

Groundbreaking Ceremony

Sunday the 22nd of April marked the groundbreaking of the LIV Bali Project on Bali's beautiful Jimbaran Bay. The developers and clients celebrated the event with a traditional Balinese ceremony and entertainment. It was a festive atmosphere and played host to an impressive turnout of local dignitaries, vendors and local media.

LIV promises to be a benchmark-setting, luxury development right in the heart of one of Bali's best and most tranquil beaches: Jimbaran Bay. The development is part of a promising series of events in the area, highlighted by the one-kilometre stretch of beachfront that includes a promenade featuring restaurants, bars and other leisure venues to cater to the ever discerning patrons set to flock to the area.



LIV Villa's



LIV Bali will set the standard for managed, 5-star luxury villas in Jimbaran Bay, one of the most beautiful parts of Bali. Famed for its beautiful crescent shaped white sandy beaches, Jimbaran Bay is currently enjoying a massive period of growth with property values set to skyrocket. 60% of the LIV villas are already sold, demand is high.

Located just 50 metres from the sand, there are still one, two, three, and three-deluxe-bedroom villas still available. All villas come with the highly secure Hak Pakai atas Hak Milik (Right of Use over Freehold Title), our recommended optimal tenure in Bali for Non-Indonesians.

Each villa is constructed using the highest quality materials and craftsmanship. These exacting standards produce impeccable build-quality, guaranteeing and protecting your long-term investment for generations to come. All units are styled with an open-plan design, but built in such a way that they can be closed and air-conditioned as needed. The project is just next door to the new Jimbaran Bay promenade which features an assortment of new seafood restaurants and LIV Bali's very own exclusive beach club. Its location in the heart of stunning Jimbaran Bay and its amenities guarantee exclusivity and your maximum capital appreciation.

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Appointed Construction Company Profile



The development tender for construction has been awarded to PT Artekaraya Developments, a part of the Arteka Group. The Group has 20 years of expertise including involvement in the construction of hotels, resorts, restaurants, private residences, shopping facilities, offices and industrial buildings. They have worked on many of Bali's major resort developments over the years and now, they turn attentions and talents back to Jimbaran's most exciting project in years.

A Word with Made Ardana, Arteka Construction Manager

Q: I understand you have been involved in many other high-level, luxury projects in Bali, such as the Ritz-Carlton Bungalows, the Villas at the Four Seasons Jimbaran and the Presidential Suites at Maya Ubud. In what ways do you feel your experiences with these projects will contribute to the LIV construction?

A: These experiences are very useful in that we can learn to work with the unique designs and demands of different developers. We become better at dealing with multiple challenges so that when we face them in the future we are ready for them.

Q: How is LIV Bali distinct from the other projects you have worked on?

A: We feel LIV Bali is unique due to the fact that they have a distinctive architectural style using a modern tropical design aesthetic. The choice of materials is quite exciting in that they are all of such a high quality that they just get better with age. The result is that your villa will get better as it gets older. The use of ironwood, palimanan stone, granites and marble and terrazzo pebble-washed columns all go towards making LIV Bali one of the best-looking and best-planned and well-built investment properties in Bali.



Guest Security

Guest safety is paramount to the team at LIV Bali and no corners will be cut in its implementation. LIV Bali is a private, gated community and, as such, its security will be second to none. It will feature state-of-the-art measures including security cameras, fully equipped professional staff, vehicle inspections, and full co-operation and communication between LIV Bali management and village security.

A Word with Pak Sada, Security Chief of Kedonganan



Pak Sada has been a policeman in the Bandung regency for 32 years. He brings a wealth of experience to the job.

Q: What security measures are being implemented at LIV Bali, Jimbaran Bay and the new beach cafés?

A: In regards to LIV Bali, we are ready to work together with the villa management to build a strong security system for the villas, which we know will be amongst the best in Bali. We already have a security team of 42 local citizens who have been trained by the Army and Police Department, and each night, a six-member team goes on patrol equipped with a patrol car and walkie-talkies checking up on the beach and village areas.

Q: How has the attitude towards Security changed since the 2002 and 2005 bombings? Do you feel Bali's security efforts have been paying off?

A: We were a lot more relaxed before, but now we are always on stand-by mode, more vigilant and observant

and I believe that our efforts are appreciated as more and more foreigners are coming to Bali. We now have a registration system for newcomers to Bali, which requires them to report their stay to the respective banjars. This way we can keep track of new people in the area.

A Locals Comments (Wayan Suriyati, Operations Manager of Santi Cafe)



Q: How do you feel about the new development, LIV Bali?

A: Generally, as a member of the local community, I feel it is a good thing for the local people and business owners such as myself. There will be lots of employment with LIV Bali and it will motivate people, not only in the development, but also in the whole surrounding area.

Q: How do you think it will help your establishment, Santi Cafe and the Community?

A: Specifically for Santi Café we are looking forward to help from LIV in promotion of our businesses and in drawing in more customers. Of course Santi Café will help in return by promoting LIV Bali as much as possible to our customers. It's all give and take and we realize that LIV Bali needs the local people equally as much as the local people need LIV Bali.