



PARANG KENCANA RESIDENCES

SEMINYAK

Rahajeng Rawuh

Welcome to Bali

UNWIND THE NATURE

Discover the beauty in every inch of the island. The roaring waves and the gentle tropical breeze bring you back to nature.

The quiet nature with its distinctive sounds, brings us to healing the mind, tranquility, and gives a new breath of life.

01

EPILOGUE

WEAVING THE ELEGANCE OF BATIK INTO LUXURY LIVING

For over three decades, Parang Kencana has been a distinguished name in Indonesia's high-end batik industry, renowned for its dedication to craftsmanship, heritage, and timeless elegance.

In our latest venture, Parang Kencana brings the beauty of batik to the world of luxury real estate. Our villa residences in Seminyak, Bali, seamlessly weave batik's intricate patterns and timeless elegance into their concept—whether through bespoke textile accents, architectural motifs, or artful interior details.

Each villa is a tribute to Indonesia's heritage, offering a living experience that is both sophisticated and deeply rooted in culture.



MARIANA SUTANDI
FOUNDER OF
PARANG KENCANA



WELCOME TO TROPICAL PARADISE

When the earth, water, and light creates a harmonious tropical living experience like no other. A perfect combination where the beauty of nature is at its best. Bringing us to a tropical atmosphere that is cool and full of peace.

02

VISION

BUILDING HOMES AND COMMUNITIES

Greenwoods is more than just a brand of our residential projects. It is modern living concept we share with our customers, with it we thrive to create your dream home. Greenwoods also means balance, between success and composure, between bold and natural. It is understated statement of achievement.

Through 20 years of continuous development and innovation. Greenwoods has created +50 projects in major capital cities in Java, Bali, Australia, and Japan. With the initiation of Bali Projects, Parang Kencana Residences Seminyak became a flower to bloom Greenwoods's vision of offering the luxury of an elevated lifestyle to the good-life connoisseurs.



OKIE IMANTO
CEO & FOUNDER
GREENWOODS GROUP



OWN THE
SANCTUARY

RESIDENCES SEMI

GLOBAL TOURIST DESTINATION

Bali has extraordinary potential and natural beauty and several cultural heritage destinations in addition to cultural diversity and leisure.

PARANG KENCANA RESIDENCES SEMINYAK

Jakarta
1 h 50 min

Singapore
2 h 45 min

Kuala Lumpur
3 h 05 min

Perth
3 h 45 min

Bangkok
4 h 15 min

Hong Kong
5 h 05 min

Sydney
6 h 15 min

Shanghai
6 h 30 min

Korea
7 h 05 min

Tokyo
7 h 20 min

INVESTING IN BALI

6,5 m

Total Tourist

In 2024, Bali had a total of 6,5 million tourist, an increase of 20% compared to 2023

75%

Occupancy

Average occupancy rate of rental properties per year

\$200_{USD}

Adr Per Night

Average daily rates based on 2024 performance in Seminyak Area

AT THE HEART OF SEMINYAK



NEARBY

[Seminyak Beach](#)

[Double Six Beach](#)

[Petitenget Beach](#)



NEARBY

[Seminyak Village](#)

[Seminyak Square](#)

[Sunset Point](#)

Beaches

Strolling around the Seminyak beach, famous for its stunning sunset.

SHOPPING MALLS

Shopping malls with blend of international and local stores.

NEARBY

[KU DE TA](#)

[Potato Head](#)

[Gusto Gelato](#)



F&B / CLUB

Seminyak offers a wide variety of restaurants, bars, and beach clubs.

NEARBY

[Purpa Fine Art Gallery](#)

[Reservoart](#)

[The Gallery](#)



MUSEUM/ GALLERY

See the latest unique collection of art from emerging artist.

STRATEGIC LOCATION

LEGEND

-  01. Batu Belig Beach
-  02. Petinget Beach
-  03. Seminyak Beach
-  04. Double Six Beach

-  01. Nook
-  02. Livingstone
-  03. Warung Nuri's Seminyak
-  04. Gusto Gelato & Cafe
-  05. La Favela
-  06. Mamasan Bali
-  07. Localita Seminyak
-  08. Warung Babi Guling Pak Malen
-  09. Wahaha Pork Ribs
-  10. Made's Warung Seminyak
-  11. Starbucks Reserve Dewata

-  01. Mari Beach Club
-  02. Desa Potato Head
-  03. KU DE TA

-  01. Wyndham Seminyak
-  02. Alila Seminyak
-  03. Paragon Hotel Seminyak
-  04. Double Six Luxury Hotel
-  05. TS Suites Seminyak



01



01



01



02



02



03



05



06



03



02



07



03



04



04



05



08



09



10



11



Bidadari Rd.

