



ANANTARA

DRAGON SESEH BALI  
RESORT & RESIDENCES

The first luxury  
resort & residences in Seseh, Bali

Available for investment



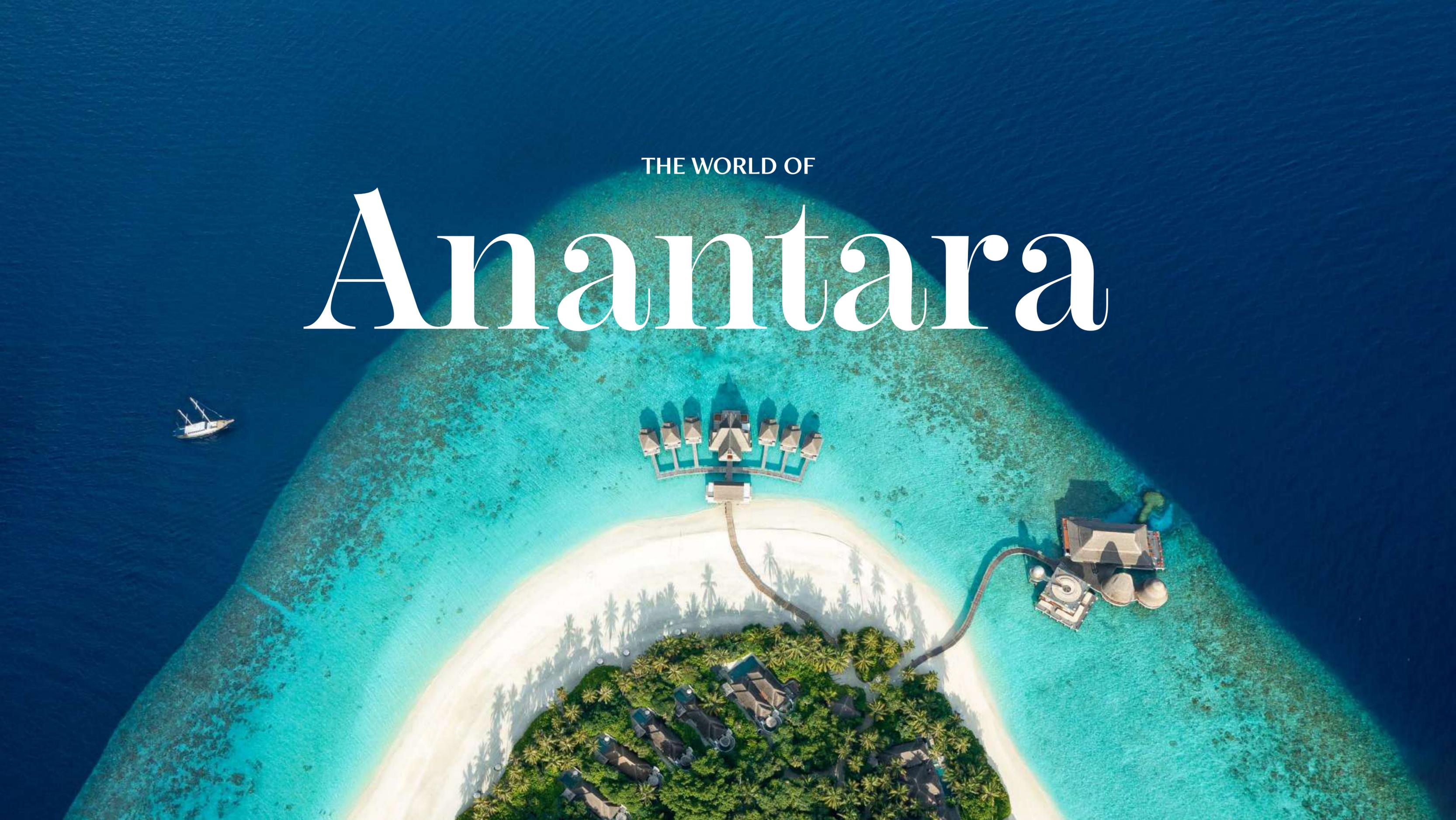
# Anantara Dragon Seseh Bali Resort & Residences

An innovative project with an extraordinary dragon-shaped design and cocoon-style residences by renowned British architect John Dawes. Anantara Dragon Seseh Bali Resort & Residences will be the first luxury beachfront resort and residences in Seseh offering world-class amenities: three swimming pools, restaurants and bars, a surf school, gym, yoga studio, spa, conferencing and coworking spaces, and a private helipad.



