

SINTÉA

R E S I D E N C E

SIDEMEN, BALI

LUXURY WELLNESS VILLAS &
MOUNTAIN RETREAT



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Sintéa Residence

Sintéa Residence is a sanctuary above the clouds, where contemporary architecture meets one of Bali's most extraordinary natural landscapes.

Set high above the Sidemen Valley, every villa is positioned to capture uninterrupted views of Mount Agung, cascading rice terraces, and lush river valleys. Inspired by the rhythm of nature and designed around wellness, the development offers a rare balance between privacy, luxury, and holistic living.

From sunrise over the mountains to evenings immersed in the tranquility of East Bali, Sintéa Residence delivers an experience that transcends traditional hospitality. Here, wellness is not an amenity—it is a way of life.

A place where every view inspires, every space restores, and every moment feels elevated.



PROJECT PROFILE

Est. Completion
July 2027



Location

Sidemen, East Bali

Property Type

Luxury Villa &
Wellness Retreat

Development

10 Private Villas

Villa Types

7 One-Bedroom Villas
3 Two-Bedroom Villas

Ownership

Leasehold

Facilities

Wellness Centre
Onsen
Spa Suites
Café & Lounge Area
Infinity Pool

Developer

Canggu Properti &
Mishang Bali Invest

Architect

Kanone Studio



SIDEMEN, EAST BALI

Often described as one of Bali's last authentic destinations, Sidemen offers a quieter alternative to the island's established tourism hubs. Surrounded by rice terraces, river valleys and Mount Agung, the region has become increasingly attractive to travellers seeking nature, wellness and meaningful cultural experiences.

Its growing popularity is driven by limited development, exceptional landscapes and rising demand for premium boutique hospitality.

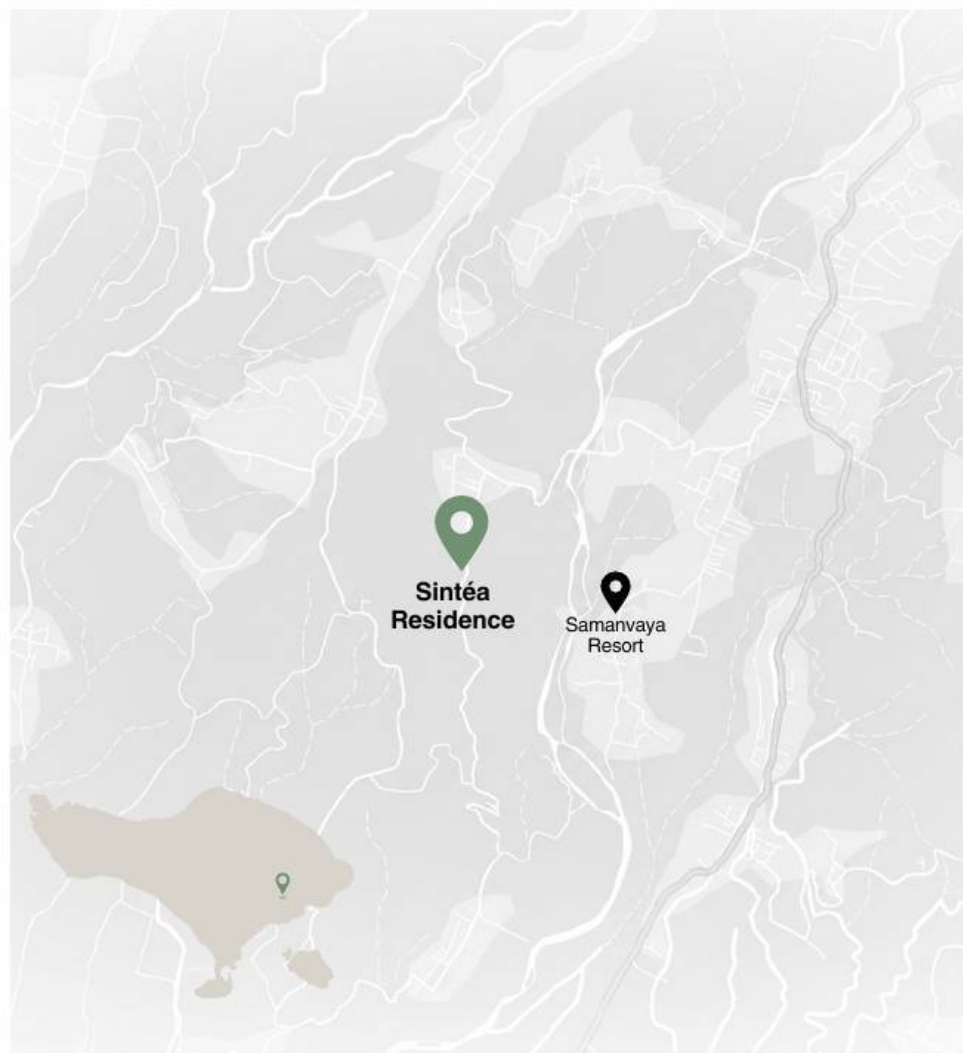
The /02 Location



Sintéa Residence enjoys a hillside position overlooking Mount Agung and the surrounding valley. The location provides convenient access to Bali's most iconic natural and cultural attractions while maintaining the privacy and tranquility that define the Sidemen experience.