SEMINYAK



01

Raya Kerobokan Rd.

Cuning Salak Rd.

Batu Belig Rd.

Teuku Umar Barat Rd.

Teuku Umar Rd.

Sunset Rd.

Imam Bonjol Rd.



Discover *Life* on the Island

Batu Belig Beach



Mari Beach Club



Desa Potato Head



Petitenget Beach



KU DE TA



Alila Seminyak



Seminyak Beach



Nook

Batu Belig Rd.

Paragon Seminyak



La Favela



Mamasan



Localita

Raya Kerobokan Rd.

Cuning Satek Rd.

Teuku Umar Rd.

Teuku Umar Barat Rd.



Livingstone



Warung Nuri's Seminyak



Gusto Gelato & Cafe

PARANG KENCANA RESIDENCES
SEMINYAK

Bidadari Rd.

SEMINYAK

Double Six Hotel



Double Six Beach



Warung Babi Guling Pak Malen



Made's Warung



Wahaha Pork Ribs



Starbucks Reserve Dewata



Kuta Beach



Sunset Rd.

Imam Bonjol Rd.

Wyndham Seminyak



I Gusti Ngurah Rai International Airport



A Wellness Lifestyle

03

LIFESTYLE



LIVE IN YOUR OWN TROPICAL SANCTUARY

A tropical lifestyle centered on wellness.
Where every beauty is displayed at its best.



PARANG KENCANA RESIDENCES SEMINYAK

YOUR ADVENTURE IN THE ISLAND HAS JUST BEGUN

From the sweep of the waves and the blowing tropical winds to the expanse of natural beauty on this special island, it beckons you to start an adventure and enjoy this Balinese lifestyle.



PARANG KENCANA RESIDENCES SEMINYAK



BE THE PART OF
THE ISLAND COMMUNITY

PARANG KENCANA RESIDENCES SEMINYAK

*Your Tropical
Living Sanctuary*





PARANG KENCANA RESIDENCES SEMINTAK

FRONT ENTRANCE

A tropical feel that welcomes you as soon as you set foot in Parang Kencana Residence. Its green ambience invites your senses on an adventure.

