diagram illustrates the three-step process of using the FoodCycler. It features a white, tiered structure with three steps. On the top step, a white bucket is shown with food scraps being added. On the middle step, a white FoodCycler unit is shown with a circular inset highlighting its control panel. On the bottom step, a pair of hands is shown holding a small amount of dark, nutrient-rich soil, which is being used to fertilize a small green plant. The background is a light blue gradient.

STEP 01 | Add Your Food Scraps
Place your food scraps, leftovers, and more into the FoodCycler bucket. You can add almost any type of food waste, from stubborn oyster shells to smelly onion skins.

STEP 02 | Press Start
Our patented Vortech™ grinding system breaks down even the toughest food waste in just a few hours.

STEP 03 | Feed the Earth
The result is a dry, odourless, nutrient-rich Foodilizer™ for your plants. No more stinky garbage.

Awarded by some of the world's most reputable names in tech and innovation

50
Technology Fast 500
2023
Canada

red dot
winner 2023

if
DESIGN
AWARD
2023

impact
canada

REPORT ON BUSINESS
CANADA'S TOP GROWING
COMPANIES

Community Impact

FoodCycler started by helping municipalities tackling waste challenges across North America. Now, we're empowering you to make a difference at home.

[LEARN ABOUT OUR MUNICIPAL PARTNERSHIPS](#)

Trusted by over 150 municipalities in Canada and the US

King County

NEEBING

PORTFRANCES
MUNICIPALITY

L'ANGE
GARDIEN

Carleton PLACE

Hay River

City of Vancouver



WASTE SORTING BINS IN EVERY SINGLE KITCHEN

Are you curious about how your waste can become new resources? HÅLLBAR series helps you sort different materials into different bins – a simple action and the first step towards giving waste a new life.





57

SUSTAINABLE WATER CONSERVATION SANITARY TOTO

HYBRID ECOLOGY SYSTEM
Ultra-powerful water Conservation. Flushes waste completely every time no matter where the toilet is located.

HYBRID ECOLOGY SYSTEM combines two innovative water streams—one from the plumbing system and one from a small tank inside the toilet—to maximize flushing efficiency.

Using minimal water, **HYBRID ECOLOGY SYSTEM** is so effective at removing waste that a second flush is never required. What's more, the flushing power remains strong regardless of how high up in a building the toilet is located.

CLEAN SYNERGY means eco-friendly

CLEAN SYNERGY technologies offer a sustainable way to maintain sanitary conditions inside your toilet. Since waste does not accumulate and create stains, there is less need for manual cleaning with detergents.



Preventing wasted water

Using just 3.8L of water, the Powerful TORNADO FLUSH uses a lower volume of water without sacrificing performance. Auto flush automatically determines whether to use a small or full flush, preventing wasted water.



Bidet

Our minimalist and compact design delivers versatility and durability that will stand the test of time.
[Learn More >](#)



Bathtub

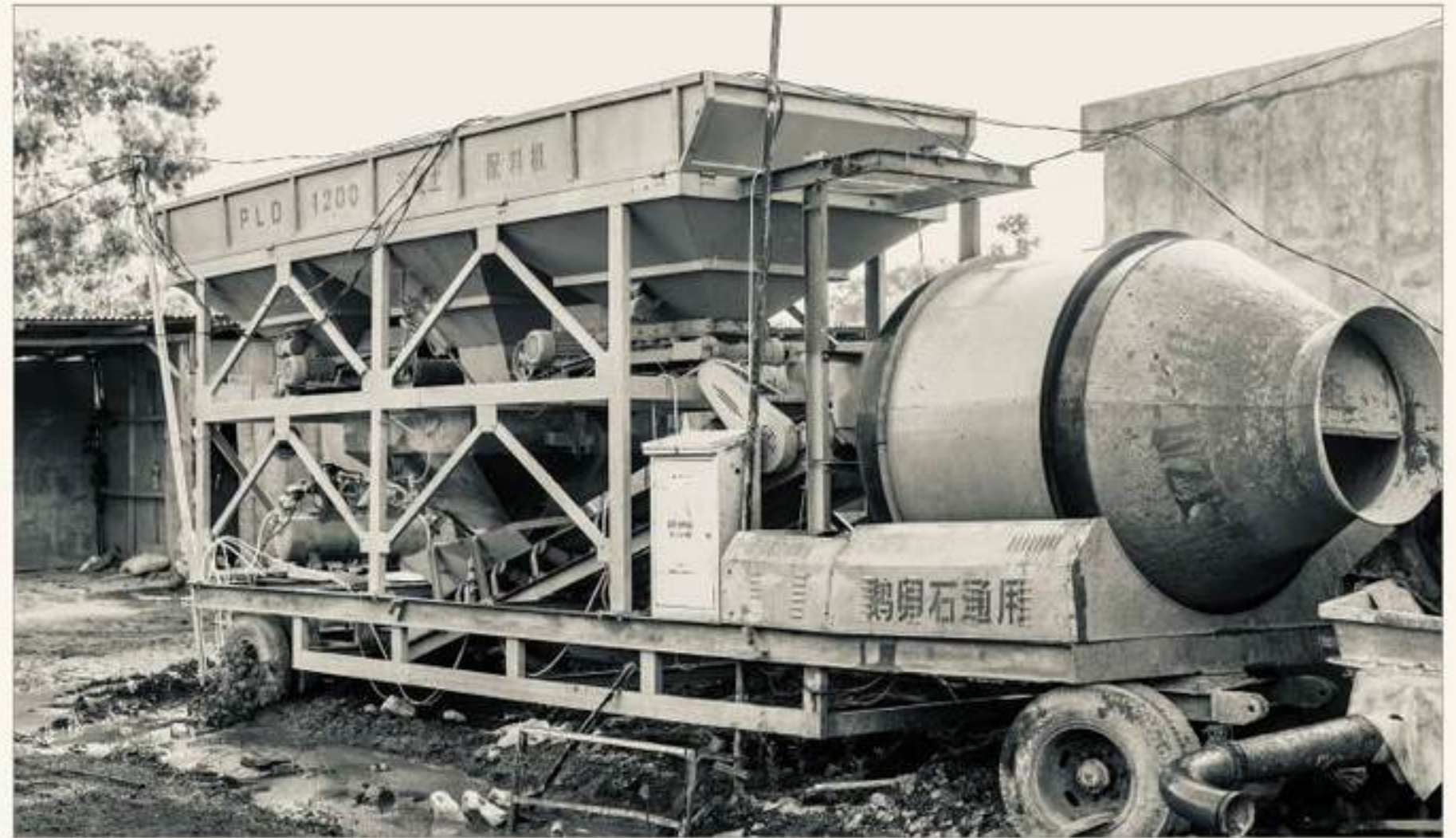
Carved from a range of high quality materials, our bathtub will be the one thing you look forward to at the end of a long day.
[Learn More >](#)



