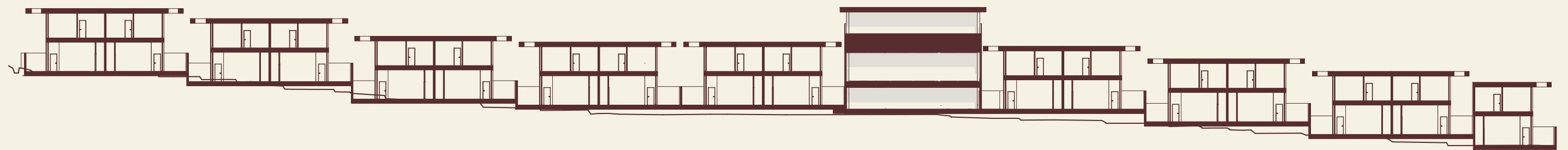


# THE LINEA

Residences  
PERERENAN *Bali*

# THE LINEA



*A collection of 17 modern and exclusive villas, with dramatic rice field views - thoughtfully designed to blend seamlessly with the natural environment.*

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What began as a visionary endeavor to push the limits of architectural design and construction in Bali has gracefully evolved into THE LINEA—an exclusive symbol of refined excellence.

The outcome is a seamless fusion of superior craftsmanship and modern European sophistication, delivering expansive, immersive living experiences that last throughout the seasons.

Our residences stand as a testament to impeccable design, where every material is carefully chosen to ensure not only strength but a distinctive character that elevates them beyond the ordinary.

While Bali's natural beauty is undeniable, the island's climate can be unpredictable. With this in mind, we've created homes that offer sanctuary—spaces that shelter you from the elements and provide a tranquil refuge after a day of exploration.

*At THE LINEA,  
no detail is overlooked.*

Every element is thoughtfully incorporated, filling the voids left by other luxury residences. True excellence resides in these moments of perfection, resulting in a serene, contemporary haven that feels uniquely yours.

**THE**  
**STORY**



*Modern*

*BALI*

*Living*

**06**



# *Destination OF Distinction*

THE LOCATION

Pererenan has been ranked #1 and #3 coolest neighbourhood in Asia and the world respectively by TimeOut Magazine—a testament to its undeniable allure. While many remain in the ever-bustling Canggu, those with discerning taste have already discovered the refined charm of Pererenan.

Once a tranquil fishing and farming village, Pererenan has evolved into one of Bali's most sought-after enclaves. Here, an effortless blend of old-island charm and contemporary sophistication creates an atmosphere unlike any other.

Secluded residences are now seamlessly connected to a burgeoning social and cultural scene—where the energy of Canggu is just moments away, yet never intrusive.

As the neighborhood flourishes, an influx of upscale retail, world-class dining, and premier wellness destinations further cements Pererenan's status as Bali's most coveted address.

All of this, set against a backdrop of endless rice fields and breathtaking coastal beauty, ensures a lifestyle that is as invigorating as it is serene.

*This is more than a location.  
This is a statement.*



## Restaurants



1. Bokashi
2. 7.AM Bakers and 7.PM Diners
3. ORIGEN
4. ZALI
5. Shelter
6. Riviera Trattoria
7. Honey
8. ST. ALI
9. Brunch Club
10. Red Gunpowder
11. Ettore Gelato
12. Bar Vera
13. ACME

## Activities

14. Wrong Gym
15. Samadi Yoga & Wellness Center
16. Obsidian II Gym
17. Jungle Padel
18. Surya Gym
19. Block MMA
20. The Path Yoga Center
21. The Pilates project
22. Therapy day Spa
23. Shosan holistic Spa



## Convenience

24. Festive
25. Pepito
26. ATM Permata
27. M MART

*Modernist*  
**PURITY &**



*the ORGANIC  
world*

## *Boundaries dissolve.*

Board-formed concrete, expansive volumes, the whisper of Bali's tropical air—all converging in a symphony of elegance. Here, form is more than function; it is an experience. A seamless dialogue between people, space, and nature, where architecture breathes.

Perfection is found in the imperfect. The subtle imprints of wooden board forms remain untouched, a tribute to the raw, tactile beauty of the material. As light and shadow dance across its surfaces, concrete transforms into a living sculpture.

Vast sliding windows invite the rhythm of nature inside—fresh air, dappled light, the soothing symphony of the jungle. Open-air pools and tranquil Japanese gardens extend this connection, blurring the line between architecture and the wild.

