
Le Modang
Resort Bali
ENG
Your private retreat
in West Bali
Asian
Properties
In cooperation with Prima Mahesa Beratan

Your private retreat in West Bali

Le Modang Resort Bali is an exclusive new development in **Perancak, West Bali**. A region known for its unspoiled nature, cultural richness and growing opportunities.

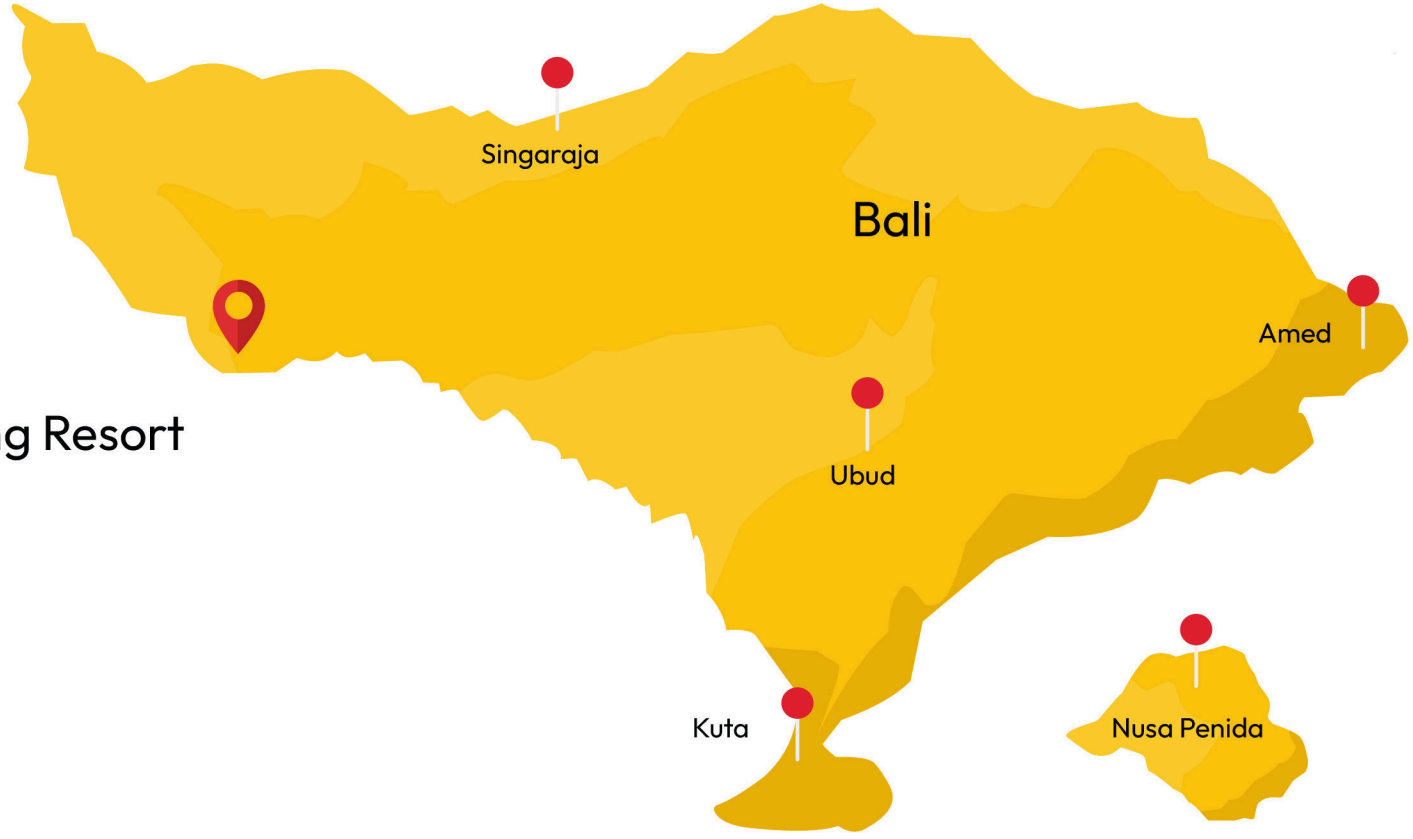
Designed as a private riverside resort, Le Modang combines **modern tropical living** with the serenity of Bali's natural landscapes. The resort features a collection of villas and bungalows, each carefully designed to offer comfort, privacy and timeless style.

