



BERABAN

LUXURY LOFTS



A MODERN SANCTUARY IN PARADISE

This residence embodies sophisticated island living, where contemporary design complements its serene surroundings. Expansive layouts, sleek lines, and curated details come together to create a refined retreat, with lush landscaping and a shimmering pool completing the vision of tropical elegance.



BERABAN LUXURY LOFTS IS MORE THAN A RESIDENCE.
IT'S A CURATED ECOSYSTEM, THOUGHTFULLY
DESIGNED FOR THE LIFESTYLES OF TOMORROW.





A FLOATING OASIS WITH ENDLESS HORIZONS

Float high above the island, where azure waters and
endless horizons converge in a seamless union of luxury
and leisure.



BERABAN
LUXURY LOFTS

MODERNITY EMBEDDED IN CULTURE

BALI, WITHIN REACH



SEMINYAK BEACH

5 MIN



SEMINYAK SQUARE

8 MIN



CANGGU BEACH

5 MIN



TANAH LOT TEMPLE

40 MIN



I GUSTI NGURAH RAI
INTERNATIONAL AIRPORT

25 MIN

From your loft, the best of Bali is at your fingertips. In minutes, you can wander to Seminyak Beach for an early-morning surf or a sunset glass of wine. Lose yourself in the winding lanes of Seminyak Square with its designer boutiques, or take a short drive to Canggu's trendy cafés. For longer trips, watch the waves crash against Tanah Lot's dramatic temple cliffs.


BERABAN
LUXURY LOFTS





A LIFE CURATED WITH INTENTIONAL ELEGANCE

Step into a gated enclave of refined living, where every loft
brings forth serene privacy, sweeping views, and thoughtful
touches of elegance.





LUXURY DESIGNED AROUND YOU



BERABAN
LUXURY LOFTS



EXCLUSIVE AMENITIES



LOBBY



RESTAURANT



BAR



MEETING ROOM



FITNESS CENTER



SPA



JACUZZI



KIDS CLUB



SWIMMING POOL



PARKING AREA



LOBBY





HERITAGE DESIGN FOR ELEVATED DINING

With its intricate colonial design, rich textures, and graceful symmetry, this dining space blends classical charm with contemporary luxury for an unforgettable setting.

RESTAURANT



MEETING ROOM





AN ELEVATED STAGE FOR EVENINGS THAT LINGER

Savor signature cocktails as the horizon melts into twilight, from an exclusive vantage point just steps from your private residence.

BAR



A HUB FOR STRENGTH AND SELF-MASTERY

A state-of-the-art fitness center designed for performance, where refined interiors and cutting-edge equipment create a space to recharge and excel.



A SPACE TO MOVE, BUILT FOR WELLNESS

Designed for balance and flow, the studio offers an inspiring environment where yoga and aerobics come together in harmony.

YOGA & AEROBIC STUDIO



THE EPITOME OF TRANQUILITY

Experience bespoke treatments rooted in heritage and enhanced with modern innovation, designed to restore your body and awaken your senses.



HEAT, SILENCE, HARMONY

A cedar-lined sanctuary designed with high
precision heating systems, providing a retreat of
style and restorative tradition.

SAUNA



ELEVATED LEISURE IN EVERY RIPPLE

Set within an elegantly crafted space, the jacuzzi embodies architectural sophistication while offering an experience of pure ease.

