

NIRVANA

VILLAS BALI

BY

 CLÉDOR



Premium villas with 10% guaranteed returns in one of Bali's most vibrant neighbourhoods.

WHY BALI?

01

High Rental Yield*

Villa rentals in Bali generate net returns of 8 to 12% annually, compared to 3 to 6% in India, Europe, or the US. Short-term holiday lets and long-stay rentals remain in constant demand.

02

Investor-Friendly Ownership Structure

Indonesia continues to support foreign real estate investment through secure leasehold structures and investor-friendly ownership pathways, creating a straightforward and accessible entry into Bali's thriving property market.

03

Growing Global Community*

Driven by over 7.05 million international visitors in 2025 and a rapidly growing community of expatriates, wellness travellers & digital nomads, Bali has evolved into a thriving international lifestyle destination with year-round occupancy demand.

04

Accessible Luxury Investment

Compared to other global resort destinations, Bali offers lower entry pricing for high-end villas - allowing investors to access premium lifestyle real estate with strong upside potential.

05

Low Entry Threshold

Nirvana Villas starts at USD 320,000 - accessible for investors seeking premium ROI with manageable capital.

*Source: AirROI Canggu STR Market Analysis 2026.
REID Bali Market Intelligence Report 2025.

WHY CANGGU?

01

Bali's Most In-Demand Rental Market *

Canggu has emerged as Bali's highest-demand villa destination, attracting digital nomads, entrepreneurs, wellness travelers, and luxury holidaymakers year-round. Premium villas in Canggu command an average daily rental rate (ADR) of \$250 to \$400/night, making it one of the strongest-performing villa markets in Bali.

02

Strong Occupancy & Rental Performance *

Premium villas in Canggu continue to achieve net returns of 14%+, driven by strong year-round rental demand from global travelers and long-stay visitors.

03

The Lifestyle Capital of Bali

From world-renowned beach clubs and boutique cafés to wellness studios, surfing beaches, and co-working hubs, Canggu has become Bali's modern lifestyle & social epicenter. 34.2% of all listings target long-stay digital nomads & expats, creating a more stable & defensible rental segment with lower seasonality risk.

04

Limited Premium Villa Inventory

As international demand continues to rise, boutique luxury villas in prime areas such as Berawa remain limited. Top-tier villas continue to significantly outperform, with best-in-class properties achieving 84%+ occupancy rates.

05

Global Demand Beyond Tourism

Canggu has evolved beyond a holiday destination into a year-round global living hub attracting entrepreneurs, remote professionals, wellness communities, and long-stay residents who continue to drive sustained rental and lifestyle demand.