THE WORLD OF

# Anantara





## Anantara is a global luxury hotel & resort brand

Anantara has an intrinsic sense for authentic hospitality found in the most captivating locations around the world – from vibrant cities to vast deserts, from lush jungles to palm-fringed beaches – with ambition to create unforgettable memories for every guest in every destination.



# Anantara: A Minor Hotels brand

52

properties in 24 countries across Asia, the Middle East, the Indian Ocean, Africa, and Europe

17

hotels opened in the last seven years

550

hotels owned, managed and operated by Minor Hotels

45+

years' experience in hotels and hospitality

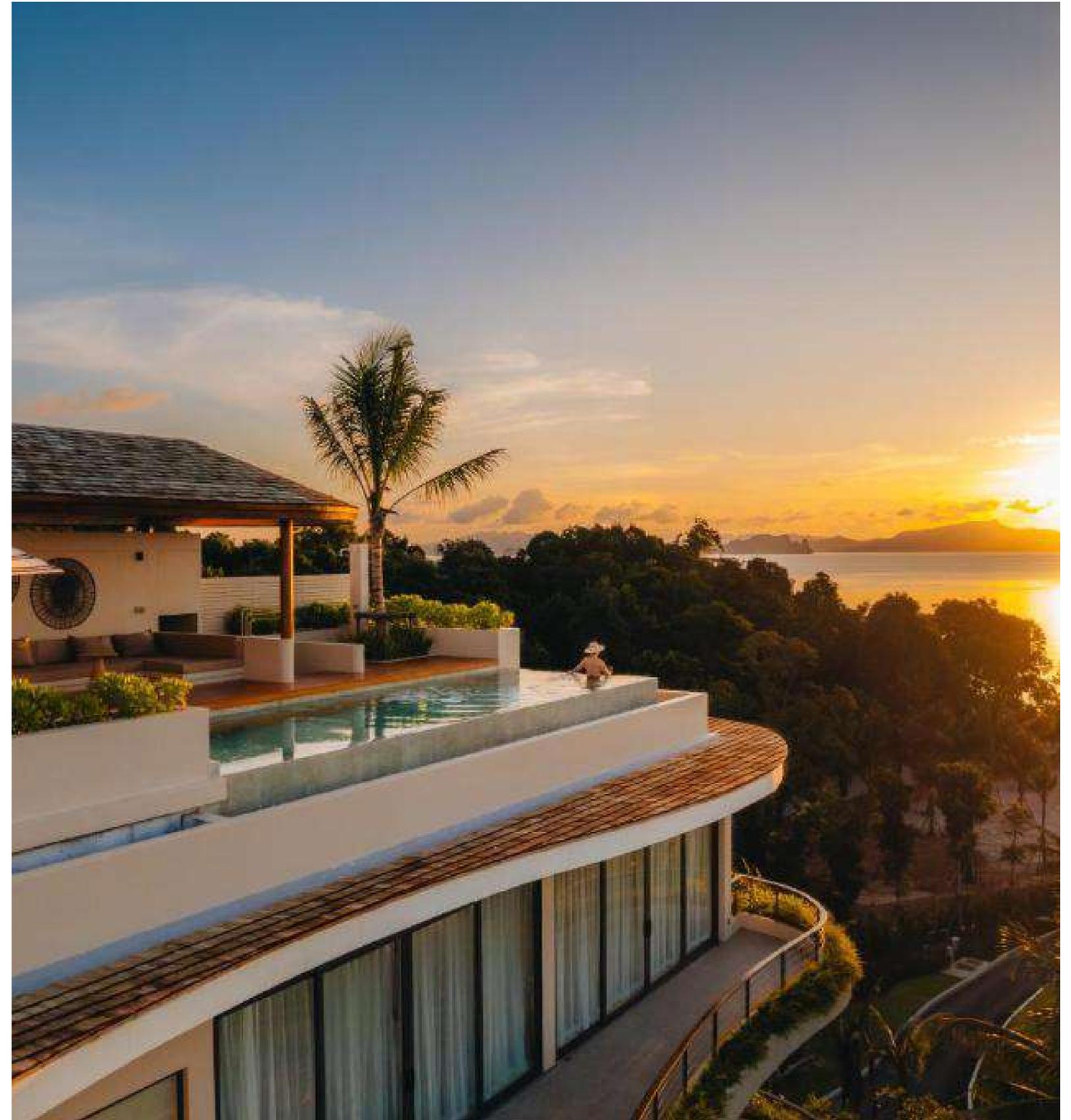
RECENT AWARD FOR HOTEL  
BUSINESS AND HOSPITALITY