Sink

Style and durability in one perfect package. TOTO products pass through a strict Quality Control process to ensure maximum satisfaction.
[Learn More >](#)

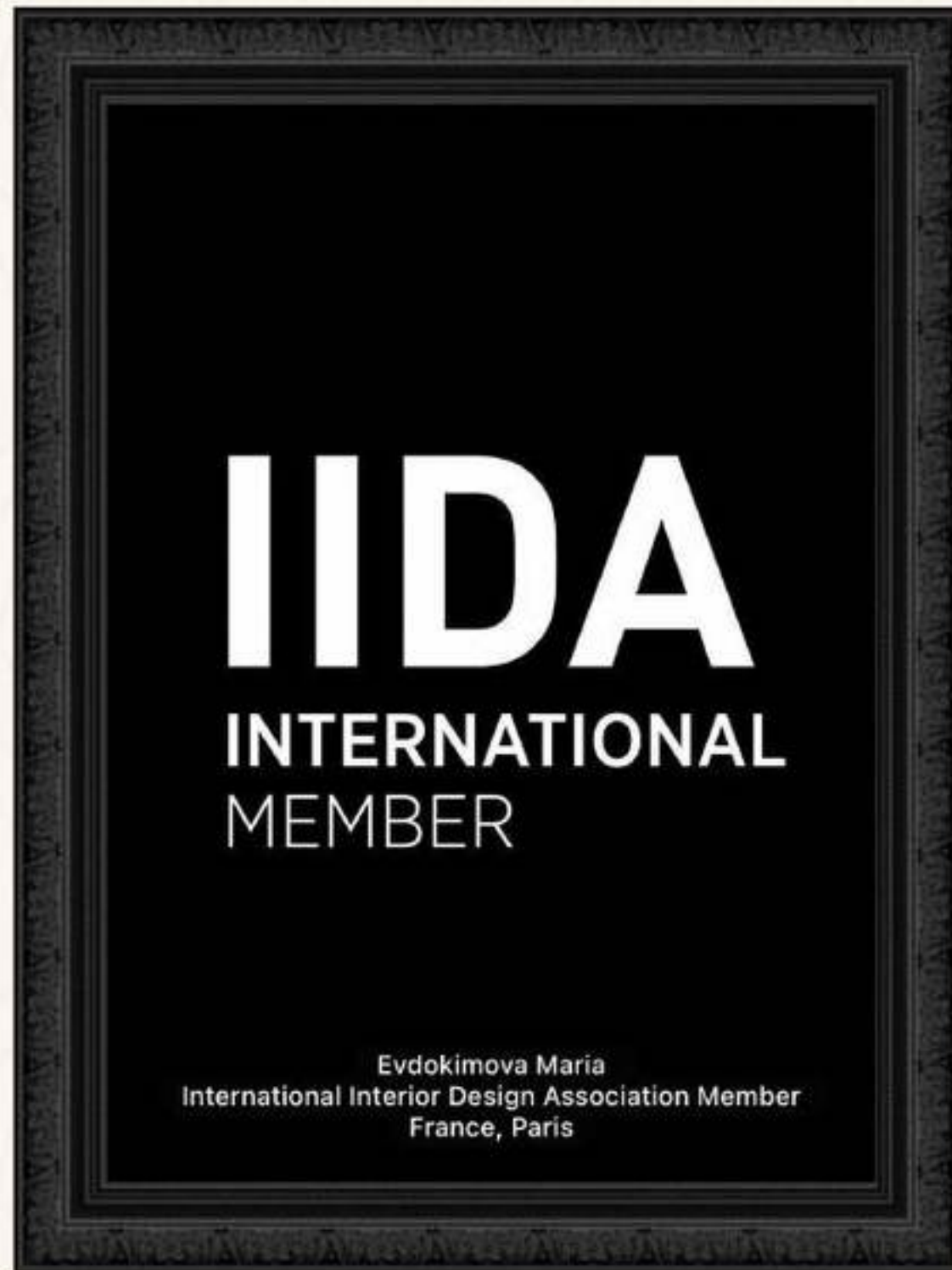
WE PRODUCE CONCRETE
DIRECTLY ON-SITE TO
REDUCE OUR CARBON
FOOTPRINT







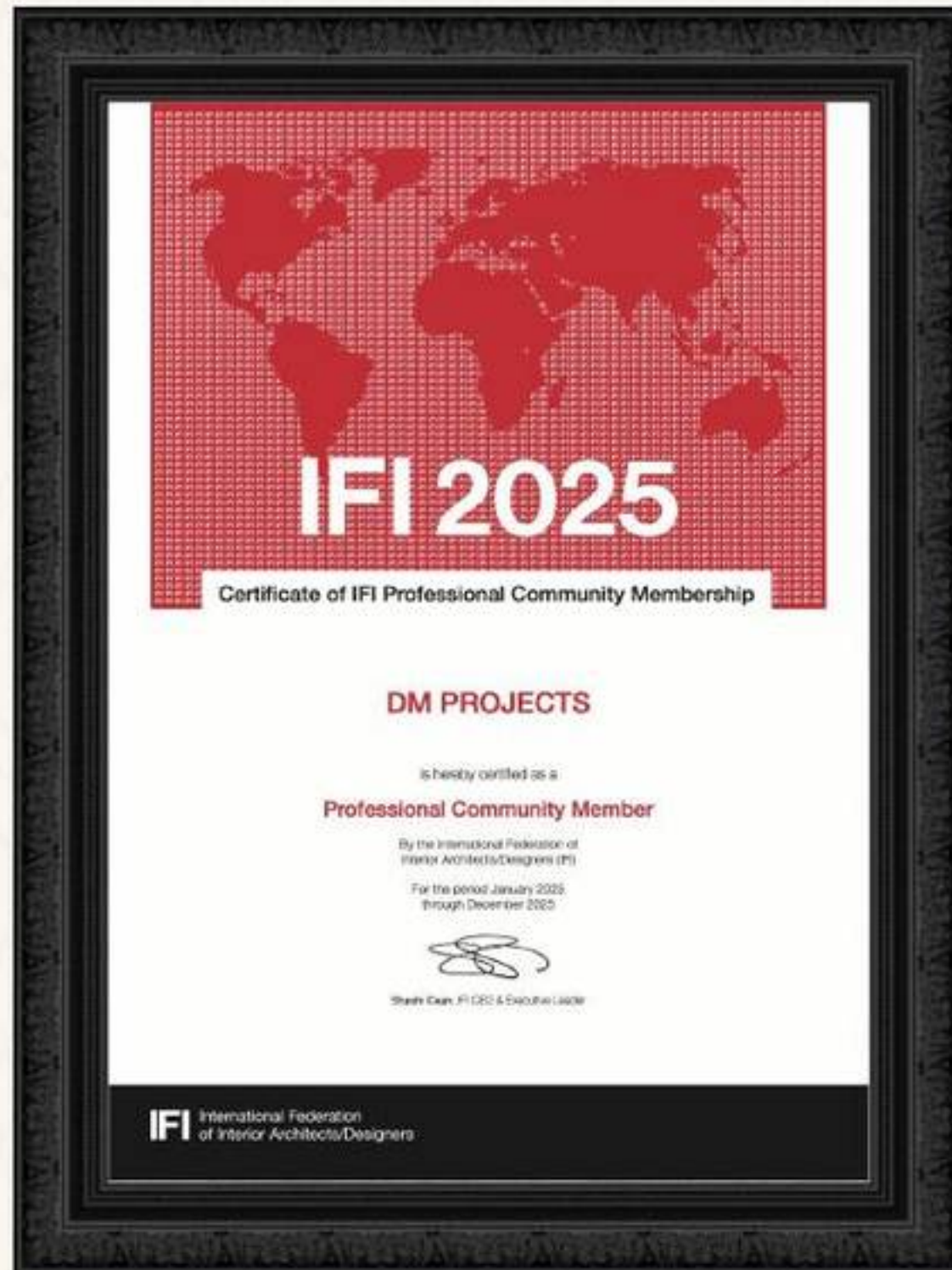
DM PROJECTS IS A MEMBER OF INTERNATIONAL DESIGN AND ARCHITECTURE ASSOCIATIONS (3 ASSOCIATIONS)



At DM Projects, we uphold the highest standards of interior design through our affiliations with globally recognized organizations.

IIDA (International Interior Design Association) –
Representing excellence in international interior design.

IFI (International Federation of Interior Architects/Designers) – A mark of professional community membership at the global level.



SBID (Society of British & International Interior Design) – Accreditation ensuring world-class expertise and industry recognition.

These memberships reflect our commitment to innovation, quality, and professional integrity in every project we undertake.



OWNER & MAIN DESIGNER

13 Years

Interior designer, businesswoman.

2012-2017 (Cambodia)

Interior designer,
co-founder and owner of furniture factory Lemada Co., LTD.

2017-2025 (Bali)

Interior designer,
co-founder DM projects group.



MARIA EVDOKIMOVA

Owner of DM projects

EDUCATION

2008-2012

Higher education in psychology

2018-2020

Higher education of interior designer

2019-2021

MBA Degree

2020-2022

Lighting design concept

Project Landscape lighting designer



PORTFOLIO



INFLUENCER & AMBASSADOR COLLABORATIONS

Strategic collaboration with well known professional surfer and coach of Indonesia national surfing team



DEDI DWI SANTOSA

DM Ambassador.
Indonesia National surfing team coach

2010 Runner Up End Of Year Ranking ISC PRO Tour

2016 - 2018 Judging National Junior Competition

2017 - 2019 3x Champion Murazaki Pro Top Japan
Vs Top Indonesia - Kramas Beach Bali