Positioned At The Heart Of Bali

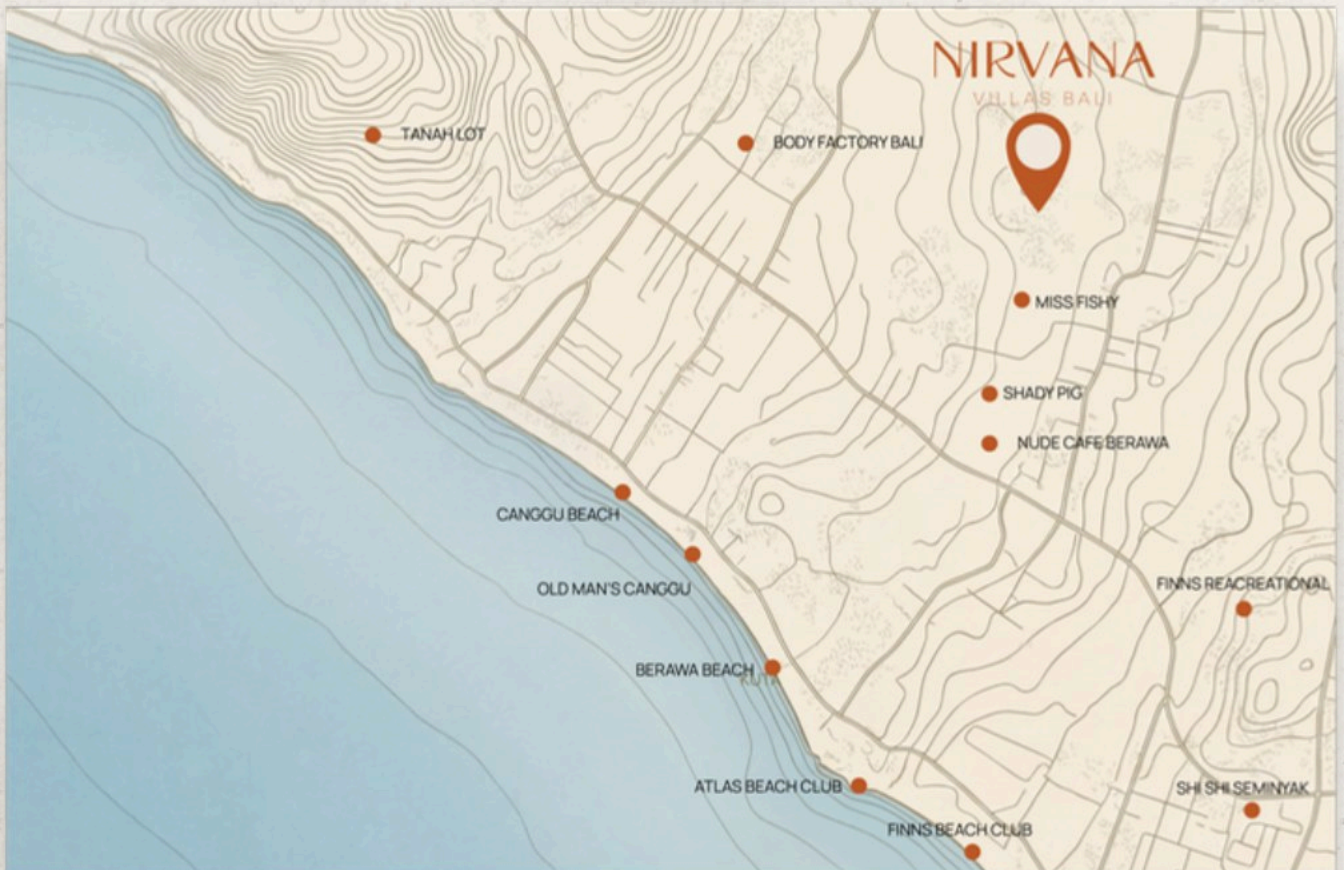


Strategically located in Canggu on Bali's sought-after southwest coast, Nirvana Villas by Cledor places residents at the center of the island's luxury lifestyle landscape.

From the surf beaches of Uluwatu and Seminyak's vibrant dining scene to the spiritual retreats of Ubud and the natural beauty of Nusa Penida, Canggu sits at the heart of Bali's most dynamic coastal destinations.

SEMINYAK	• 15 MINS	ULUWATU	• 60 MINS
KUTA	• 25 MINS	NUSA DUA	• 75 MINS
TANAH LOT	• 20 MINS	SANUR	• 50 MINS
DENPASAR	• 35 MINS	KINTAMANI	• 90 MINS
NGURAH RAI INT. AIRPORT	• 45 MINS	AMED	• 2.5 HOURS
UBUD	• 60 MINS		

Connected To The Best of Canggu, 4 Mins to the beach



NUDE CAFÉ BERAWA	•	3 MIN	ATLAS BEACH CLUB	•	5 MIN
SHADY PIG	•	3 MIN	CANGGU BEACH	•	10 MIN
MISS FISH	•	3 MIN	OLD MAN'S CANGGU	•	10 MIN
FINNS RECREATIONAL	•	3 MIN	BODY FACTORY BALI	•	10 MIN
BERAWA BEACH	•	4 MIN	SHISHI SEMINYAK	•	10 MIN
FINNS BEACH CLUB	•	5 MIN	TANAH LOT	•	30 MIN

THE RESIDENCES

Fully Furnished 2 & 3 Bedroom Villas in Berawa, Canggu



Nirvana Villas Bali by Cledor is a boutique collection of just three private residences, blending Mediterranean architecture with Bali's relaxed tropical lifestyle.