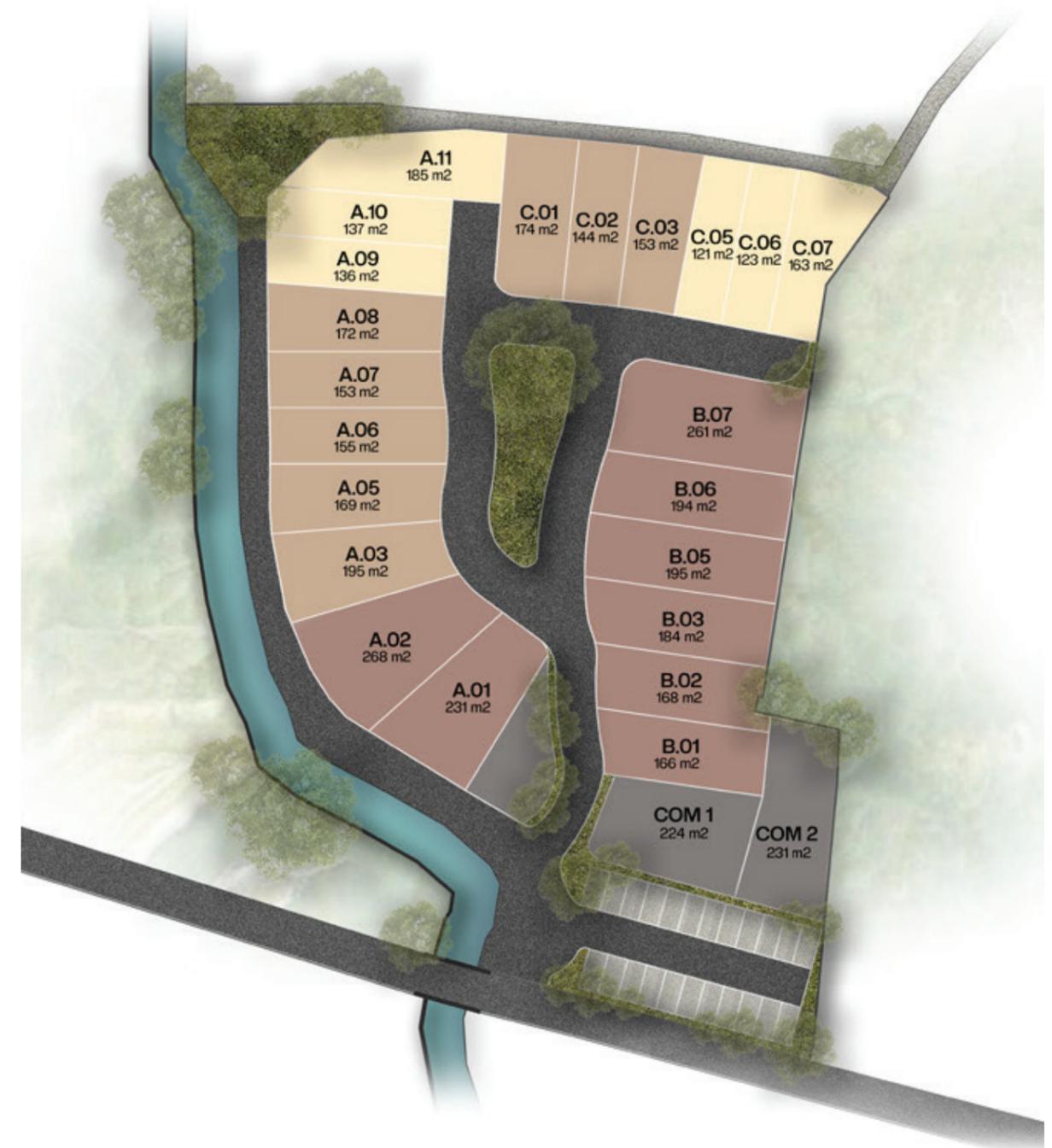
CONCEPT

GOOD LIFE STARTS HERE

Island life begins with a lush morning, where tropical sunlight fills the house, creating a magical experience you've never felt before. Stepping outside, a gentle breeze guides you into the authentic Balinese life.

As afternoon approaches, explore Seminyak on foot, savoring various culinary delights or simply relaxing with friends over coffee or drinks.

The day then culminates with a sunset on Seminyak beach, followed by the vibrant typical nightlife of Bali.



-  Gunungan
-  Pringgadani
-  Sekarjagat

05

UNIT TYPE

GUNUNGAN

The Gunungan's rotation or movement signifies a transition or transformation — a shift from one phase of life to another. This symbolizes the ever-changing nature of existence, the continuous cycle of beginnings and endings.

Reflected in the Batik Gunungan's motifs, this philosophy reminds us that life is full of change, growth, and renewal, teaching that every transition, whether a challenge or an achievement, is necessary for the greater journey.