2019 National Surfing Coach Of Team Shandong China

2019 Coach BESC

2021 Champion Of PSOI Bali Final Master Division

2021 Vans Bali Pro Champion Master Division

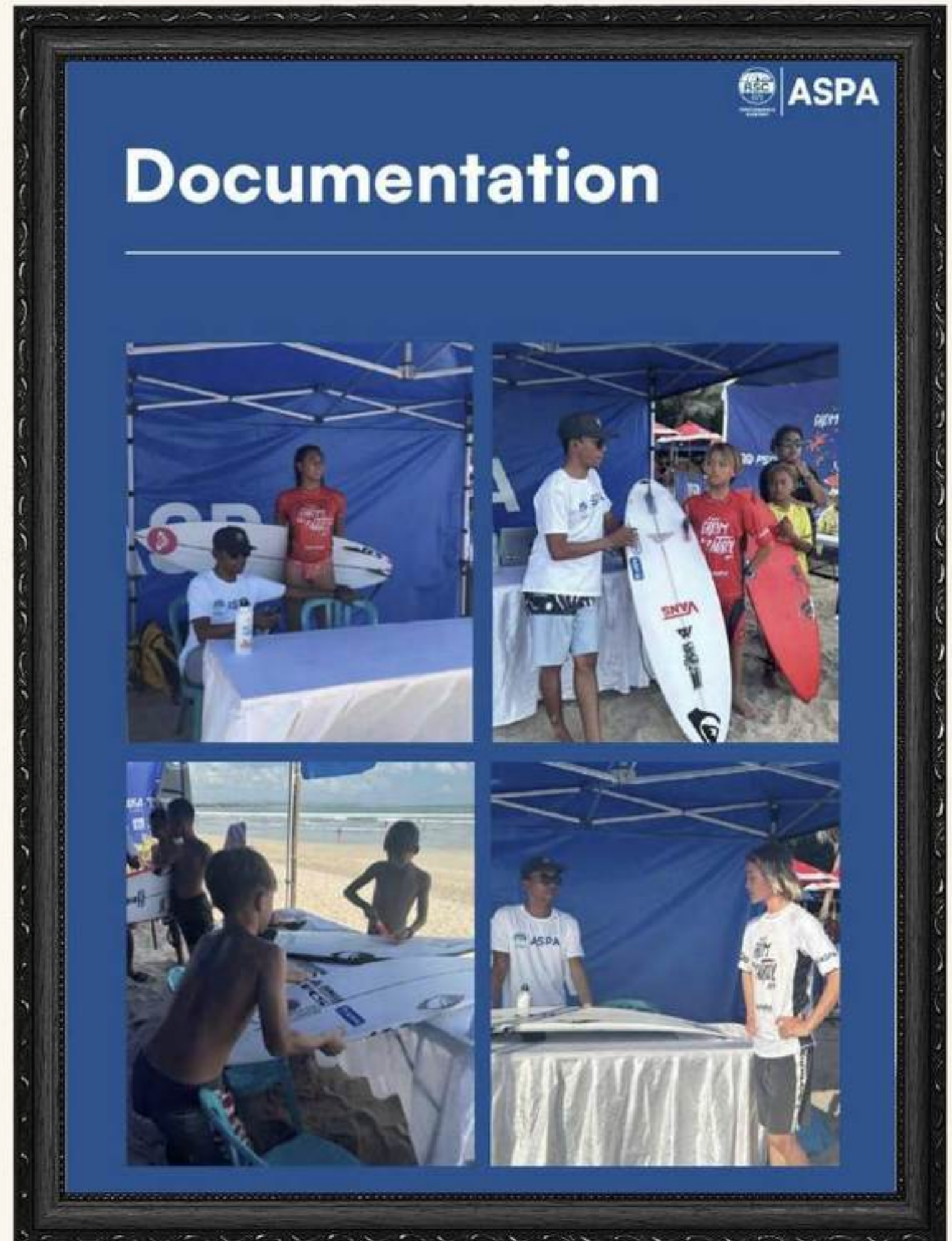
2021 KSL Korea WAVE POOL - Online Judging

2021 Tipi Jabrik Groms Petrol 2021 Coach

2021 - 2022 2x Liga Indonesia Champion Master

Coach of Indonesian National Surfing Team Olympic
Qualifications for Paris 2024

Coach of Indonesia National Surfing Team for World Surf
League: Challenger Series - Regional Qualifying Series



E. MARKETING

To effectively market our development, we have implemented a comprehensive marketing strategy that includes:



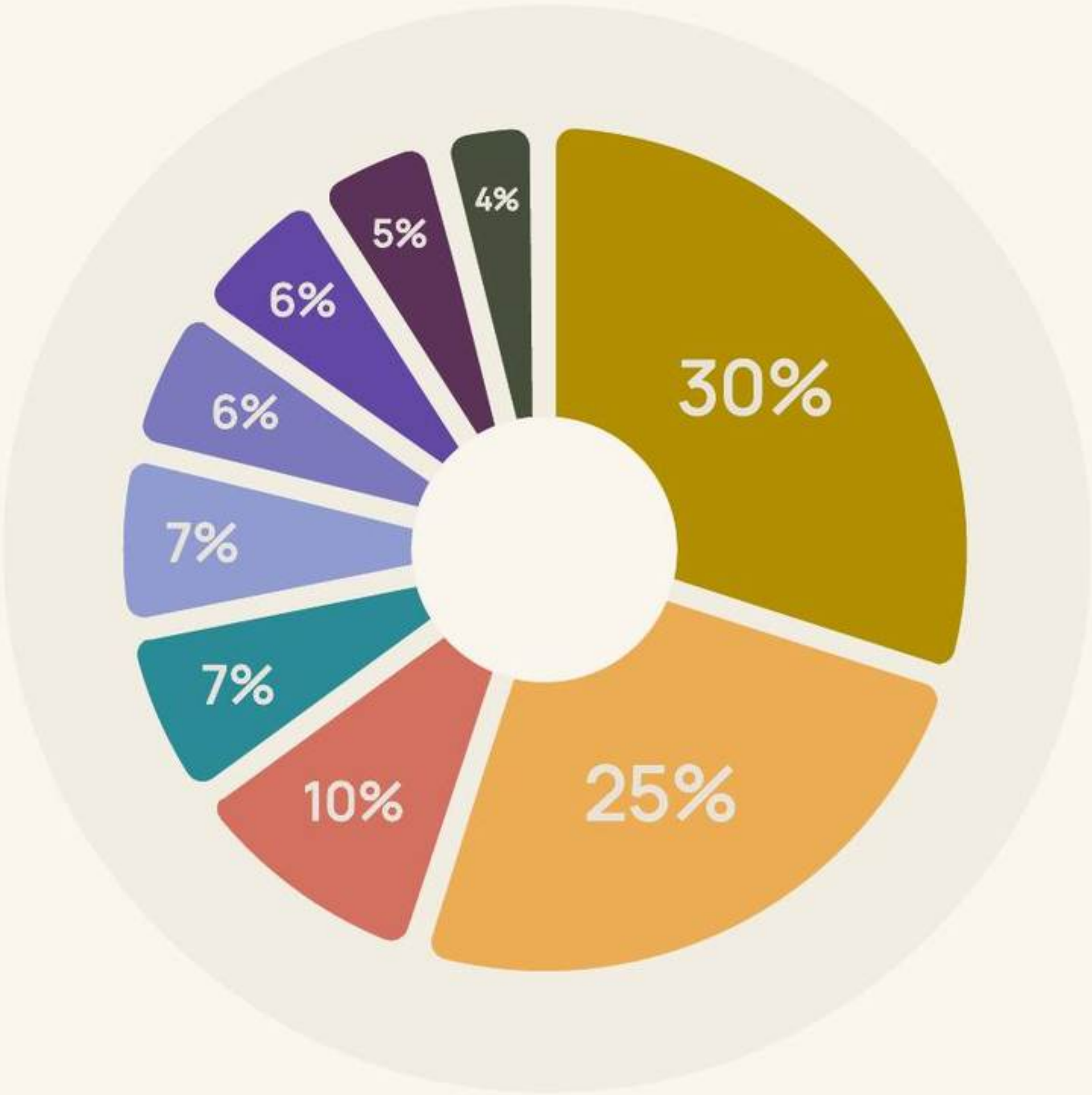
1.BROCHURES & PRINT MATERIALS

To effectively market our development, we have implemented a comprehensive marketing strategy that includes:



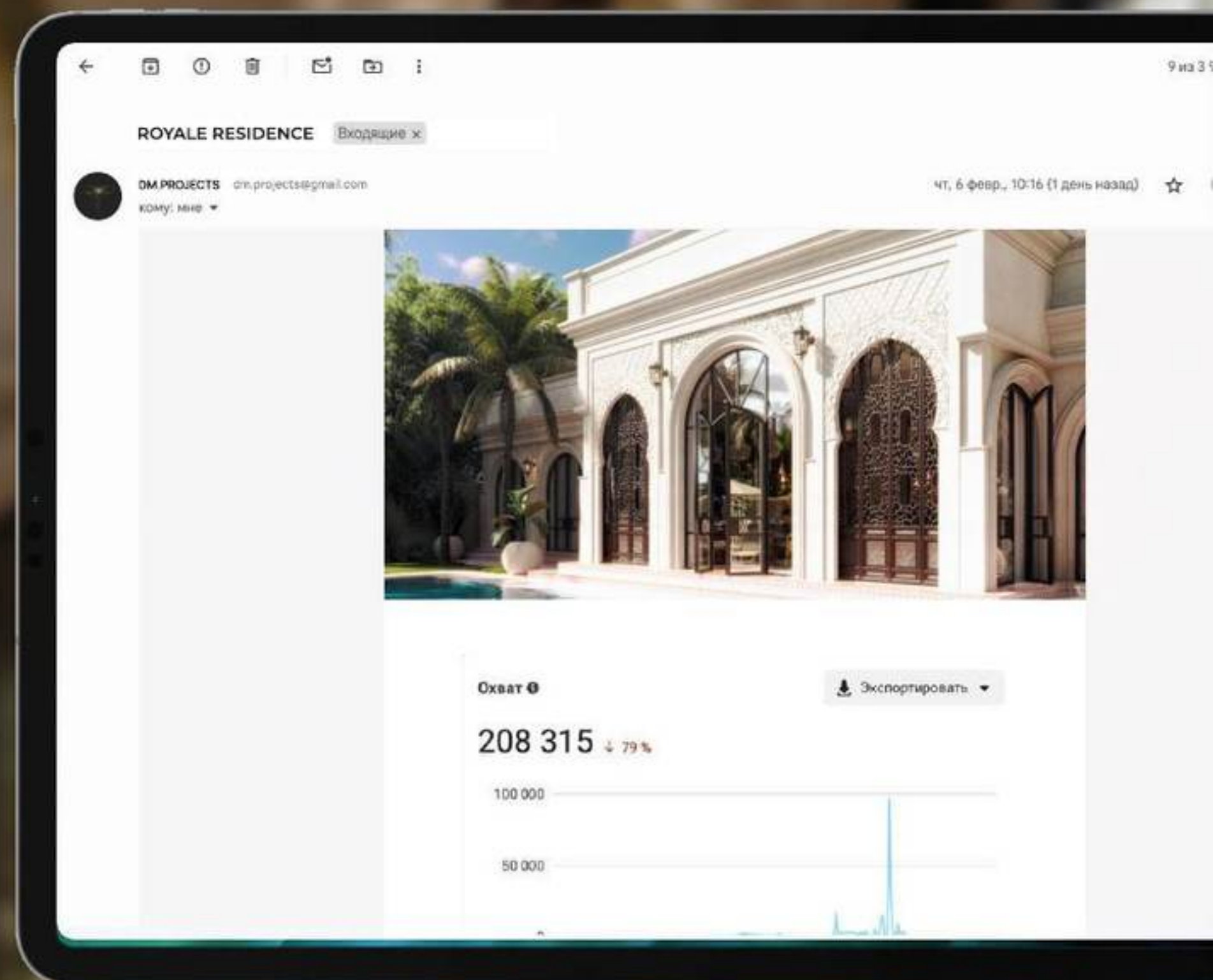
DM Projects magazine featuring our latest developments, design philosophy, and exclusive villa offerings.

ADVERTISING &
DIGITAL MEDIA



Geography of Targeted Advertising
for DM Projects Group Bali

Email marketing campaigns directed
at our high-net-worth clientele.