Designed as private sanctuaries, each villa features sunlit interiors, seamless indoor-outdoor living, private wellness spaces, and curated finishes for modern luxury living.

Fully furnished, the residences are ideal for holiday living, luxury rentals, or passive income investment.

THE RESIDENCES

Flagship 3-Bedroom Villa



The most exclusive residence within the collection, the 3 Bedroom Residence is designed for those who value privacy, scale, and elevated tropical living.

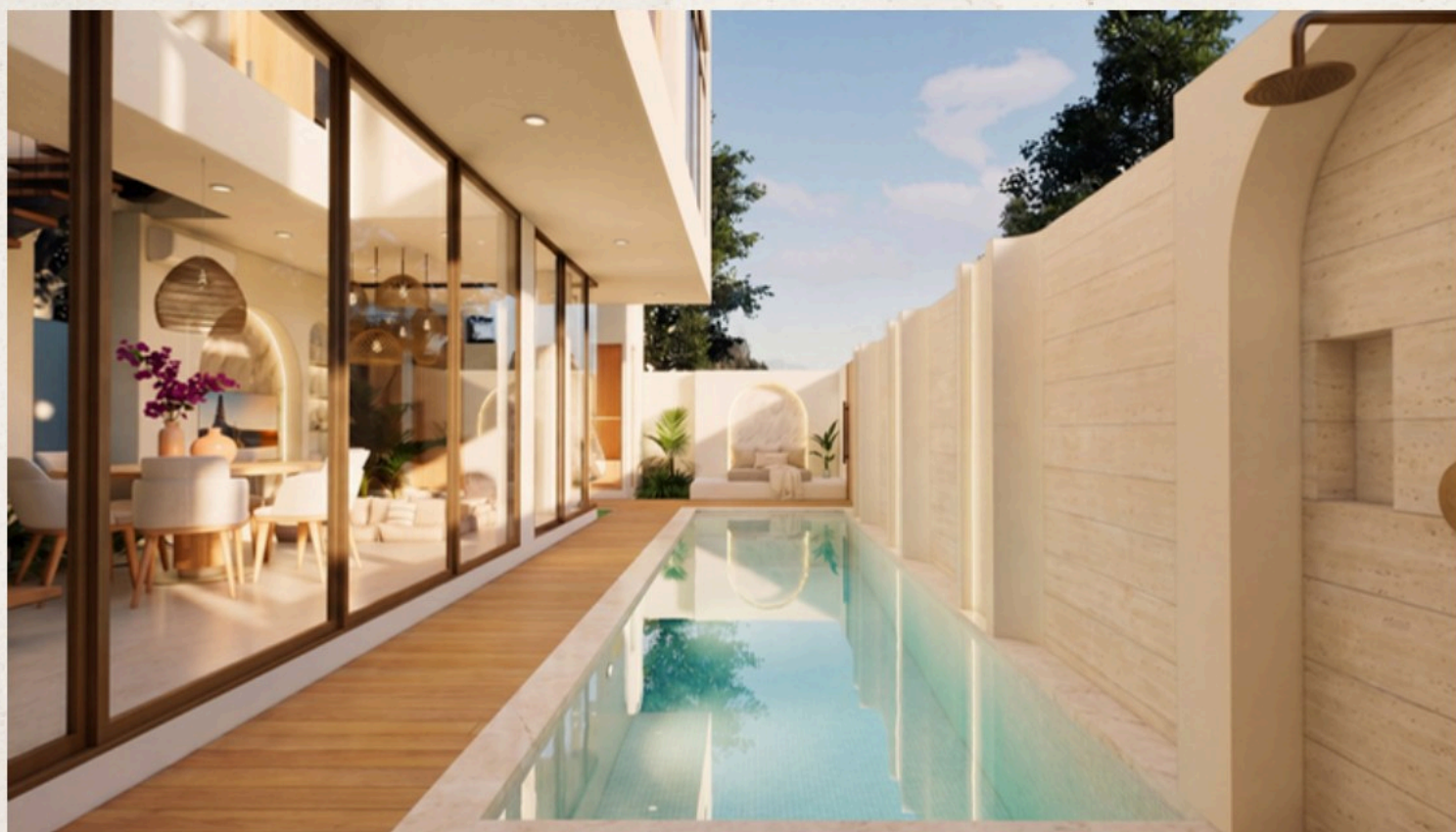
With 245 m² of built-up space, expansive living areas, and three ensuite bedrooms, this flagship villa is ideal for families, long-stay residents, or premium luxury rentals.