THE  
ARCHITECTURE





*An invitation  
INTO  
the outside*



VILLA TYPE A

3 BEDROOM  
3.5 BATHROOM

185 M<sup>2</sup>

LIVING ROOM

185 M<sup>2</sup>



VILLA TYPE A

DINING ROOM

18



MASTER BEDROOM ONE



MASTER BEDROOM ONE



MASTER BATHROOM ONE



MASTER BEDROOM ONE



MASTER BEDROOM TWO



MASTER BATHROOM TWO



MASTER BEDROOM TWO



VILLA TYPE B

4 BEDROOM  
4.5 BATHROOM

220 M<sup>2</sup>

LIVING ROOM

22



VILLA TYPE B

DINING ROOM



VILLA TYPE B

DININGR ROOM & KITCHEN 18



MASTER BEDROOM



MASTER BEDROOM



MASTER BEDROOM



GUEST BEDROOM



GUEST BEDROOM



# Wellness MEETS

# *Serenity*

*Just steps  
from your sanctuary.*

At THE LINEA, true harmony is found in the perfect balance between self and surroundings.

To complement the serene sanctuary of our residences, we have curated a dedicated space for holistic well-being. Here, wellness is more than a routine—it is an elevated way of life.

A full-sized strength and cardio gym stands alongside a studio, designed for yoga, breath work or personal training at your own pace. A private place to move, breathe, and realign.

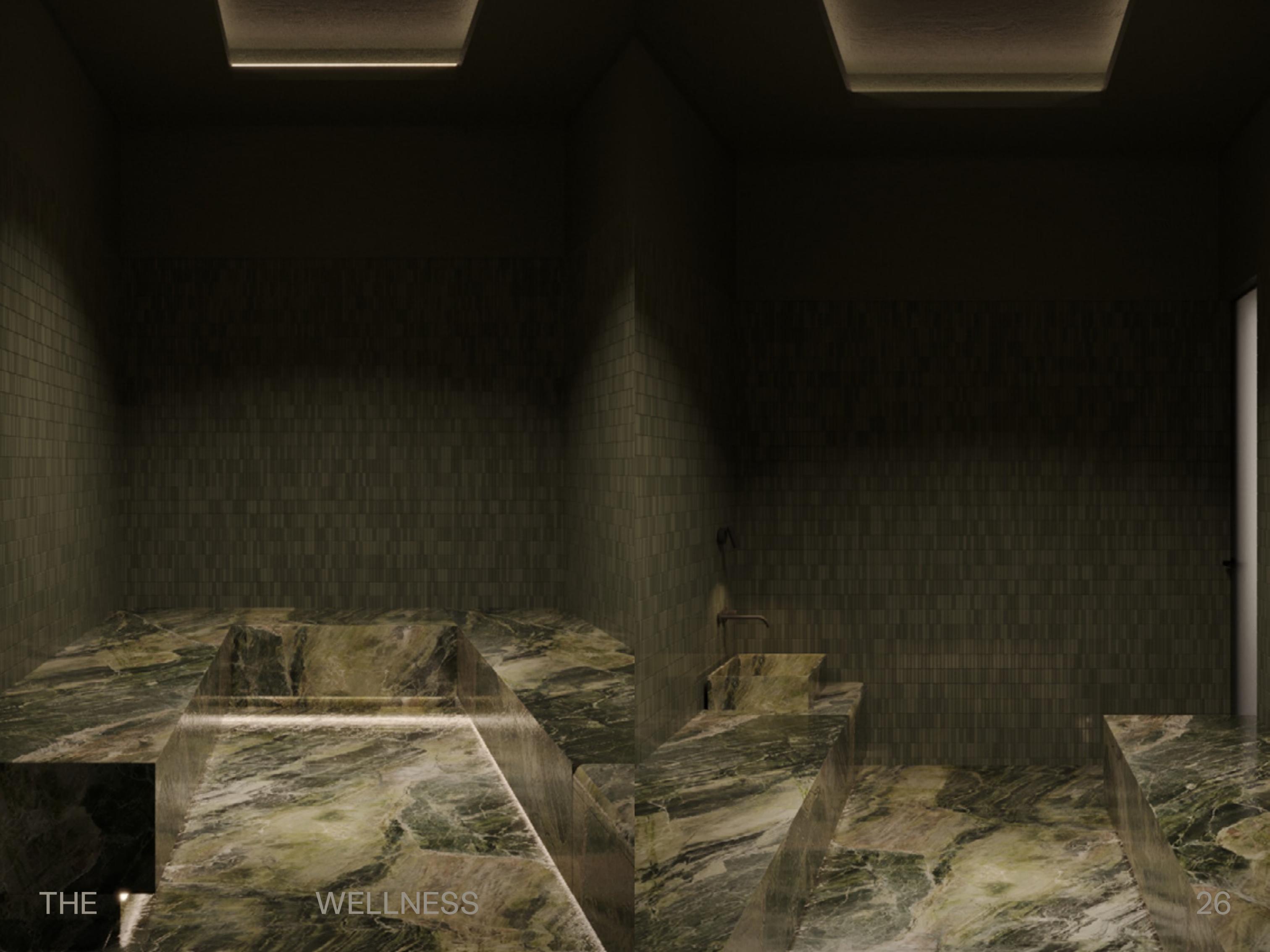
For recovery, our wellness center offers both wet and dry saunas, invigorating cold plunges, a sun-soaked deck and a tranquil pool—each element meticulously designed to restore and refresh.