As an owner, you not only enjoy a second home in paradise, but also benefit from a **fully managed rental opportunity,** making Le Modang both a lifestyle choice and a smart long-term investment.

Here, you wake up to the sound of the river, the breeze of the ocean, and the **beauty of authentic Bali.**

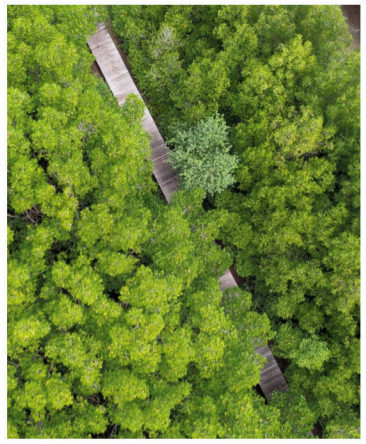
Le Modang
Resort Bali

Le Modang Resort









Next: Villas & Bungalows →















Bungalow T-45

Off-plan

- Plot size: 100 m²
- Living area: 45 m²
- Bedrooms: 1
- Bathrooms: 1
- Modern kitchen
- Car parking

Optional upgrades

Enhance your villa with a range of upgrades, designed to match your lifestyle:

- Full Kitchen Upgrade – Complete modern kitchen incl. sink, extractor hood, gas stove, and refrigerator (from €8,000).
- Private Pool – Add a plunge pool or mini swimming pool to your backyard oasis (from €15,000, incl. construction).
- Custom requests available on demand













Bungalow T-60

Off-plan

- Plot size: 150 m²
- Living area: 70 m²
- Bedrooms: 2
- Bathrooms: 2
- Modern kitchen
- Private pool: 14 m²
- Pool deck: 7 m²
- Garden: 31 m²
- Car parking: 17,5 m²

Optional upgrades

Enhance your villa with a range of upgrades, designed to match your lifestyle:

- Sliding glass wall to enclose the veranda and kitchen
- Sustainability package with solar panels and battery system
- Designer hardwood kitchen with integrated appliances (gas or induction available)
- Flexible floorplan: convert bedroom into extended living area
- Custom requests available on demand











Bungalow T-80

Off-plan

- Plot size: 200 m²
- Living area: 94 m²
- Bedrooms: 2
- Bathrooms: 2
- Modern kitchen
- Private pool: 19 m²
- Pool deck: 12 m²
- Garden: 41 m²
- Car parking: 20 m²



Optional upgrades

Enhance your villa with a range of upgrades, designed to match your lifestyle:

- Sliding glass wall to enclose the veranda and kitchen
- Sustainability package with solar panels and battery system
- Designer hardwood kitchen with integrated appliances (gas or induction available)
- Flexible floorplan: convert bedroom into extended living area
- Custom requests available on demand













Bungalow T-100

Off-plan

- Plot size: 250 m²
- Living area: 100,5 m²
- Bedrooms: 2
- Bathrooms: 2
- Modern kitchen
- Private pool: 20 m²
- Pool deck: 14,5 m²
- Garden: 79 m²
- Garage: 20 m²

Optional upgrades

Enhance your villa with a range of upgrades, designed to match your lifestyle:

- Sliding glass wall to enclose the veranda and kitchen
- Sustainability package with solar panels and battery system
- Designer hardwood kitchen with integrated appliances (gas or induction available)
- Flexible floorplan: convert bedroom into extended living area
- Custom requests available on demand