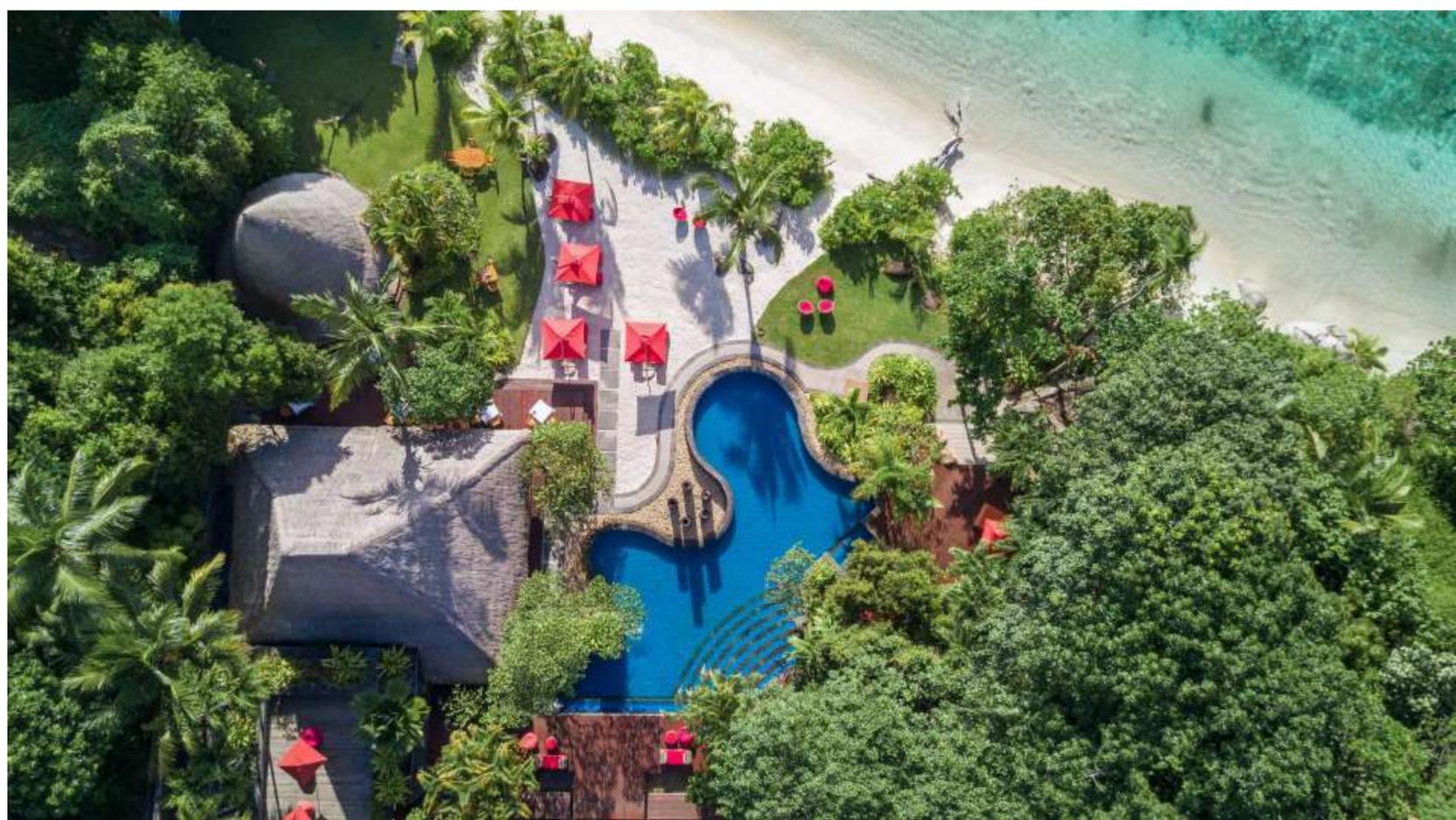
Tripadvisor  
Travelers'  
Choice Awards