Общее число взаимодействий
с контентом



Экспортировать

1 051 ↓ 95,7 %



Клики по ссылке



Экспортировать

4 323 ↓ 16,2 %



Посещения



Экспортировать

3 921 ↓ 79,8 %



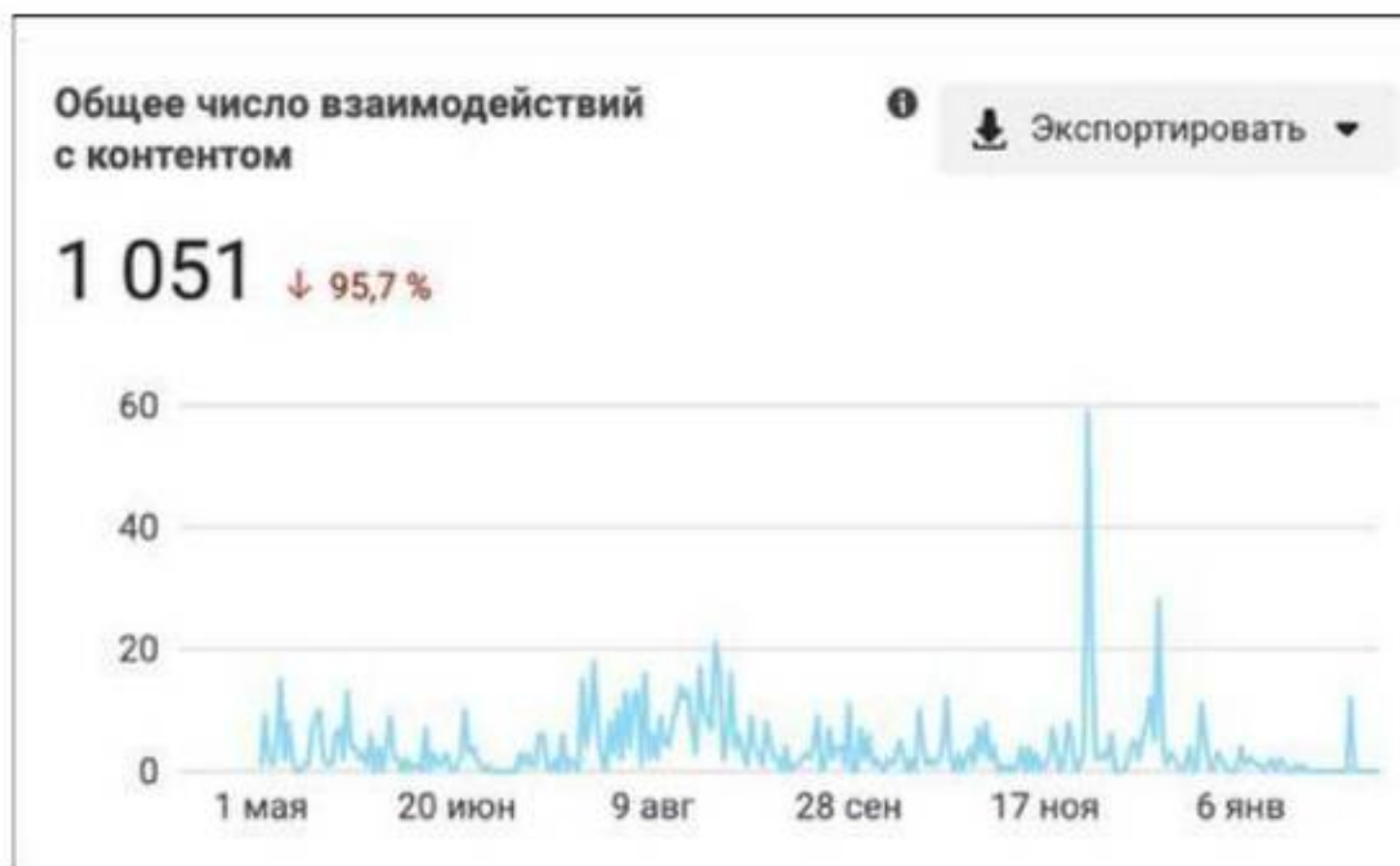
Подписчики



Экспортировать

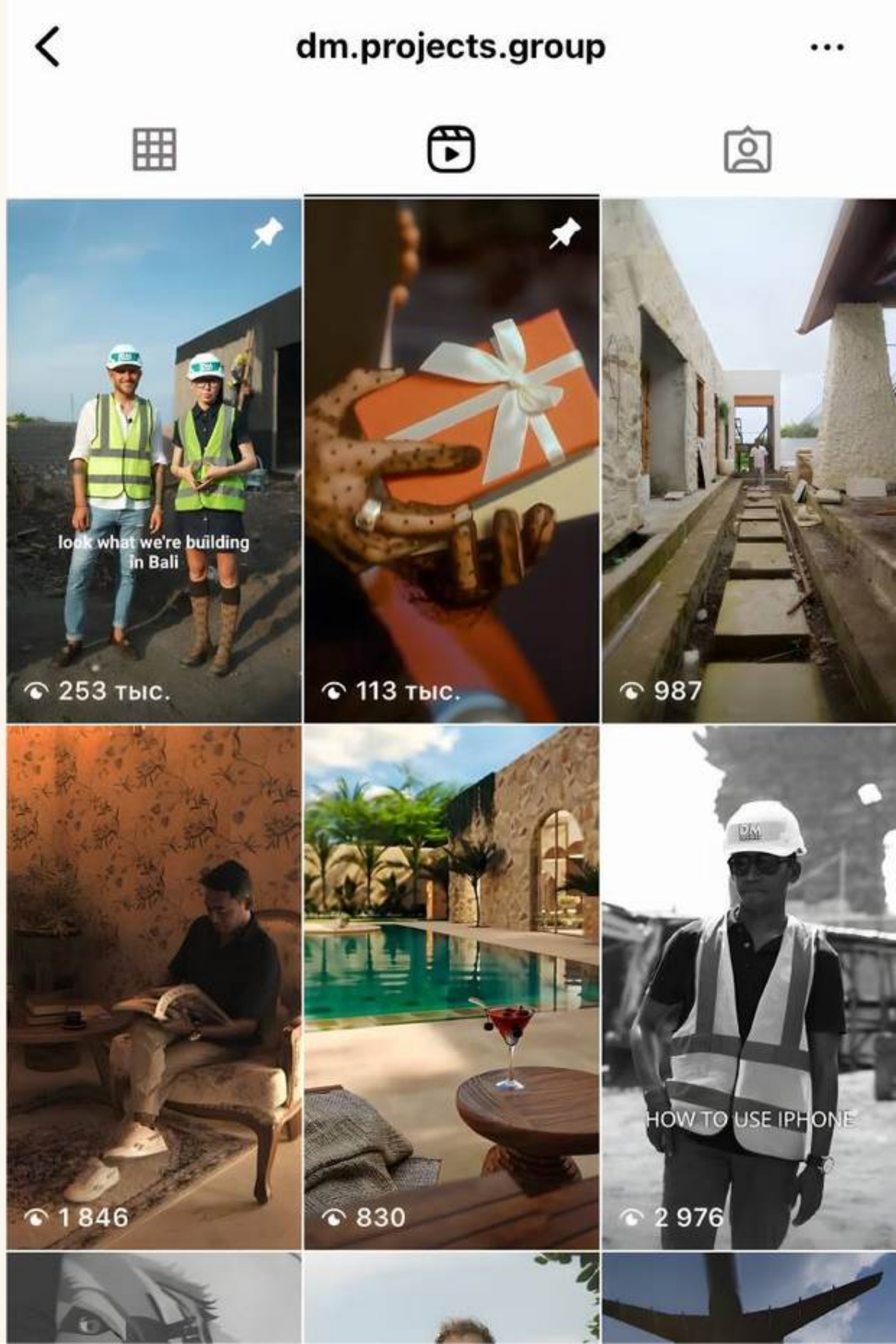
59 ↓ 90,3 %





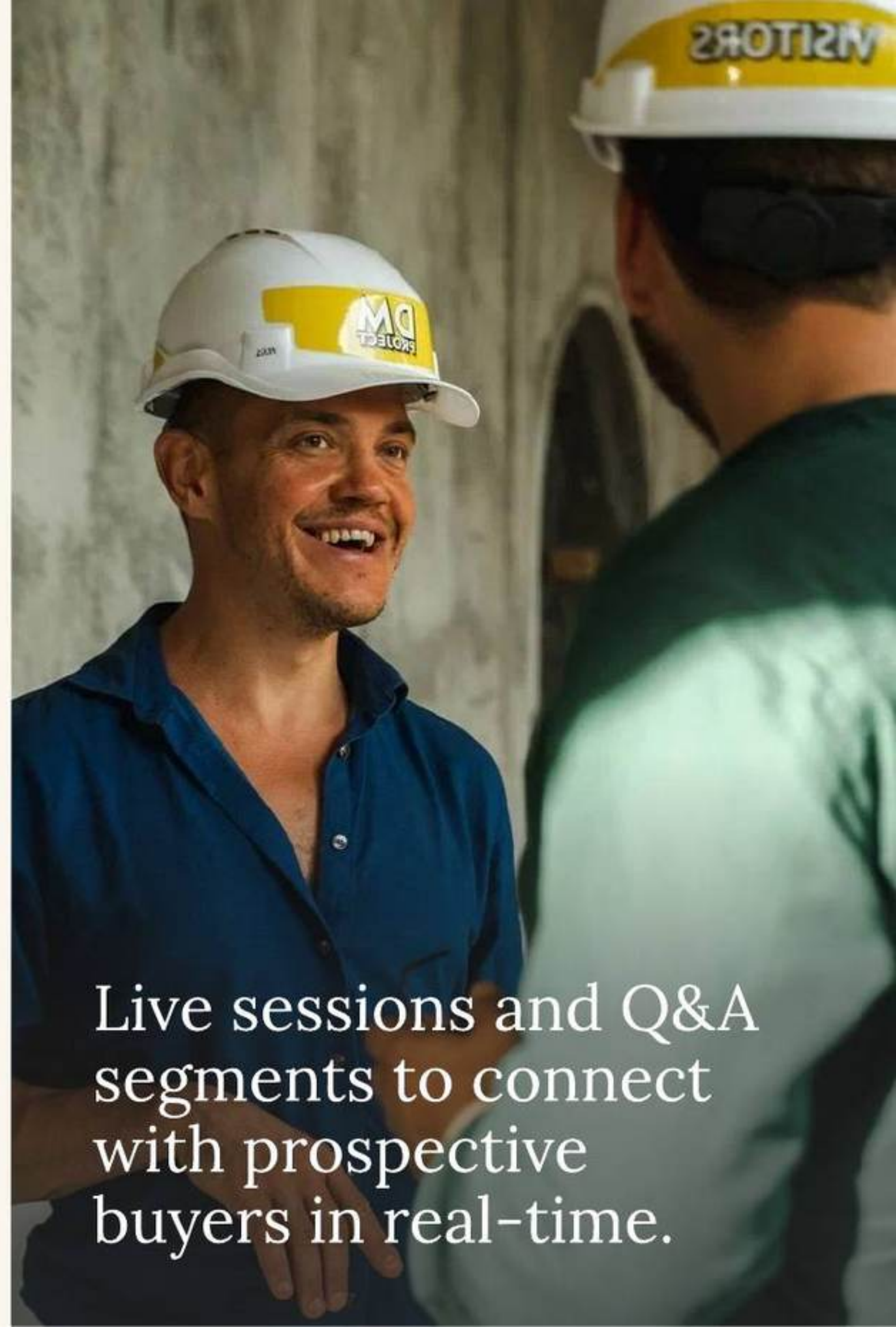
SOCIAL MEDIA ENGAGEMENT

Consistent posting of visually appealing content showcasing the properties, client testimonials, and behind-the-scenes insights.





Engaging campaigns like the "Traditional Vespa Raffle," generating organic reach and interaction.



Live sessions and Q&A segments to connect with prospective buyers in real-time.



AGENT COLLABORATION

We have 46 partner real estate agents on the island and 40 worldwide. We conduct weekly online and offline trainings and trainings for our partners.

2. PR ACTIVITIES & PUBLISHED PROMOTIONS

MEDIA FEATURES & PRESS RELEASES

Coverage in leading real estate and design publications, discussing the unique selling points of our properties.



Showcasing our wins
and nominations in
print and digital media
to reinforce brand
prestige.





ZERO-WASTE PRODUCTION

We now turn the waste wood left over from furniture manufacturing into decorative elements to utilize the valuable material without any residue and give it a new life in your home.



OUR OWN FACTORIES AND PRODUCTION LINES

OUR FURNITURE FACTORY

Indonesian Teak in Our Projects. We use Indonesian teak wood, known for its durability, natural oils, and water-resistant properties.

High oil and rubber content (up to 5%) gives the wood a smooth, velvety texture and a matte sheen.

Naturally resistant to water, chemicals, fungi, and insects.

All furniture is treated with anti-termite and anti-fungal coatings to ensure longevity. We love natural wood!