JACUZZI





BERABAN
LUXURY LOFTS

URBAN LUXURY, FRAMED BY NATURE



1ST FLOOR



2ND FLOOR

2 BEDROOM LOFT

16 UNITS

2 BEDROOM

2 BATHROOM

2ND FLOOR

LIVING ROOM

WALK-IN CLOSET

AREA 120 M2

KITCHEN

TERRACE

EXPLORE
THE COMPLETE LAYOUT



SCAN HERE



2 BEDROOM LOFT





2 BEDROOM LOFT







1ST FLOOR



2ND FLOOR

1 BEDROOM LOFT

80 UNITS

1 BEDROOM

BATHROOM

1ST & 2ND FLOOR

LIVING ROOM

POWDER ROOM

AREA 70 M2

KITCHEN

EXPLORE
THE COMPLETE LAYOUT



SCAN HERE



1 BEDROOM LOFT





1 BEDROOM LOFT





1 BEDROOM APARTMENT

12 UNITS

1 BEDROOM

BATHROOM

1ST & 2ND FLOOR

LIVING ROOM

WARDROBE

AREA 85 M2

KITCHEN

TERRACE

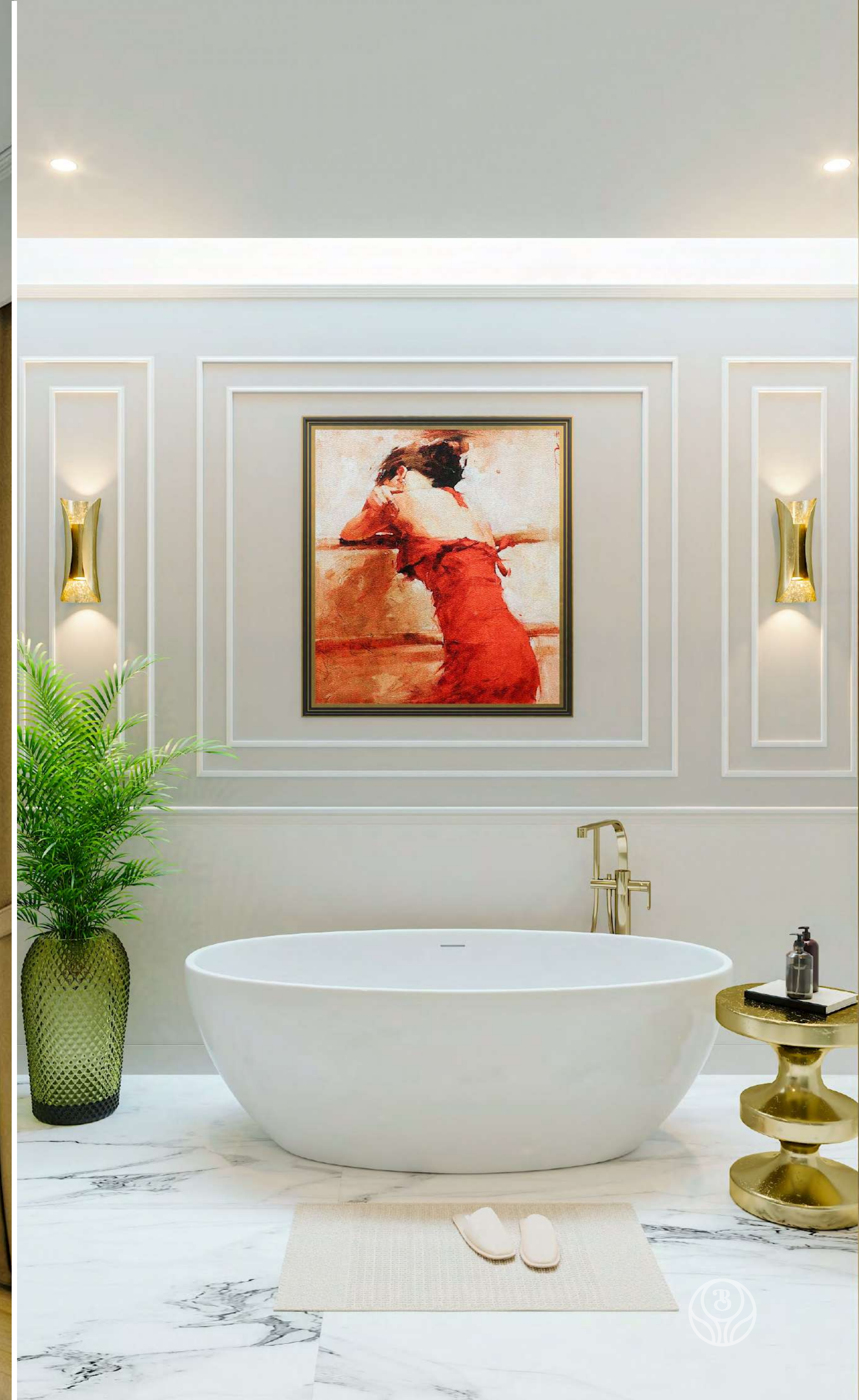
EXPLORE
THE COMPLETE LAYOUT



SCAN HERE



1 BEDROOM APARTMENT





1 BEDROOM APARTMENT





1 BEDROOM STUDIO

48 UNITS

1ST & 2ND FLOOR

AREA 43 M2

1 BEDROOM

LIVING ROOM

KITCHEN

BATHROOM

WARDROBE

EXPLORE
THE COMPLETE LAYOUT



SCAN HERE



1 BEDROOM STUDIO





1 BEDROOM STUDIO



AN EXCLUSIVE WORLD AWAITS


BERABAN
LUXURY LOFTS



26 YEAR LEASEHOLD WITH GUARANTEED EXTENSION FOR 30 YEARS

10%

guaranteed income during
the construction period

20 OR 40%

initial payment

60%

of the cost payable at the
end of the construction period

LAND TYPE: W2

Verified land approved for hotel
and commercial development
with short-term rental potential