A photograph of a sauna interior. The walls and ceiling are made of vertical wooden planks. The lighting is warm and focused on the wooden structures. In the foreground, there is a wooden bench with a stack of white towels on it. To the right, a wooden box contains some stones. The overall atmosphere is cozy and relaxing.

THE

WELLNESS

26



THE

WELLNESS

26



## *A Masterpiece in Materiality*

At THE LINEA, material selection is not just a choice—it is a philosophy.

We embrace the unparalleled beauty of Bali's native materials, seamlessly integrating them into every space. Each element is meticulously curated, ensuring an environment where nature's finest textures and tones take center stage.

## MATERIALS



## *A celebration of nature's finest offerings.*

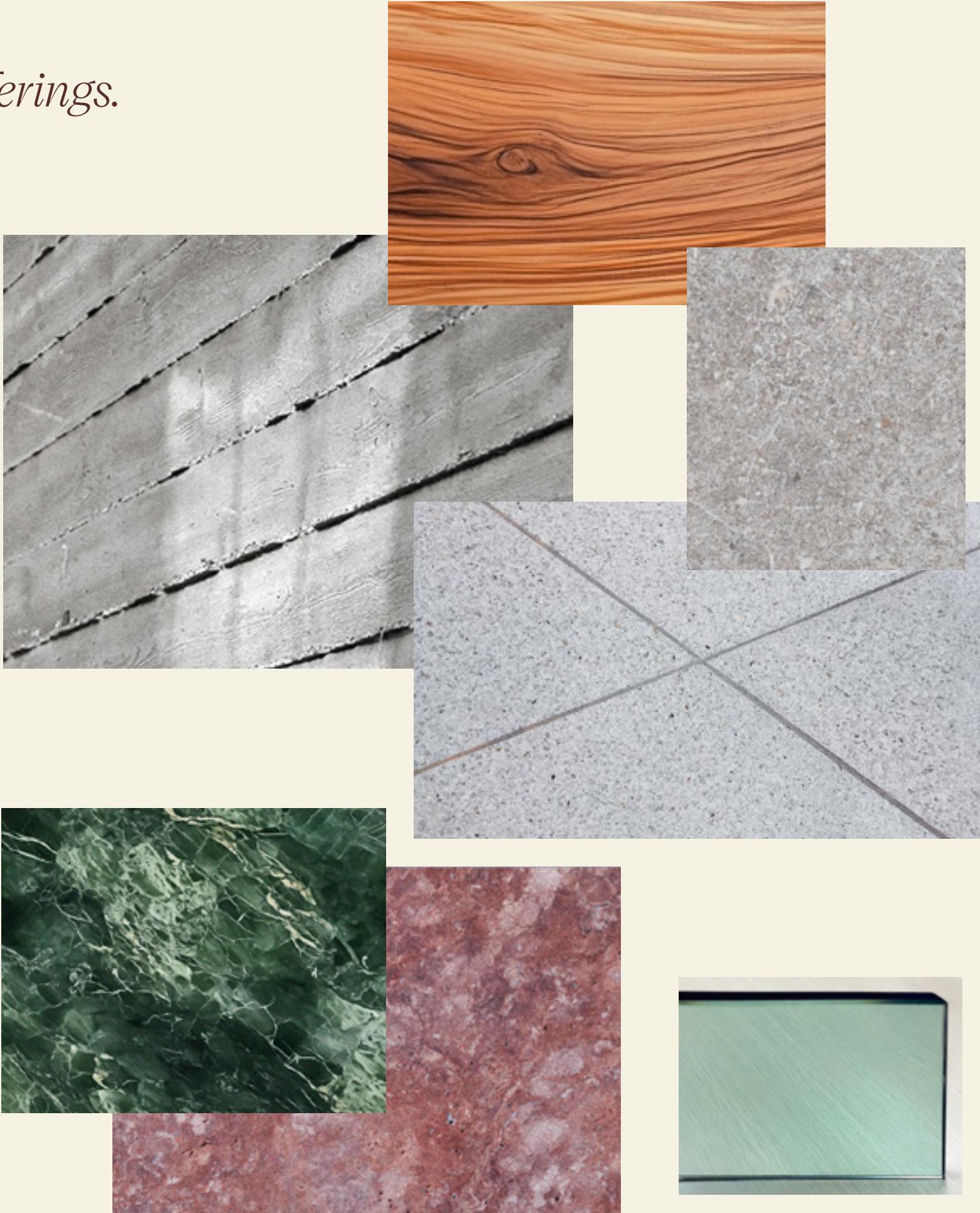
### *Board-Formed CONCRETE*

Our structural foundation is a testament to both strength and artistry. Board-formed concrete, crafted using wooden moulds, captures the organic grain of the timber, resulting in a strikingly tactile surface. More than aesthetics, this technique delivers unrivaled durability and natural insulation—engineering and elegance in perfect harmony.

### *MARBLE & Travertine*

In the heart of the home, our kitchen surfaces are sculpted from premium marble, delivering an exquisite statement of refinement.

Meanwhile, the bathrooms showcase a symphony of marble, river stone, and travertine—each piece thoughtfully selected to evoke a serene, spa-like ambiance.



## **MATERIALS**

### *Teak WOOD*

A touch of timeless luxury. Our doors, ceilings, and accent elements are masterfully crafted from the finest solid teak—ethically sourced, meticulously finished, and chosen for its unmatched longevity and warmth.

### *ANDESITE Walls*

A material forged by nature itself, volcanic andesite is precision-cut into a rhythmic composition throughout the residence. Robust, enduring, and effortlessly sophisticated, these walls elevate the spatial experience with their raw yet refined presence.