HIGHLIGHTS

- 3 EXPANSIVE ENSUITE BEDROOMS
- PRIVATE LANDSCAPED POOL DECK
- ELEVATED INDOOR-OUTDOOR LIVING
- PREMIUM RENTAL YIELD POTENTIAL
- LARGEST VILLA WITHIN THE COLLECTION
- DEDICATED SAUNA & WELLNESS SUITE
- IDEAL FOR FAMILIES AND GROUP STAYS

Private Pool

The 3 bedroom residence features a private swimming pool designed as a natural extension of the living experience, framed by warm textures, tropical landscaping, and sunlit lounge spaces.



In-Villa Sauna & Wellness Area

A rare offering within boutique Bali villas, every residence at Nirvana Villas includes a dedicated private sauna and outdoor shower - creating a wellness experience inspired by tropical living and everyday restoration.



Kitchen & Dining

The open-plan kitchen and dining space blends warmth, functionality, and understated luxury featuring natural textures, refined finishes, and seamless connection to the poolside terrace.



Living Area

Designed around seamless indoor-outdoor living, the living area combines soft natural textures, warm minimalist finishes, and expansive glazing that fills the space with natural light.



Bedrooms & Relaxation Corner

Designed with full-height glazing and open-plan layouts, the residences blur the line between indoors & outdoors, creating bright, airy spaces that flow effortlessly into the private pool, terraces, and landscaped courtyards.



Bedrooms & Relaxation Corner



Bathrooms



2-Bedroom Villa



Crafted around comfort, warmth, and flow, the 2 bedroom villa offers a refined interpretation of contemporary tropical living.