GUNUNGAN 6x20

Land Size : 120m²
Building Size : 171m²

 2 Bedroom

 3 Bathroom



1st Floor



2nd Floor



3rd Floor

LIVING ROOM

OPULENT SPACE





SWIMMING POOL

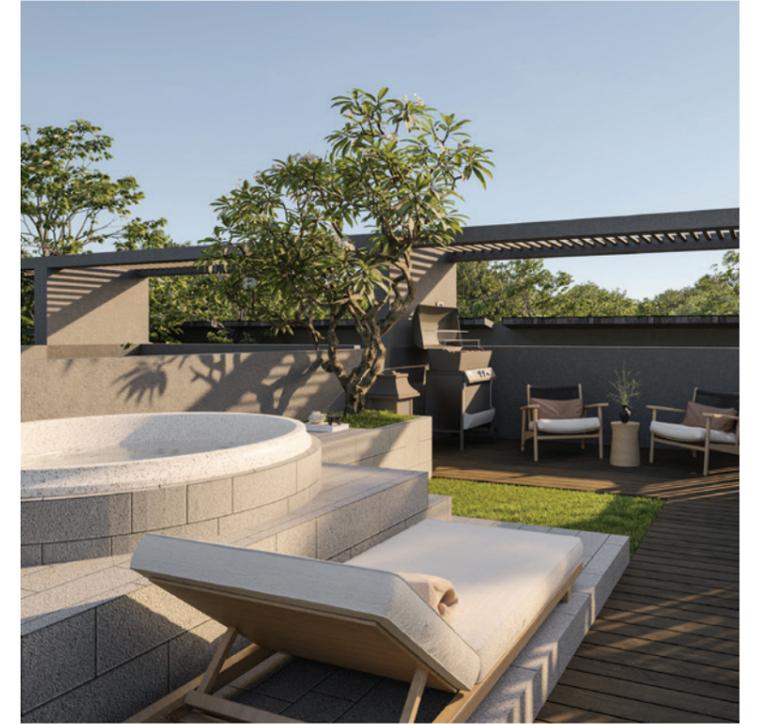
ESCAPE
THE CITY

BEDROOM

PANGANG KENCANA RESIDENCES SEMINYAK

YOUR SPACE
IN TROPICAL
SANCTUARY





RESORT LIFESTYLE AT EVERY CORNER

The resort feel, meticulously integrated into every corner of the house, creates a more spacious yet artistic ambiance. Through the use of premium materials and an efficient layout, we produce architectural works that are not only magnificent but also leave a profound impression



05

UNIT TYPE

PRINGGADANI

Pringgadani symbolizes a way of life embodying strength, wisdom, and responsibility.

It reminds us that true strength encompasses not just power, but also resilience, intelligence, and moral integrity.





PARANG KENCANA RESIDEN CES SEMINYAK

PRINGGADANI

PRINGGADANI 7x20

Land Size : 140m²
Building Size : 188m²

-  3 Bedroom
-  4 Bathroom



1st Floor



2nd Floor



3rd Floor



LIFE AT EASE

Living in harmony with modern architecture, which seamlessly combines with traditional Indonesian elements and every precious detail, creates a unique spatial experience.



A STATE OF
BALANCE, PEACE,
AND WELL-BEING

PARANG KENCANA RESIDENCES SEMINYAK

BEDROOM



TROPICAL AT ITS BEST

Each design reflects a modern minimalist tropical style that is full of Indonesian cultural values.



BEDROOM

PARANG KENCANA RESIDENCES SEMINYAK





05

UNIT TYPE

SEKARJAGAT

Sekarjagat embodies the essence of unity, harmony, and balance in all aspects of life between humans, nature, and the divine.

The name itself, meaning “Flowers of the Universe,” symbolizes the beauty of diversity and the interconnectedness of all living beings.





08

08

SEKARJAGAT 8x20

Land Size : 160m²
Building Size : 214m²

-  3 Bedroom
-  4 Bathroom

PARANG KENCANA RESIDENCES SEMINYAK



1st Floor



2nd Floor



3rd Floor

LIVING ROOM

PARANG KENCANA RESIDENCES SEMINYAK



LUSH IN
TROPICAL
LUXURY



TERRACE

TROPICAL NEST

Step into an outdoor space that unveils a true tropical dimension. Here, soft tropical sunlight bathes the house, providing a warm sensation.



BEDROOM



BATHROOM WITH WALK-IN CLOSET

HERITAGE LIVING EXPERIENCE

Inspired by vibrant, dynamic, yet elegant Indonesian batik, this tradition transcends time. It displays a masculine side wrapped in local beauty.





WAKE UP
IN NATURE



06

FACILITIES

FACILITIES LIKE NO OTHER

A life adventure that begins at home —
equipped with exceptional facilities designed
to enhanced a tropical Balinese lifestyle.
Whether you prefer relaxing in the garden,
jogging through lush landscapes, or swimming
amidst tropical nature.





PARANG KENCANA RESIDENCES SEMINYAK



OTHER FACILITIES

- Gym
- Kids Playground
- Communal Pool
- Tree House

SEE YOU IN PARADISE

Disclaimer: All front view images, floor plans, location maps, building specifications and other layouts listed in this brochure are merely illustrations and cannot be used to bind or sue the developer or the planning architect. Changes can be made at any time without prior notice, which is the full right of the developer and the planning architect. Including changes caused by technical obstacles faced by the developer and the implementing contractor in the construction process.

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Project consultant by