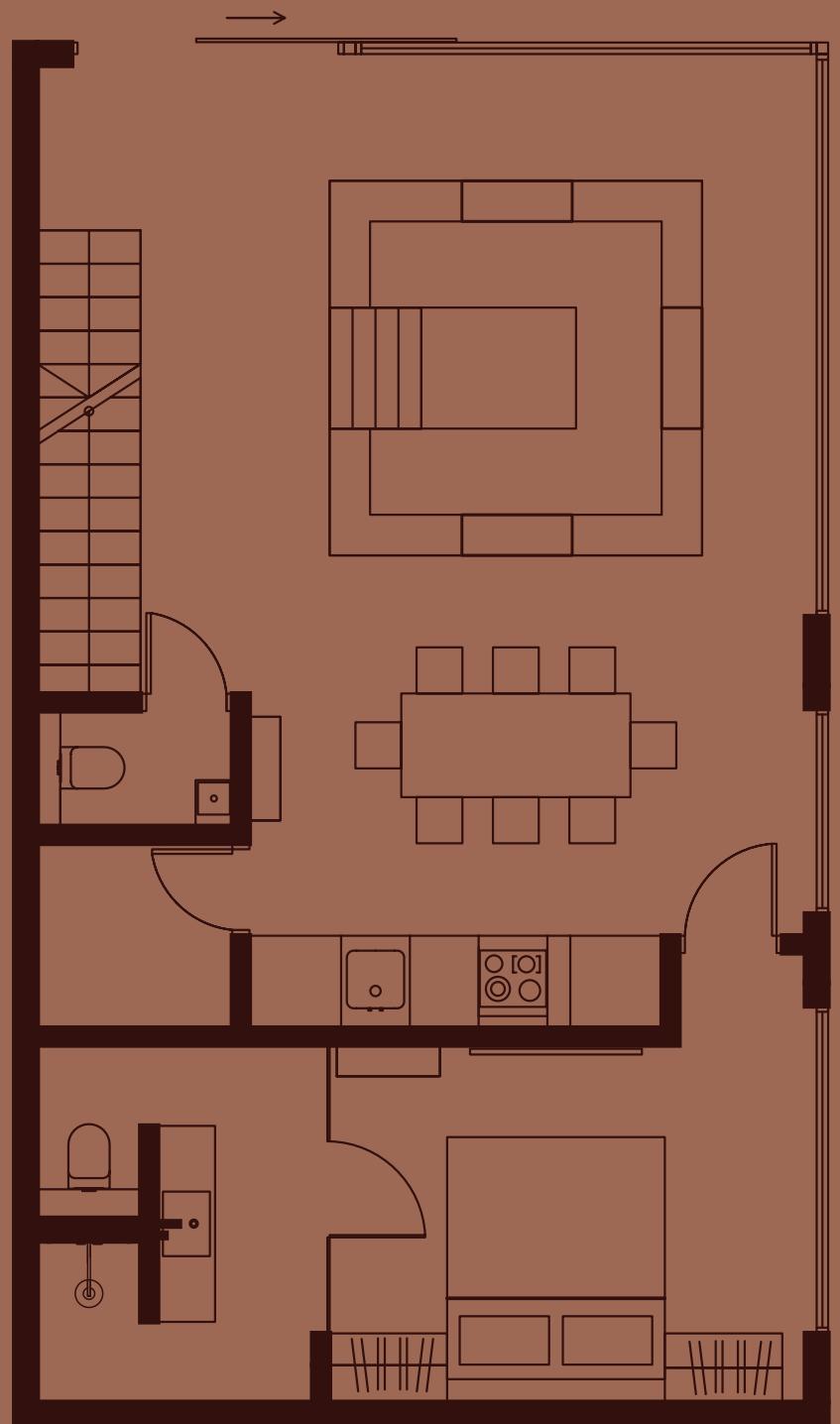
### *Terrazzo FLOORING*

Underfoot, a seamless expanse of terrazzo flooring is adorned with precision-cut aluminium inlays. A testament to craftsmanship, this composition achieves a polished, enduring finish that exudes sophistication.

### *GLAZING*

Our floor-to-ceiling, 10mm tinted glass is LEED-certified, ensuring optimal insulation while embracing panoramic views of lush gardens and rice fields. The result: an atmosphere that is both naturally illuminated and intimately private.