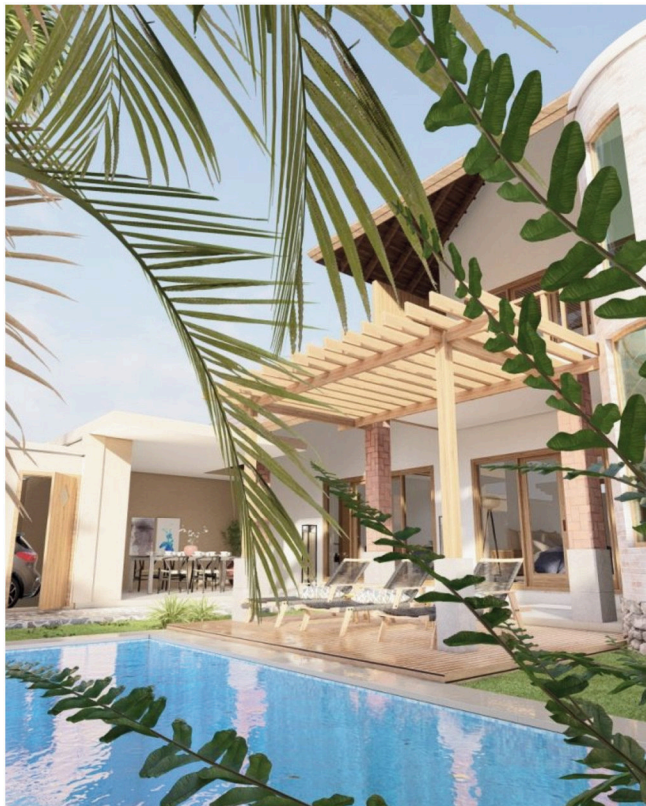










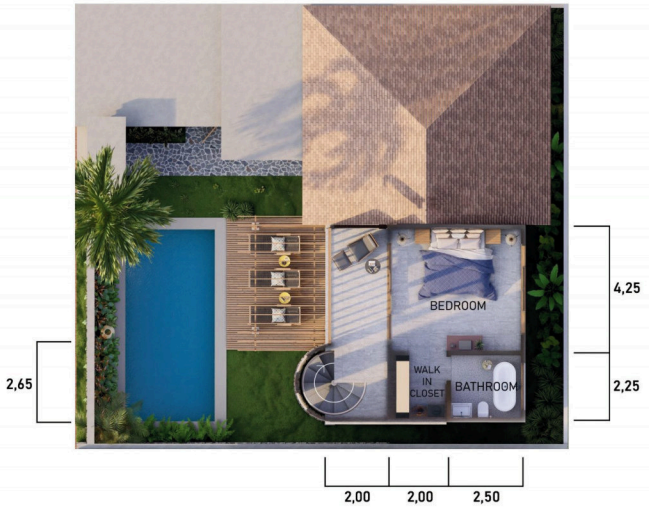


Villa T-125

Off-plan

- Plot size: 250 m²
- Living area: 145 m²
- Floors: 2 (first floor accessible via spiral staircase)
- Bedrooms: 3
- Bathrooms: 3
- Modern kitchen
- Private pool: 20 m²
- Pool deck: 14,5 m²
- Garden: 79 m²
- Garage: 20 m²





Optional upgrades

Enhance your villa with a range of upgrades, designed to match your lifestyle:

- Sliding glass wall to enclose the veranda and kitchen
- Sustainability package with solar panels and battery system
- Designer hardwood kitchen with integrated appliances (gas or induction available)
- Flexible floorplan: convert bedroom into extended living area
- Custom requests available on demand

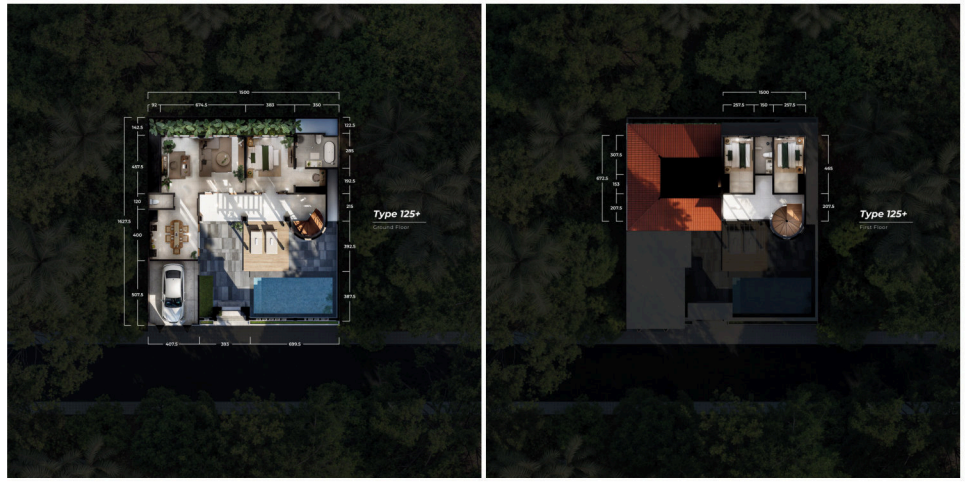












Villa T-125+

Off-plan

- Plot size: 250 m²
- Living area: 157 m²
- Floors: 2 (first floor accessible via spiral staircase)
- Bedrooms: 3
- Bathrooms: 2
- Modern kitchen
- Private pool: 20 m²
- Pool deck: 15 m²
- Garden: 79 m²
- Garage: 20 m²