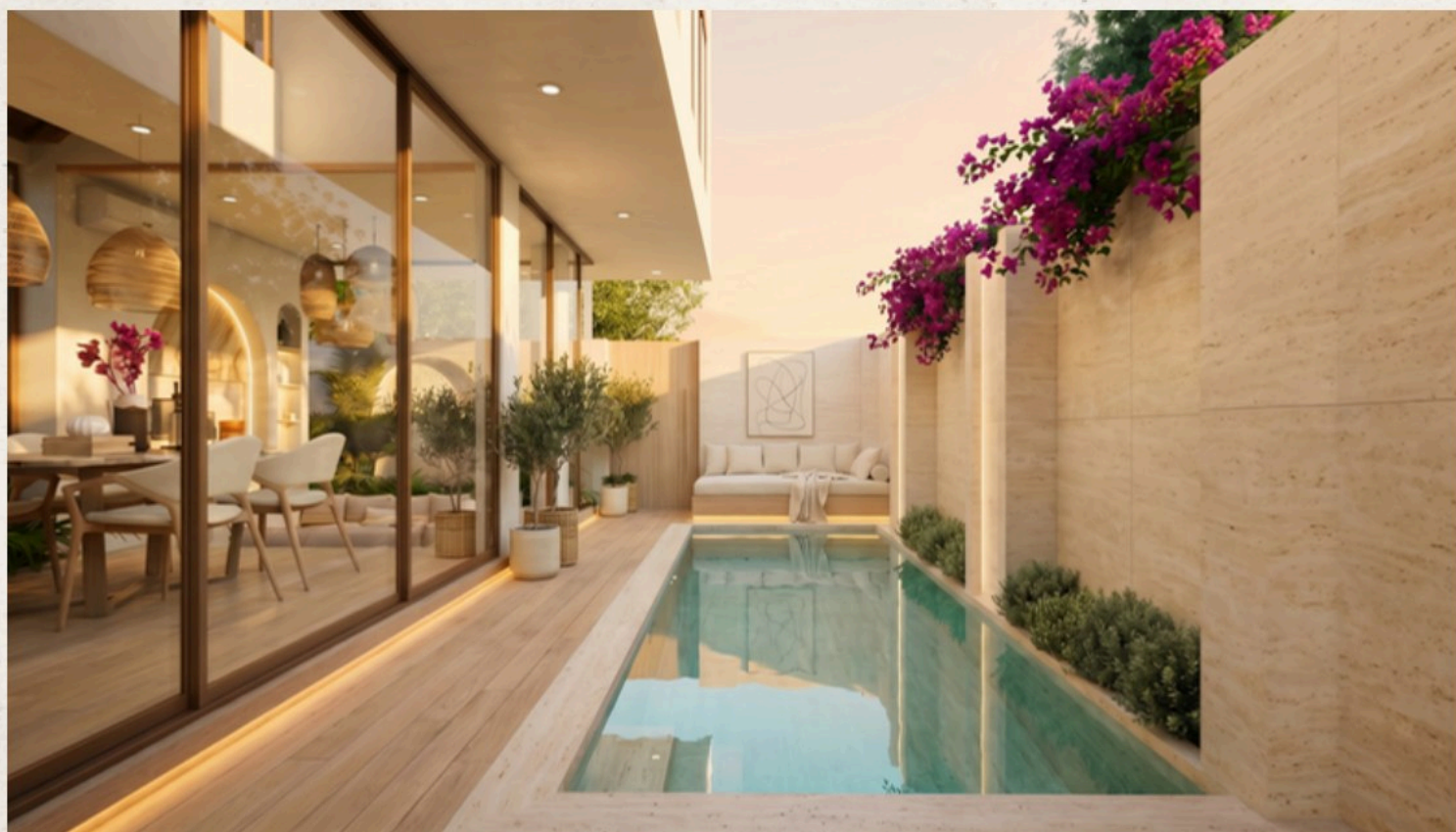
Expansive glazing, soft natural tones, and pool-facing interiors create an atmosphere designed to slow time and elevate everyday living.

HIGHLIGHTS

- 196 M² BUILT-UP AREA
- PRIVATE SWIMMING POOL & LOUNGE DECK
- PREMIUM FURNISHED INTERIORS
- BRIGHT OPEN-PLAN LIVING CONCEPT
- IN-VILLA SAUNA & WELLNESS AREA
- HIGH-DEMAND HOLIDAY RENTAL FORMAT

Private Pool

Surrounded by warm natural textures and lush greenery, the private pool is designed as a seamless extension of the living space, creating a calm and intimate setting for relaxation, wellness, and open-air living.



In-Villa Sauna & Wellness Area

Designed as an intimate wellness retreat, the space features a private sauna, massage area, and calming natural finishes, creating a serene environment inspired by Bali's culture of wellbeing and slow living.



Kitchen & Dining

Blending natural textures with modern functionality, the open-plan kitchen and dining area creates a seamless space for everyday living, entertaining, and relaxed tropical gatherings.