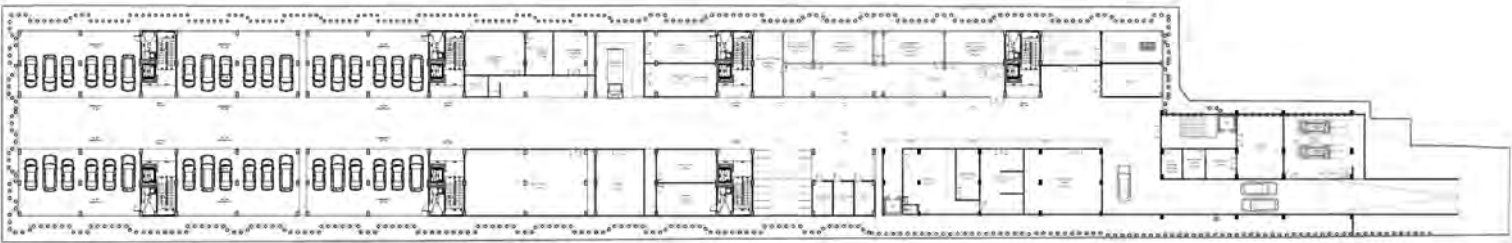
PBG

Official construction
permit obtained

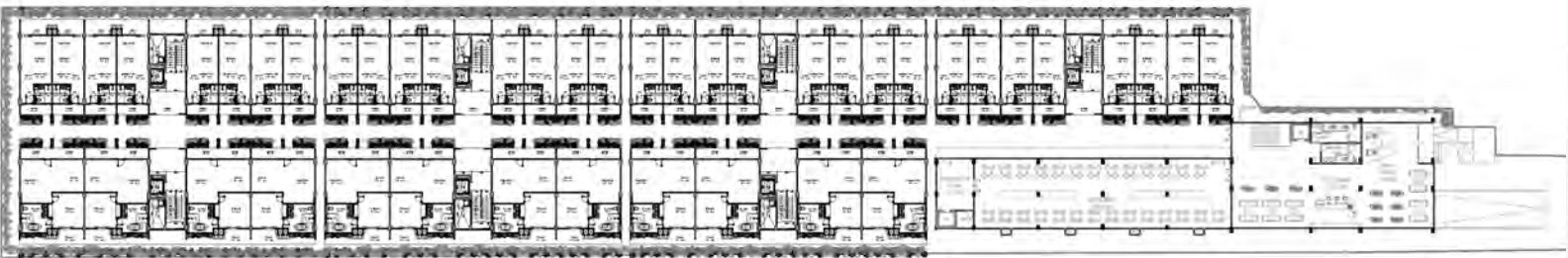
24%

guaranteed income for the
first 3 years after the project launch

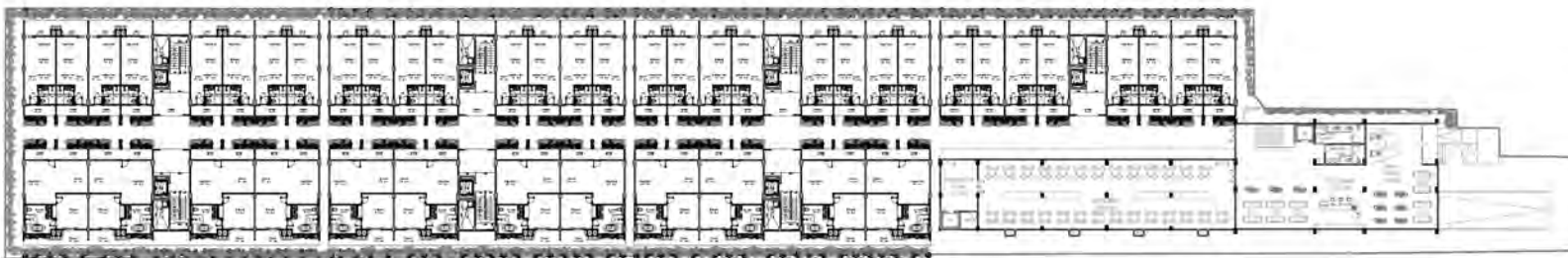
BASEMENT FLOOR



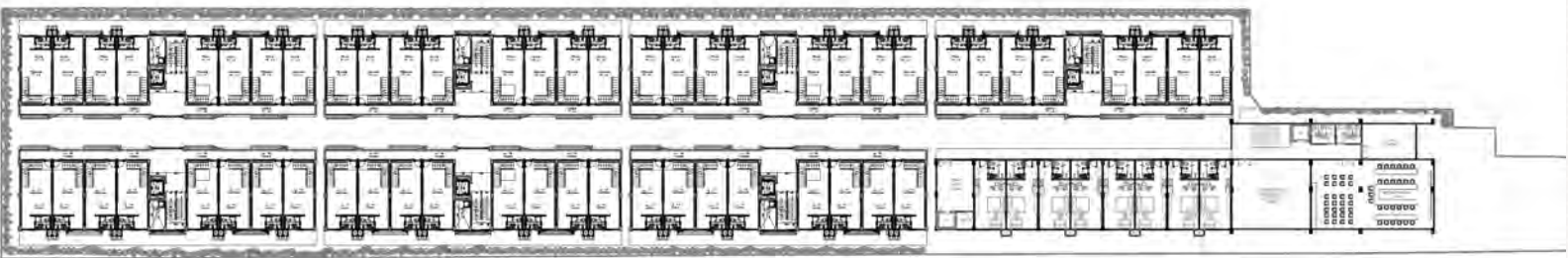
THIRD FLOOR



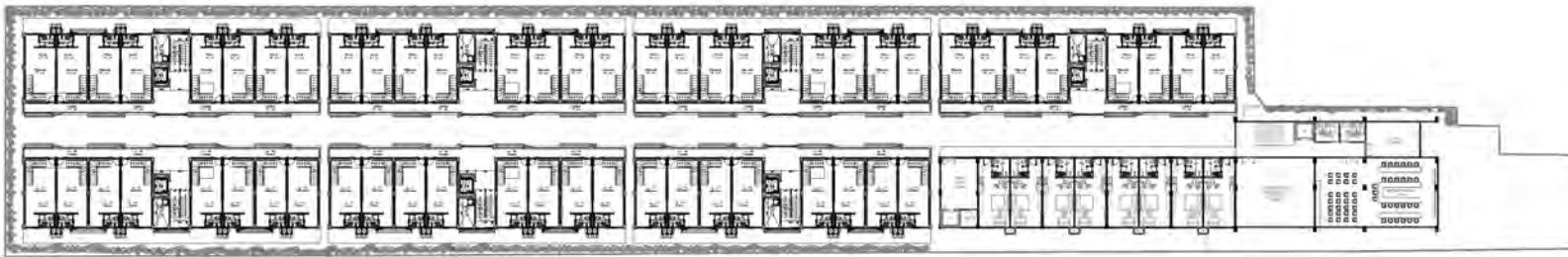
GROUND FLOOR



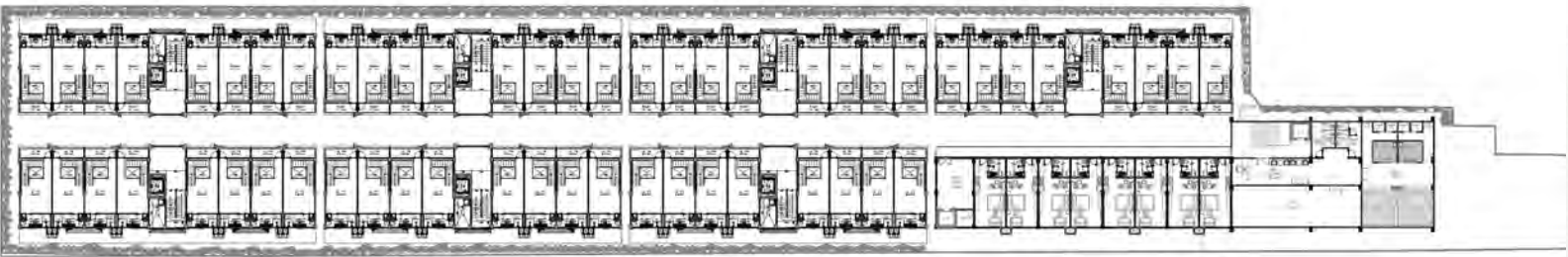
FOURTH FLOOR



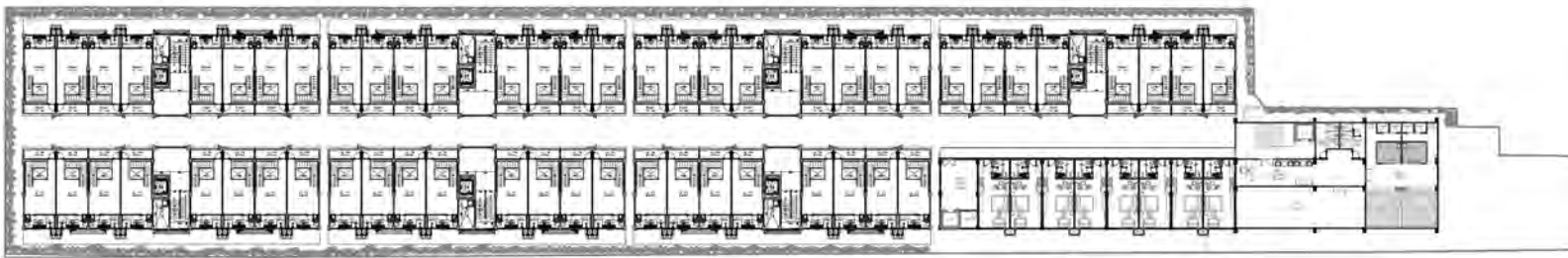
FIRST FLOOR



ROOF



SECOND FLOOR



PERTAMA
DEVELOPMENT



MASTERPLAN



WHAT IS FRACTIONAL REAL ESTATE INVESTING?

Fractional real estate is the modern way to step into property ownership without needing millions upfront. You can simply invest in a fraction instead of buying the entire asset. This way, world-class real estate becomes accessible to everyone.

Imagine co-owning a luxury villa by the beach or a stylish apartment in the city. Together with other investors, you share the purchase costs. In return, you also share the rewards: rental income, rising property values, and long-term wealth growth.

WHY IT'S A SMART WAY TO INVEST

START SMALL, DREAM BIG