Optional upgrades

Enhance your villa with a range of upgrades, designed to match your lifestyle:

- Sliding glass wall to enclose the veranda and kitchen
- Sustainability package with solar panels and battery system
- Designer hardwood kitchen with integrated appliances (gas or induction available)
- Flexible floorplan: convert bedroom into extended living area
- Custom requests available on demand











Villa T-150

Off-plan

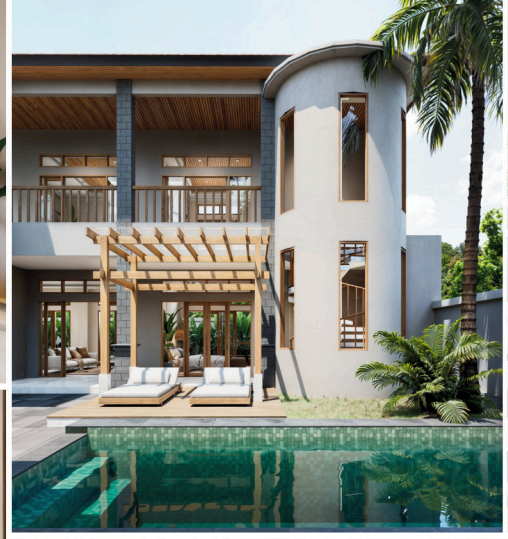
- Plot size: 250 m²
- Living area: 160 m²
- Floors: 2 (first floor accessible via spiral staircase)
- Bedrooms: 4
- Bathrooms: 4
- Modern kitchen
- Private pool: 20 m²
- Pool deck: 12 m²
- Garden: 79 m²
- Garage: 20 m²



Optional upgrades

Enhance your villa with a range of upgrades, designed to match your lifestyle:

- Sliding glass wall to enclose the veranda and kitchen
- Sustainability package with solar panels and battery system
- Designer hardwood kitchen with integrated appliances (gas or induction available)
- Flexible floorplan: convert bedroom into extended living area
- Custom requests available on demand

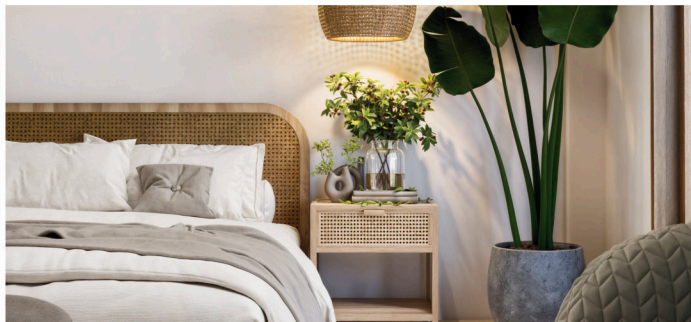











Villa T-150+

Off-plan | Direct Ownership



- Plot size: 250 m²
- Living area: 169 m²
- Floors: 2 (first floor accessible via spiral staircase)
- Bedrooms: 3
- Bathrooms: 3
- Modern kitchen
- Private pool: 20 m²
- Pool deck: 12 m²
- Garden: 79 m²
- Garage: 20 m²

Optional upgrades

Enhance your villa with a range of upgrades, designed to match your lifestyle:

- Sliding glass wall to enclose the veranda and kitchen
- Sustainability package with solar panels and battery system
- Designer hardwood kitchen with integrated appliances (gas or induction available)
- Flexible floorplan: convert bedroom into extended living area
- Custom requests available on demand