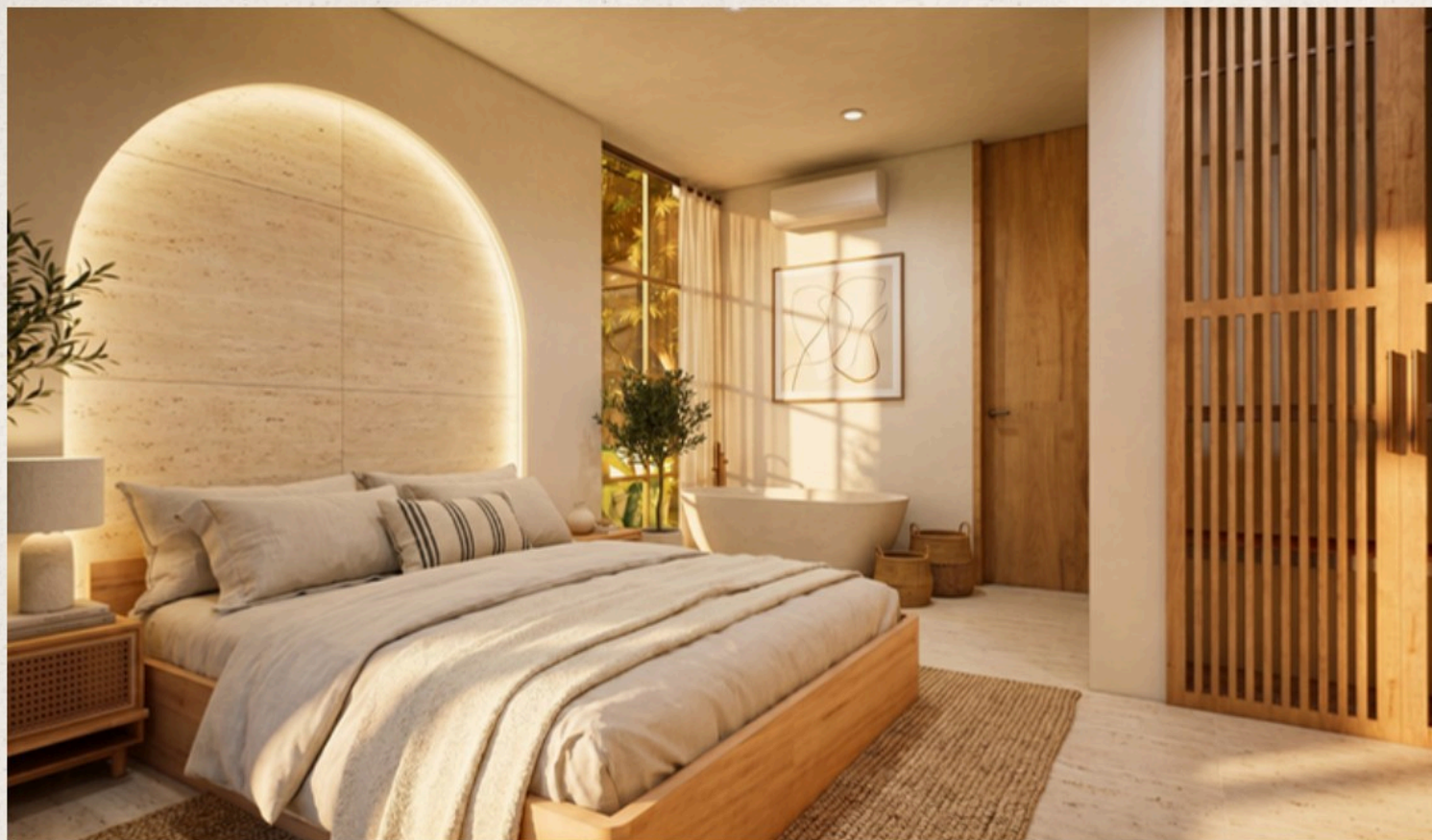
Living Area

Blending warm natural materials with soft minimalist detailing, the living space is designed as an inviting everyday retreat, seamlessly connected to the outdoor courtyard and private pool.