Enter the property market with a modest investment and grow your portfolio step by step.

EFFORTLESS PASSIVE INCOME

Enjoy steady rental returns without the hassle of being a landlord, the professional managers will handle it all.

IN SHORT: Fractional real estate investing unlocks doors to premium assets, steady income, and future wealth. All the while, keeping your investment flexible and affordable.

EXCLUSIVE ACCESS TO PREMIUM PROPERTIES

Tap into opportunities once reserved for the ultra-wealthy. Luxury villas, iconic apartments, and prime commercial buildings.

DIVERSIFY & MINIMIZE RISK

Spread your money across different properties and locations, giving you both safety and flexibility.

SIMPLE EXIT STRATEGY

Eliminate the stress of selling an entire house. Simply liquidate your share with ease when the timing is right.

IPDC (Interest Paid During Construction) and Payment Terms

Type	TERMS	IPDC
Partial Ownership (Loft Only)	Hard Cash	8 %
Full Ownership	Full Cash	10 %
Full Ownership	DP 40%	8 %
Full Ownership	DP 30%, Monthly Installment	0

PERTAMA

PROPERTY

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INVESTMENT AND DEVELOPMENT

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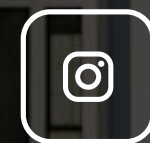
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ENGAGE WITH US



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DISCLAIMER: The purpose of this brochure is to provide a prospective customer with an understanding of the amenities and facilities that may be made available in the project, subject to approvals from the relevant authorities. A sale of a unit in the project shall be strictly governed by the terms and conditions set out in the sale and purchase agreement (and any amendments thereto) entered into between the purchaser and the seller. The renderings and visualizations including and not limited to amenities, specifications, facilities, color scheme, surrounding infrastructure and views set out in this brochure are purely of an illustrative nature and are used for marketing purposes only. The interior and exterior furnishings, fixtures, accessories, appliances and white goods are illustrative and the seller, developer and/or its affiliates shall not be liable to provide these items to the purchaser as a part of the unit.