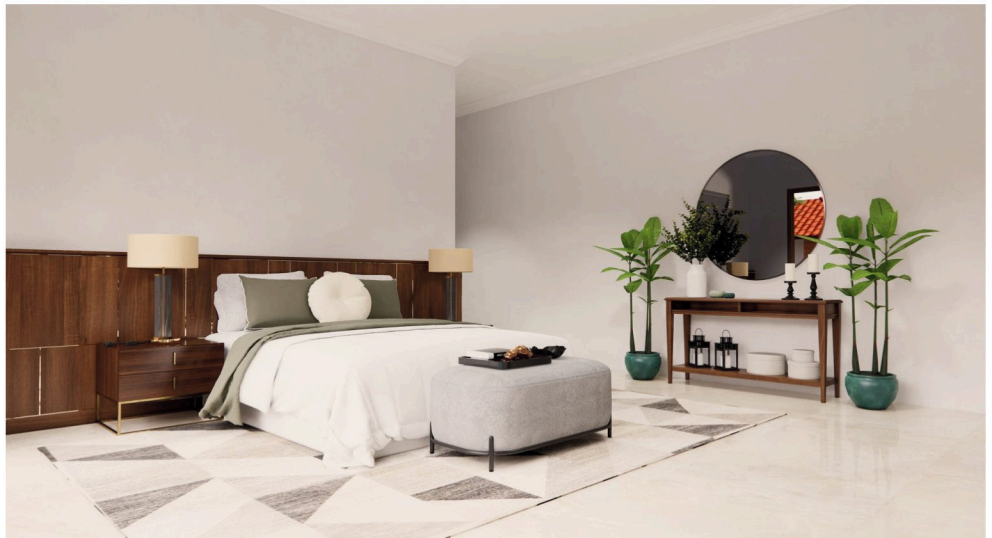














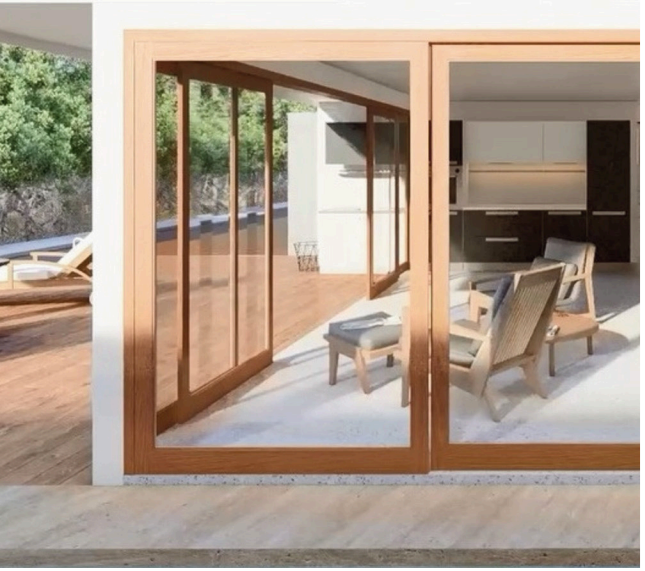
Waterbungalow

Off-plan | Direct Ownership

- Plot size: 540 m²
- Living area: 240 m²
- Bedrooms: 3
- Bathrooms: 3
- Modern kitchen
- Private pool: 25,6 m²
- Pool deck: 102 m²
- Garden: 148,90 m²
- Garage: 25,5 m²
- Private boat parking: up to 10m boats























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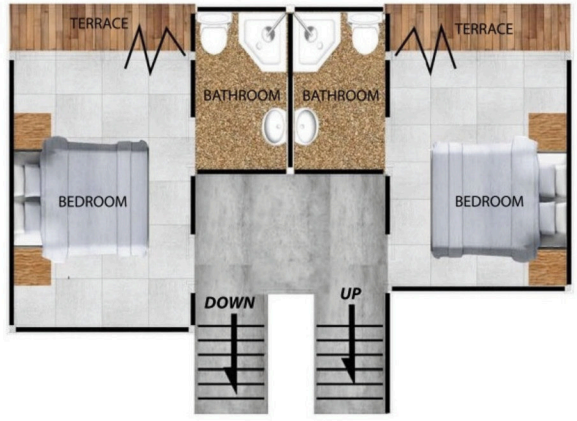


Watervilla

Off-plan | Direct Ownership

- Plot size: 250 m² - 300 m²
- Living area: 460 m² - 600 m²
- Floors: 6
- Bedrooms: 2 - 4
- Bathrooms: 2 - 6
- Modern kitchen
- 2nd kitchen on rooftop
- Private pool: 42 m² - 53 m²
- Pool deck: 111 m² - 192 m²
- Garage: 25 m²
- Private boat parking: up to 10m boats
- Rooftop terrace

Jembrana

Le Modang is located in Perancak, Jembrana, one of Bali's fastest developing regions. With the new toll road connecting Denpasar airport to Gilimanuk, travel times to West Bali will be dramatically reduced — placing your villa within easy reach while preserving the area's natural charm.