Bedrooms

Soft natural textures, warm neutral tones, and abundant natural light come together to create intimate bedroom spaces inspired by Bali's relaxed tropical lifestyle, offering a peaceful retreat designed for rest and everyday wellbeing.



Bathrooms

Designed with warm natural materials, soft lighting, and minimalist detailing, the bathroom creates a calm spa-like atmosphere that blends everyday functionality with elevated resort-style living.



Expansive Indoor - Outdoor Living

Designed to flow effortlessly between inside and out, each villa features expansive floor-to-ceiling glazing that opens seamlessly into the private pool and tropical courtyard, creating bright, airy interiors filled with natural light and a constant connection to nature.



Availability



UNIT I	2 BR	LAND 103 M ²	BUILT-UP 195 M ²
UNIT II	2 BR	LAND 103 M ²	BUILT-UP 196 M ²
UNIT III	3 BR	LAND 137 M ²	BUILT-UP 245 M ²

Payment Plan



30/70

SECURE YOUR VILLA WITH 30% DURING CONSTRUCTION &
REMAINING 70% UPON COMPLETION

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Over 70% Completed

Over 70% of construction has now been completed, marking a major milestone in bringing Nirvana Villas Bali by Cledor to life.



CLÉDOR

Cledor Developments is a UAE-based real estate group specializing in premium lifestyle projects. We manage the full property lifecycle, from land acquisition to post-handover, with a focus on design excellence, market relevance, and strong investor returns.

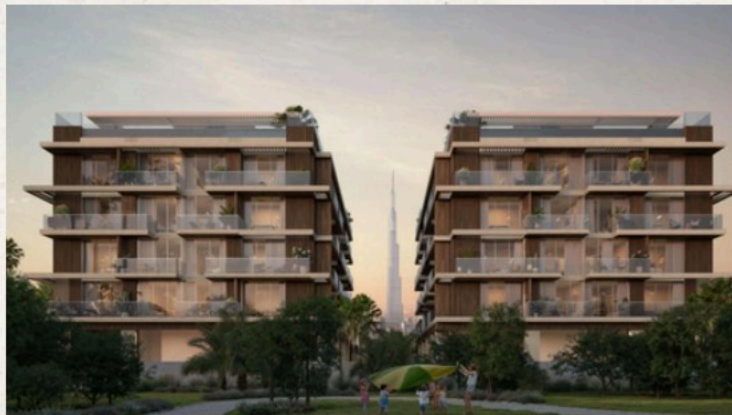
Projects



Arthouse Residences Al Marjan Island, Ras Al Khaimah



Arthouse Private Residences, D11, Meydan, Dubai



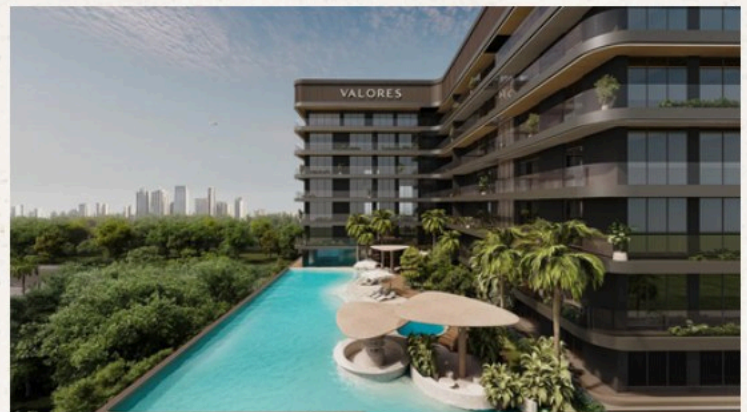
Arthouse Residences, District 1 Meydan, Dubai



Arthouse Hills Arjan, Dubai



Woodland Residences, District 1 Meydan, Dubai



Valores Residences, Furjan, Dubai

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