# 52 properties in 24 countries

Through the years, Anantara has evolved into a global hospitality name that is as at home on the streets of Rome and Amsterdam as it is on the islands and beaches of Thailand and the Maldives. Each of Anantara's city hotels is a haven of elegant simplicity and authentic luxury, inspired by a distinct set of standards and hallmarks that set them apart from our beach and nature destinations.







## Taryan Group & Anantara

Anantara Dragon Seseh Bali Resort & Residences is developed and owned by the Taryan Group, a leading real estate and development company focused on progressive, innovative and ambitious development projects founded by Artur Mkhitarian.

Residences will be available for purchase exclusively through Taryan Group. The property will be operated by Minor Hotels under the Anantara Hotels & Resorts brand.





INTERNATIONAL  
PROPERTY  
AWARDS  
DEVELOPMENT

BEST RESIDENTIAL  
HIGH RISE  
DEVELOPMENT  
EUROPE

Taryan Towers  
by Taryan Group

2020-2021



INTERNATIONAL  
PROPERTY  
AWARDS  
DEVELOPMENT

BEST INTERNATIONAL  
RESIDENTIAL HIGH  
RISE DEVELOPMENT

Taryan Towers  
by Taryan Group

2020-2021

## The Taryan Towers

An innovative residential complex, which was awarded the 'Best Residential High-Rise Development' in the world at the International Property Awards 2020 – 2021. It is the first and only Ukrainian project to receive such a distinction worldwide.

## The Jack House

A luxury residential complex with rooftop featuring a panoramic restaurant, spa, fitness and thermal swimming pools. It received received a 'Best International Highrise Development' award at the International Property Awards 2020 – 2021 (Europe).

# Anantara Dragon Seseh Bali Resort & Residences

The project has won two prestigious titles at the Real Estate Asia Awards 2024: Luxury Residential Development of the Year (Indonesia) and Resort Estate Project of the Year (Indonesia).