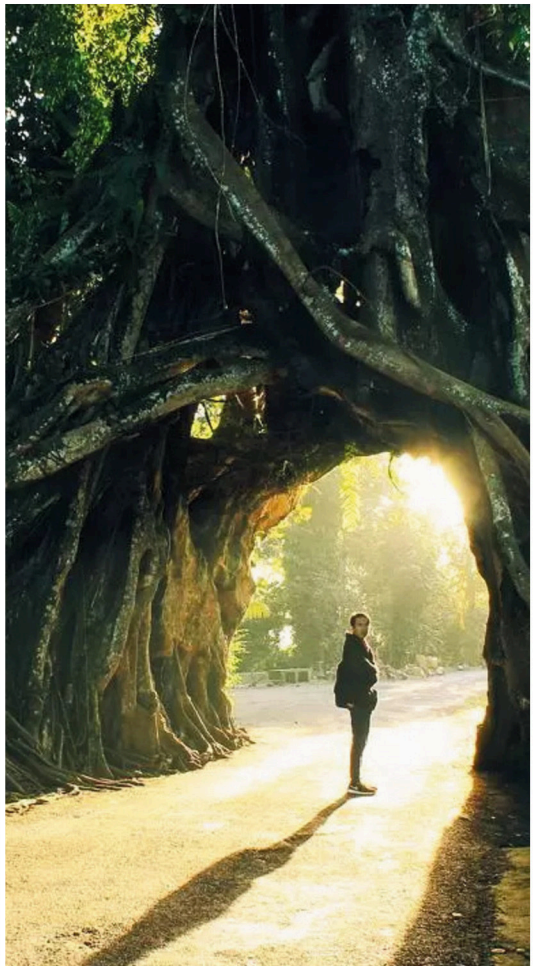
Nearby highlights include:

- The famous surf breaks of Medewi
- Menjangan Island for world-class diving
- Bunut Bolong sacred tree
- Rich cultural heritage with temples and colonial-era landmarks

Le Modang offers the perfect balance between tranquility, accessibility, and growth potential.









Lifestyle & Nature

West Bali offers a slower, more authentic rhythm of life. Here you'll find untouched beaches, rice terraces, and traditional villages alongside modern comforts. Wake up to ocean breezes, explore vibrant local markets, or enjoy sunset dining at nearby warungs and restaurants.







Food

Food in Bali is as vibrant as its culture. From fresh seafood caught daily in the waters of Perancak, to aromatic spices and tropical fruits, the island offers flavors you won't forget. In West Bali, you'll find authentic warungs serving traditional dishes, alongside modern restaurants offering international cuisine. Whether it's a simple grilled fish by the beach or fine dining with a sunset view, Bali is a true culinary paradise.

Culture

Bali is known as the Island of the Gods, where daily life is deeply connected to spirituality, tradition, and art. From colorful temple ceremonies to graceful Balinese dance and gamelan music, culture here is not something you visit — it surrounds you every day. Respect for nature and community is at the heart of Balinese life, making it one of the most welcoming places in the world.





Future Vision - Phase 2

Beyond the private residences, the resort masterplan includes a boutique hotel and leisure amenities that will shape Le Modang into a full lifestyle destination.

Hotel

Planned on the eastern bank of the Negara River, the hotel will feature 46 luxury rooms and serve as the vibrant hub of the resort, with a pool, fitness facilities, and a variety of dining options.

Bars & Restaurants

Residents and guests will enjoy an array of culinary experiences, from authentic Indonesian fare to international cuisine, with rooftop bars and riverside terraces adding to the atmosphere.