**GCGM+XRC Sangkan Gunung,
Karangasem Regency, Bali**



THE SURROUNDINGS



01 SIDEMEN LANDSCAPES

Explore emerald rice terraces, peaceful village roads, and the multi-tier Gembleng Waterfall, all within approximately 10 km.



02 NATURE & ADVENTURE

Enjoy white water rafting on the Telaga Waja River and scenic ATV adventures through East Bali's countryside.



03 CULTURE & HERITAGE

Visit Besakih Temple, Tirta Gangga, and Taman Ujung - East Bali's most iconic cultural landmarks, within approximately 50 minutes.



04 ARTISAN EXPERIENCES

Discover traditional tenun weaving and handcrafted silver-making through authentic workshops led by local artisans.



05 SCENIC VIEWS

Enjoy panoramic sunrise and sunset views of Mount Agung from Bukit Cinta and Sidemen's surrounding viewpoints.



06 WELLNESS & LIFESTYLE

Reconnect through yoga, wellness retreats, organic coffee plantations, and the peaceful rhythm of Sidemen.

/03

Architectural vision

DESIGN PHILOSOPHY

The architecture is inspired by the natural contours of the land rather than imposed upon it.

Each building follows the existing topography, preserving uninterrupted views while creating a village-like composition across the hillside. Contemporary tropical architecture, generous indoor-outdoor living spaces, and distinctive pyramidal roofs establish a timeless identity that feels deeply connected to Sidemen's landscape.

The result is an environment designed to promote privacy, wellness and everyday connection with nature.



MASTERPLAN

The masterplan has been carefully arranged to maximise privacy, natural light and panoramic views for every residence.

The development consists of ten villas positioned across terraced levels, connected by landscaped pathways that gently follow the site's natural contours. Shared facilities are located at the highest point of the development, allowing guests and residents to enjoy elevated views while preserving the exclusivity of each private villa.





SHARED SPACES

Designed as the social heart of the development, the central pavilion brings together hospitality, dining and relaxation in one elevated destination overlooking the valley.

Residents and guests can enjoy a welcoming reception, restaurant, café, infinity pool, sun deck and landscaped gardens that create a seamless indoor-outdoor experience throughout the day.

/04 Wellness & Hospitality



WELLNESS

Wellness is at the centre of the Sintéa Residence experience.

The dedicated Wellness Centre features a traditional-inspired onsen, private treatment suites, changing facilities and tranquil relaxation areas designed to encourage restoration of body and mind. Positioned at the highest point of the property, the centre offers uninterrupted views across the surrounding landscape while creating a peaceful sanctuary removed from everyday life.



/05

THE RESIDENCES

Sintéa Residence offers a limited collection of only ten boutique villas, thoughtfully designed to balance privacy, comfort and connection with nature.



TYPE A ONE-BEDROOM VILLA

Designed for couples, solo travellers and investors seeking an efficient luxury villa, the One-Bedroom Villa combines open-plan living with a strong connection to the surrounding landscape.

Large sliding doors blur the boundaries between indoors and outdoors, while the spacious terrace creates an extension of the living area overlooking Sidemen's natural scenery.



TYPE B TWO-BEDROOM VILLA

The Two-Bedroom Villa expands upon the same architectural language while providing additional space for families or groups.

A two-storey configuration separates private and social areas, creating a comfortable residence that maximises views while maintaining privacy. Spacious living areas, generous terraces and optional private pools provide an elevated hospitality experience suitable for both personal use and premium rental demand.



Every aspect of Sintéa Residence has been designed to celebrate the surrounding landscape.

From sunrise over Mount Agung to quiet evenings overlooking the rice terraces, the development offers a lifestyle centred on nature, wellness and slow living. Carefully curated spaces encourage moments of relaxation, connection and renewal while providing the comfort and service expected from a boutique luxury retreat.



The Experience

/06

Lifestyle Gallery

/07

Pricing & Available Units

TYPE A - 1 BEDROOM

TYPE B - 2 BEDROOMS



PRICING

UNIT	LAND SIZE (SQM)	BUILDING SIZE (SQM)	PRICE	STATUS
A1	70	86	€ 185.000	AVAILABLE
A2	70	86	€ 185.000	AVAILABLE
A3	70	86	\$ 169.000	SOLD
A4	70	86	\$ 169.602	SOLD
A5	70	86	€ 185.000	AVAILABLE
A6	70	86	€ 185.000	AVAILABLE
A7	70	86	\$ 169.602	SOLD
B1	150	170	\$ 265.000	SOLD
B2	150	170	\$ 265.000	SOLD
B3	150	170	\$ 265.000	SOLD

PRICES ARE SUBJECT TO AVAILABILITY AND MAY CHANGE WITHOUT PRIOR NOTICE.

/08

FINANCIAL PROJECTION

AVERAGE DAILY RATE (ADR)

USD 250

EXPECTED OCCUPANCY

69.4%

AVERAGE ANNUAL INCOME

USD 25.078

RENTAL YIELD

11.1%

RENTAL PAYBACK

9 Years

LEASEHOLD UNTIL

2050

FINANCIAL PROJECTIONS ARE INDICATIVE ESTIMATES
BASED ON PROJECTED OCCUPANCY, RENTAL RATES, AND
OPERATING ASSUMPTIONS OVER A 10-YEAR PERIOD.





CANGGU PROPERTI

REAL ESTATE

Bali

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