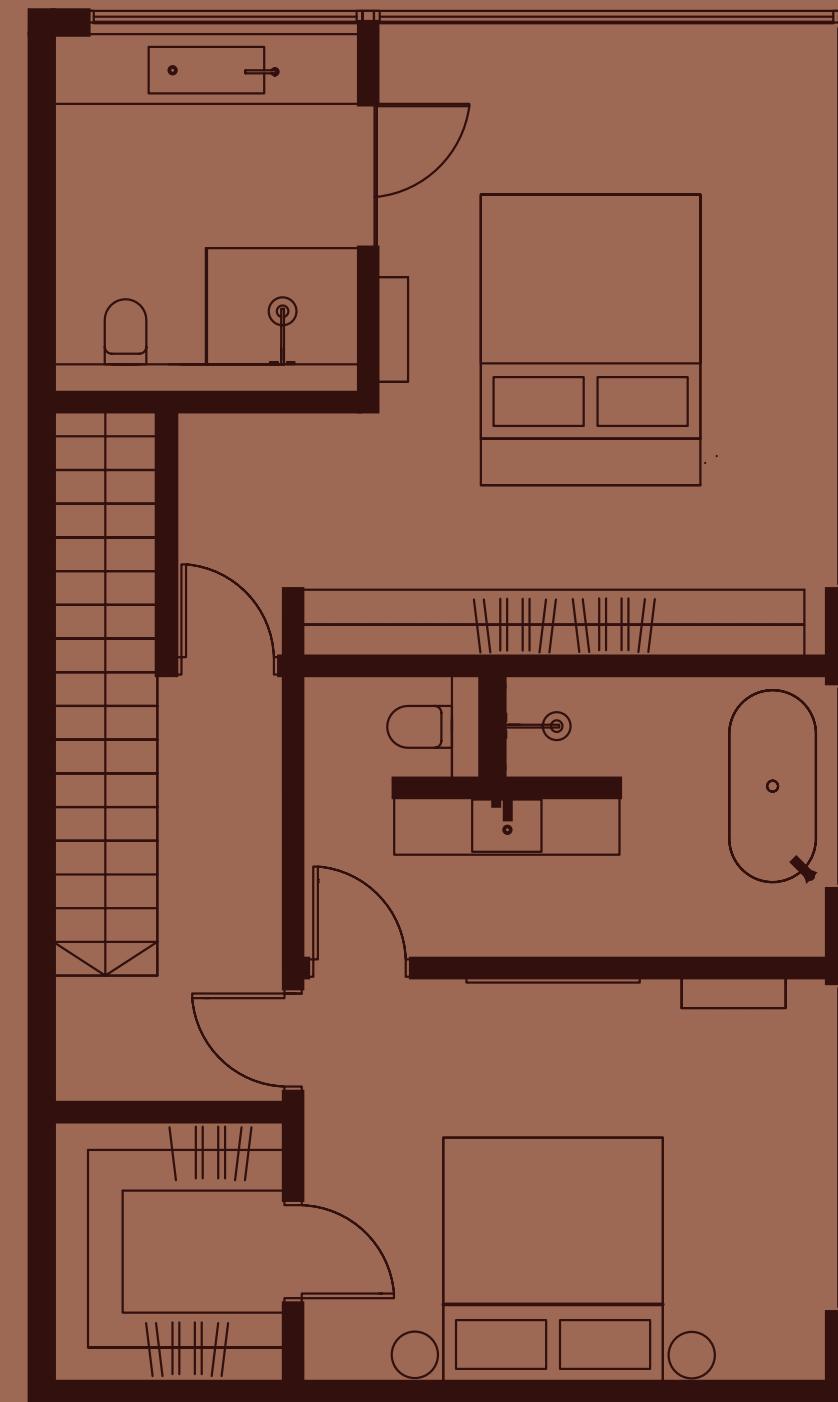


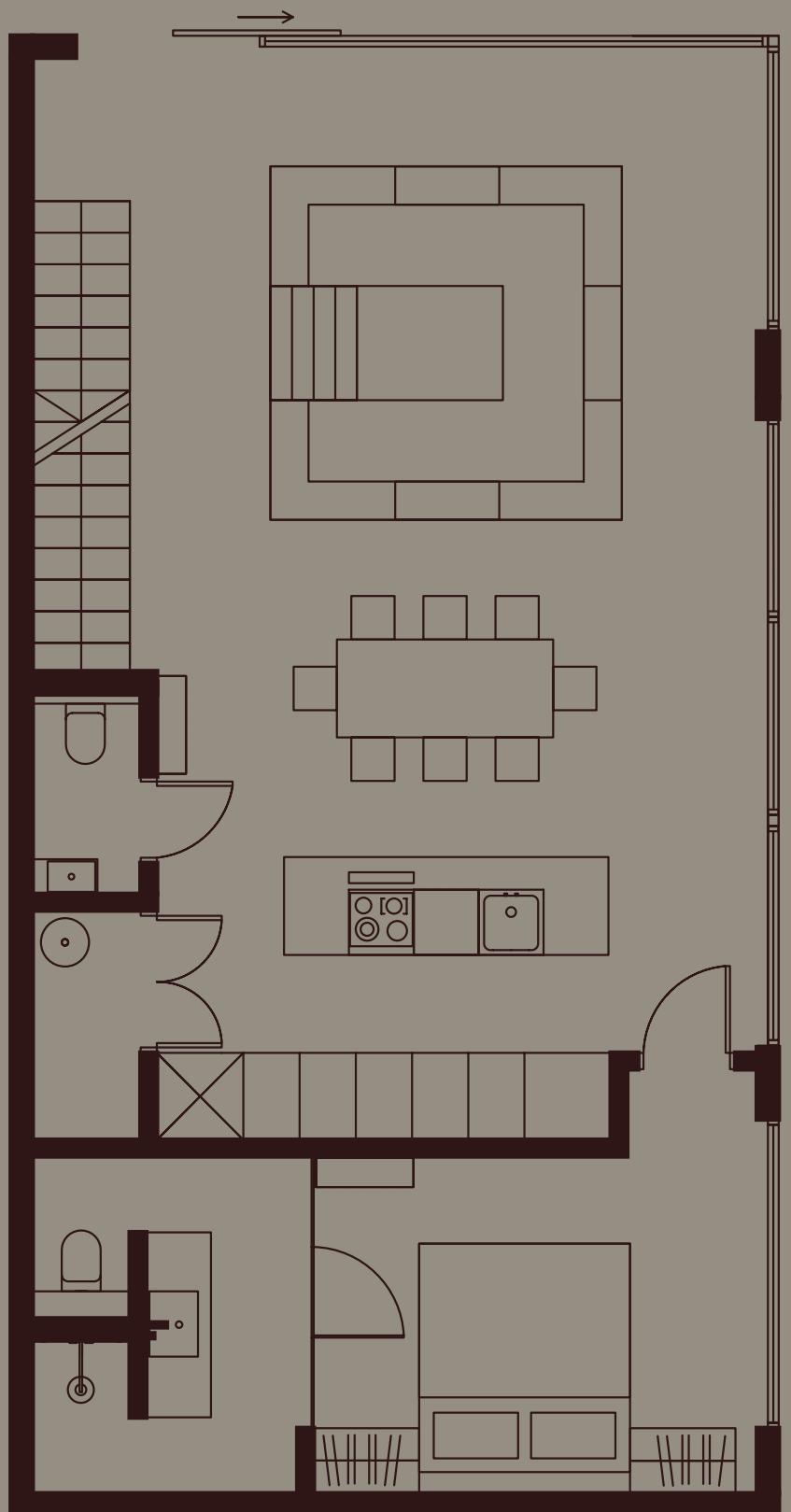


VILLA TYPE A

3 BEDROOM  
3.5 BATHROOM

185 M<sup>2</sup>

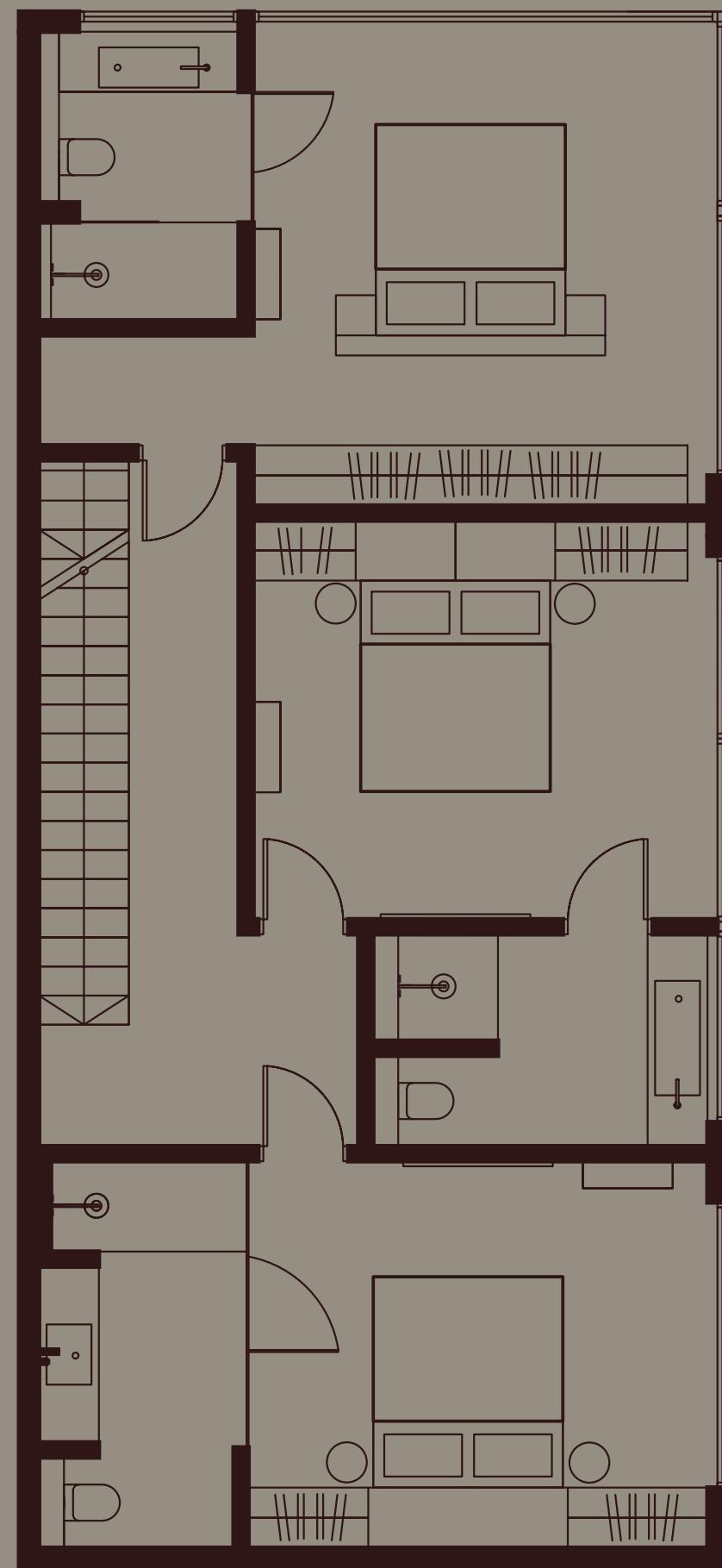




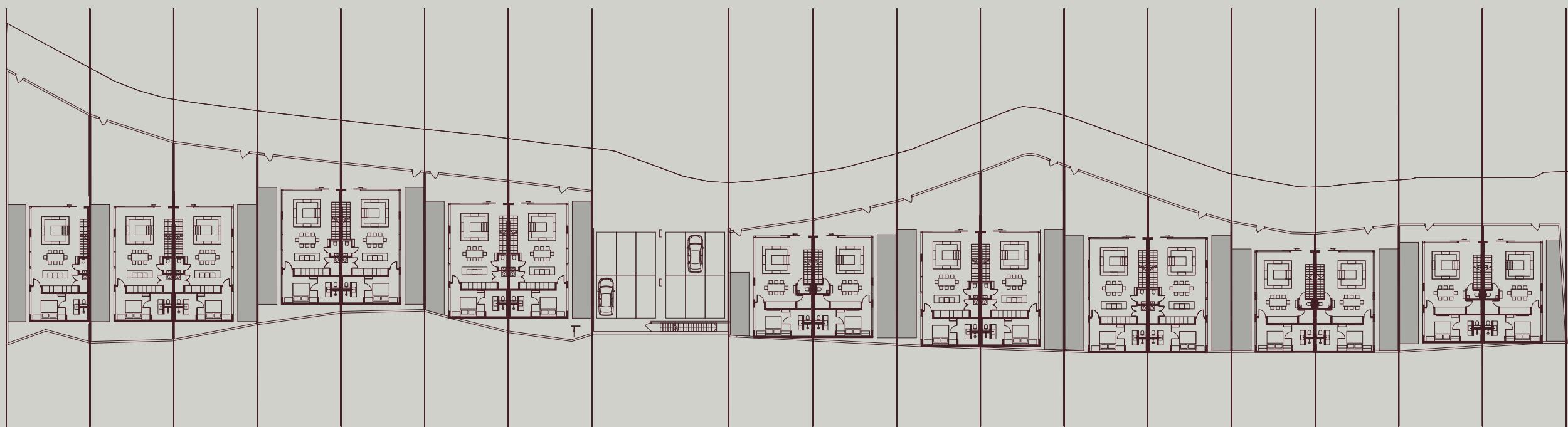
**VILLA TYPE B**

4 BEDROOM  
4.5 BATHROOM

**220 M<sup>2</sup>**



16teen      14teen      12welve      10en      8ight      6ix      4our      2wo  