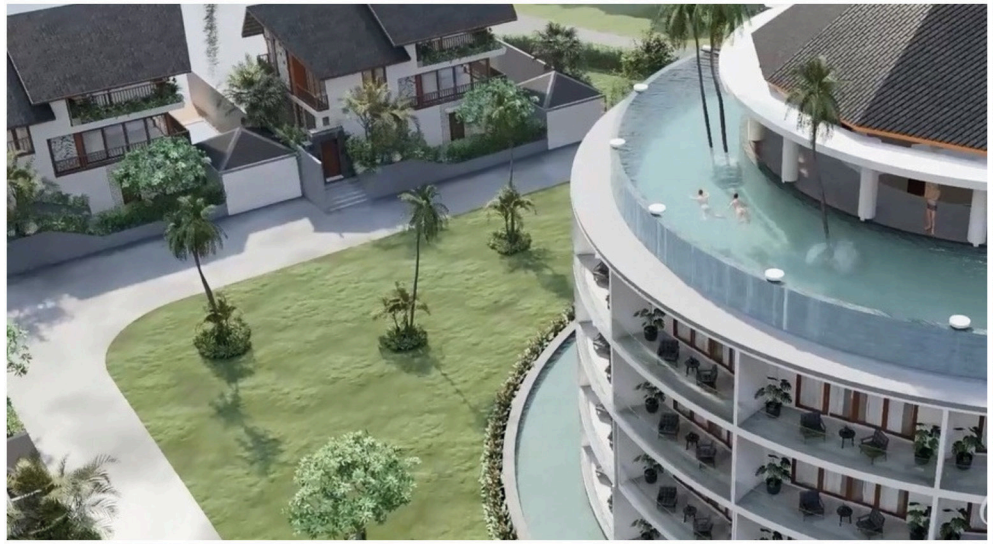
Spa & Wellness

Relax in an infinity pool with sweeping river views, book a Balinese massage from certified professionals, or stay active in a fully equipped fitness studio.