Now, wood scraps from furniture production are transformed into decorative elements, ensuring zero waste and giving valuable material a second life in your home.



BRICK PRODUCTION

We produce our own bricks, allowing us to control construction quality.

Materials used:

Cement, volcanic sand, and hydrophobic additives for extra durability.

Dense and precise bricks ensure excellent sound and moisture insulation. Our factory operates with Indonesian press machines, producing 6 bricks per press cycle and 2,000 bricks per day.



TEXTILE PRODUCTION

In our designs, every detail matters. The right fabric selection is crucial for interior aesthetics, durability, and comfort.

We carefully choose natural, wear-resistant textiles that align with our high-quality standards.



MULTI-LAYER BITUMEN WATERPROOFING

- Under foundation layers
- Foundation side coverage
- Under-brick layers
- Exterior wall coatings from foundation to roof
- Interior wall coatings
- Roof waterproofing

We use Damdex (transparent moisture protection + antifungal coating) and Stonekote (stone protector) for facades made of natural stone and concrete.





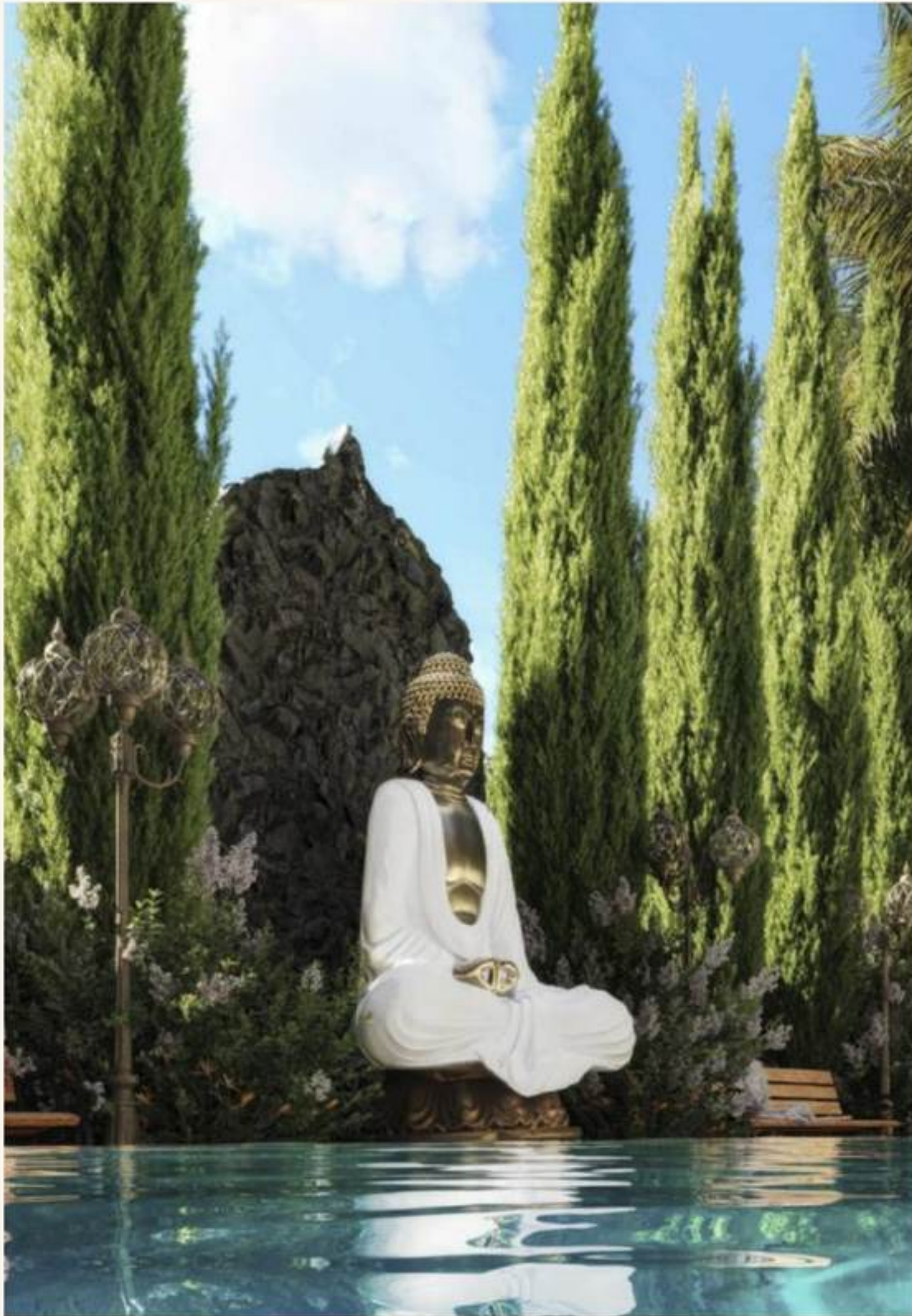
LIGHTING DESIGN

Maria, the heart of our designs, believes that a home should have more than just one light switch.

Lighting should create a deep sense of relaxation at night.

All our projects include multi-layered lighting scenarios to suit different moods. Evening lighting options range from romantic vinyl-record ambiance with a glass of wine to cozy family gatherings by the pool under a simulated starry sky.





SALT WATER FILTRATION SYSTEM

SALT FILTRATION OF WATER IN ALL
OUR POOLS. NO CHEMISTRY.

Our pools feature chlorine-free salt filtration, ensuring
pure water without harsh chemicals.

No hair discoloration

No risk of rashes, allergies, or dry skin

No strong chemical odors

Safe for children



CONSTRUCTION EQUIPMENT FLEET

We maintain our own fleet of heavy construction equipment to reduce costs and ensure independence from rental services.

Our current fleet:

- 4 excavators
- 2 loaders
- 3 concrete mixers
- 1 concrete batching plant (CBP)
- 1 concrete pump

THANKS FOR THE ENTIRE JUDGING TEAM FOR WATCHING





DM ROJECTS GROUP

EVERYTHING WE DO, WE DO WITH LOVE



@DM.PROJECTS.GROUP