 17teen      15teen      13teen      11even      9ine      7even      5ive      3ree      1ne



Type B	Wellness Center & Carpark	Type A	Type A	Type B	Type B	Type B	Type B	Type A	Type A	Type A	Type A						
Site		Site															
270 m²	240 m²	210 m²	180 m²	160 m²	160 m²	170 m²		130 m²	150 m²	180 m²	210 m²	200 m²	160 m²	140 m²	140 m²	130 m²	

*Redefining the boundaries  
of elegance.*



## KEY FEATURES

- Premium aluminum sliding doors
- Solid brass kitchen and bathroom fixtures
- Micro track lighting
- Dimmable analog lighting switches
- Universal electrical outlets
- Bespoke cabinetry
- Artisan furniture
- Premium kitchen appliances
- Advanced water filtration system
- Open living room
- Sunken conversation lounge
- 3.5 meter height ceilings
- Fully enclosed living
- Japanese garden
- Private swimming pool
- Wellness center
- Car park
- Rice field view
- Solid board formed concrete construction
- Terrazzo floors with aluminum inlay
- Solid wood ceiling, doors and accents
- Pattern cut Andesite walls
- Solid marble kitchen and bathrooms
- Floor to ceiling in natural materials
- 10mm LEED tinted glass windows



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Misrepresentation Act.

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. All floor areas are approximate.