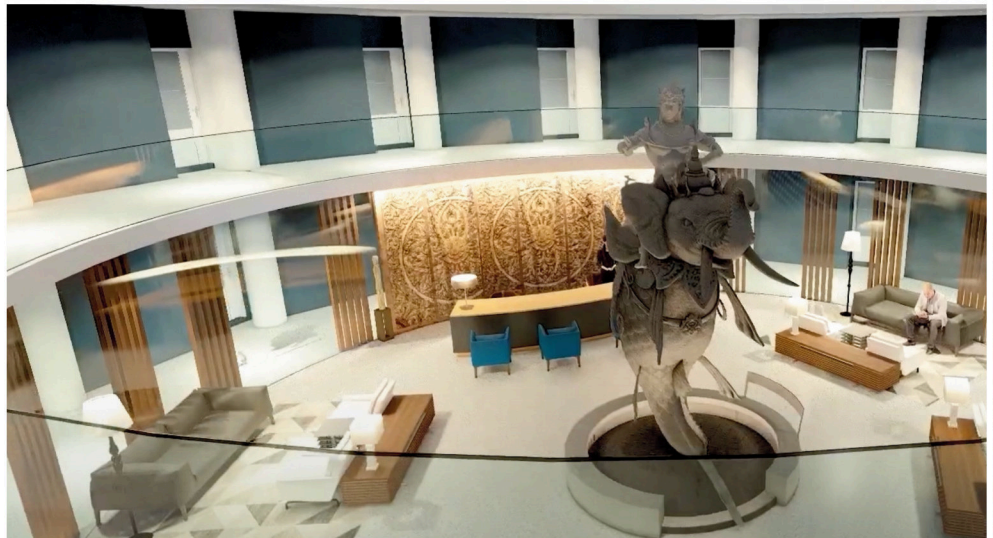








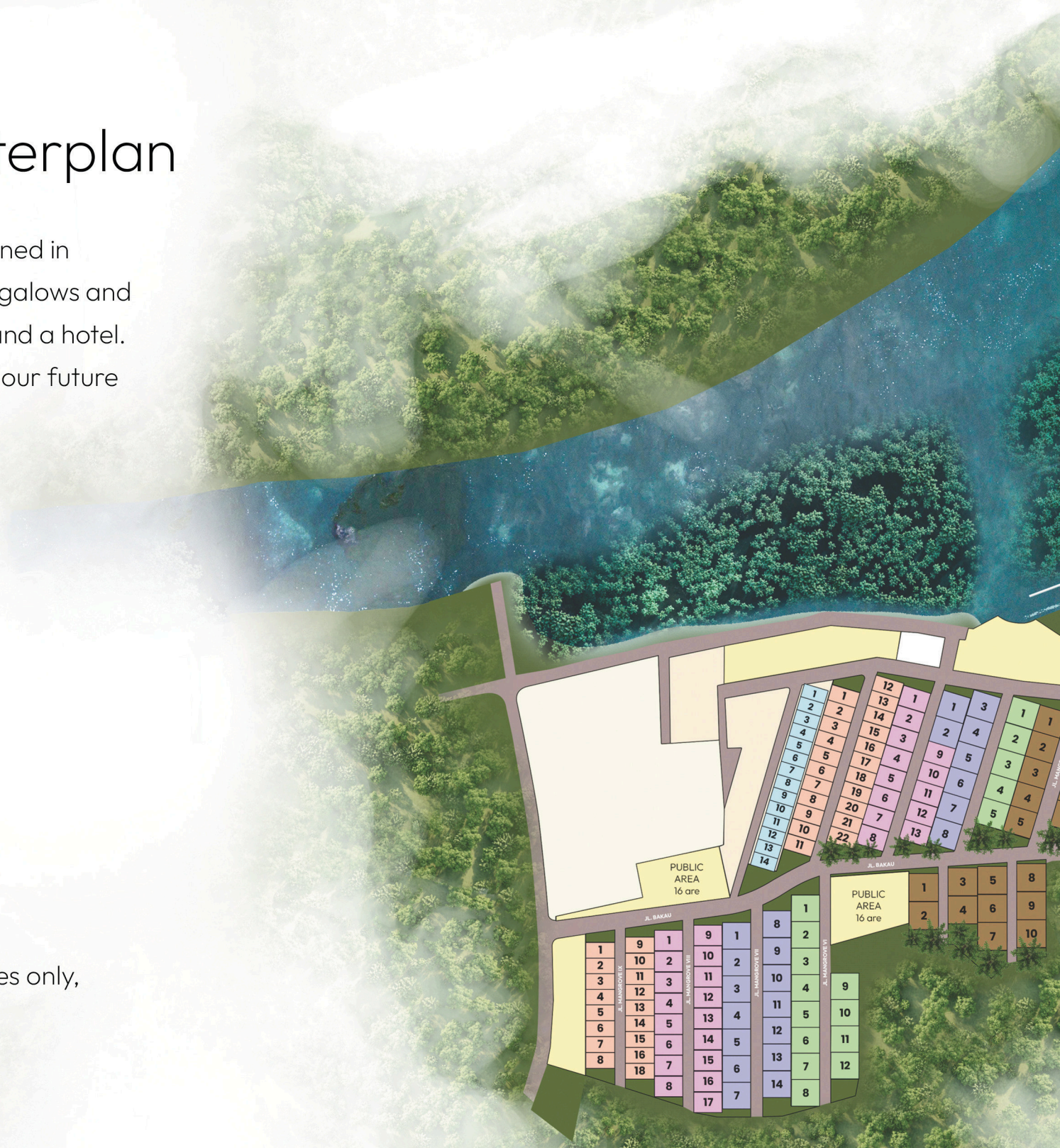






Le Modang masterplan

Le Modang River View Resort is designed in multiple phases, combining villas, bungalows and future amenities such as water villas and a hotel. This masterplan gives an overview of our future vision.



Concept plan — for indicative purposes only, subject to change.


HOTEL
JL. WATER VILLA
JL. BAKAUI
Bungalows Type 45
Bungalows Type 60
Bungalows Type 80
Bungalows Type 100
Waterbungalows
Villas Type 125
Villas Type 150
Watervillas Type 1
(3 bedrooms without garage and rooftop)
Watervillas Type 2
(3 bedrooms with garage, without rooftop)
Watervillas Type 3
(4 bedrooms with garage and rooftop)
Watervillas Type 4
(4 bedrooms without garage and rooftop)

About Asian Properties

At **Asian Properties**, we develop thoughtfully designed villa projects in some of Bali's most beautiful and unspoiled regions. Together with our **trusted** local partner **Prima Mahesa Beratan**, we bring over **two decades** of **experience** in real estate development, architecture, and construction.

What we do

We specialize in high-quality, off-plan villas with a unique blend of modern interiors and local craftsmanship. Whether you're looking for a peaceful second home or a property with strong long-term value, our team is here to guide you — from initial orientation to final ownership.

Bali-based, globally minded

With deep roots in Bali and a growing international network, we combine the best of both worlds: local knowledge, international standards, and a personal approach to every project.

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For the latest updates on Le Modang Resort Bali, scan the QR code or visit our website.

Le Modang
Resort Bali

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