**REAL ESTATE ASIA  
AWARDS 2024**

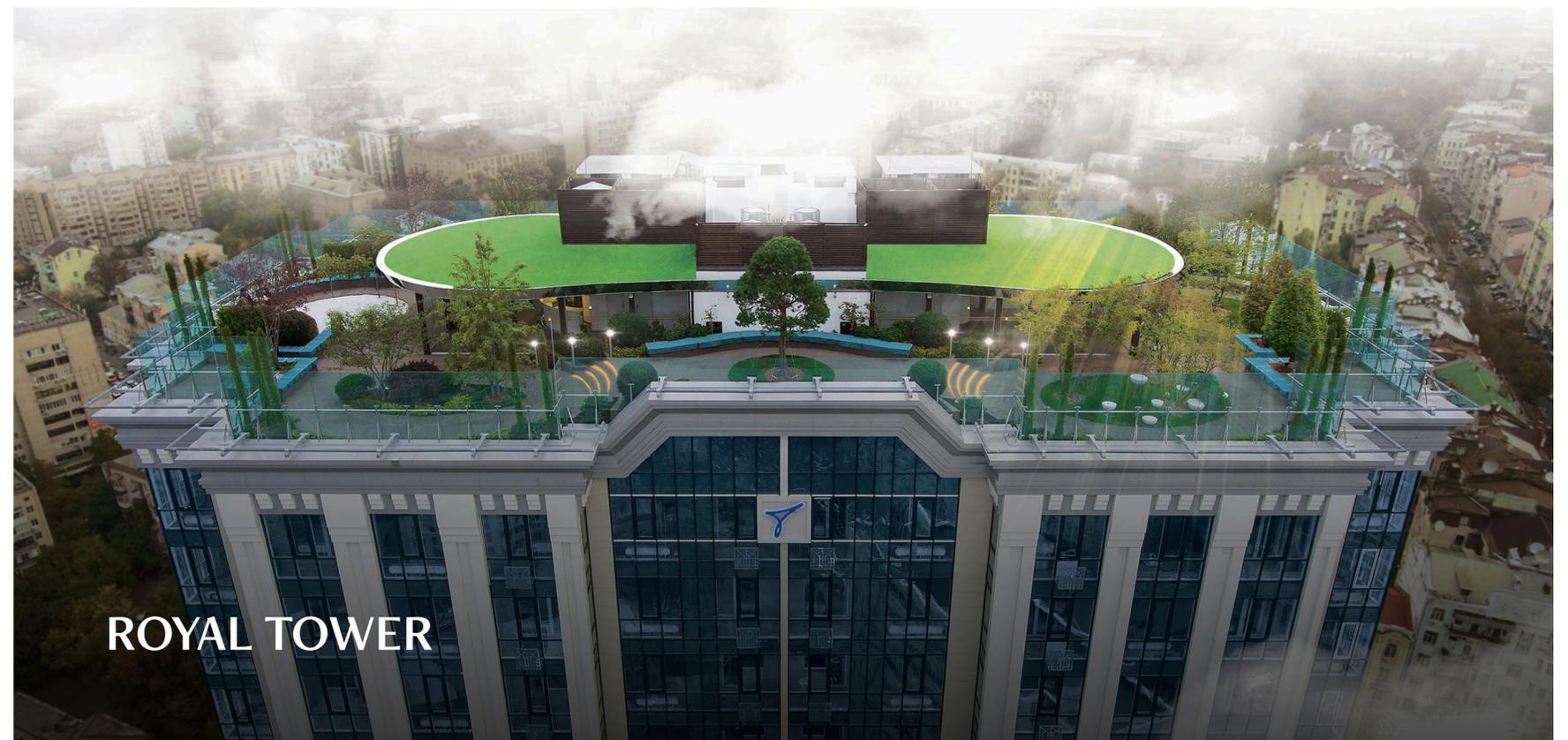
TARVAN DRAGON  
LUXURY RESIDENTIAL DEVELOPMENT  
OF THE YEAR - INDONESIA



**REAL ESTATE ASIA  
AWARDS 2024**

TARVAN DRAGON  
RESORT ESTATE PROJECT  
OF THE YEAR - INDONESIA

# Taryan Group projects



# For the Mkhitarian family, development is a dynastic profession

Arthur Mkhitarian's father — Nver Mkhitarian — is a well-known real estate developer, founder, and Chairman of the Emerald Palace Group.

As a development dynasty, we are dedicated to building a legacy of excellence and responsibility.

Our mission is to create enduring structures that enhance communities, and inspire future generations.



# Emerald Palace Group developments

In Dubai, Emerald Palace Group developed the Kempinski Hotel & Residences Palm Jumeirah, the luxurious Raffles The Palm Dubai and the 5-star lifestyle Hyde Hotel Dubai in the Business Bay area.



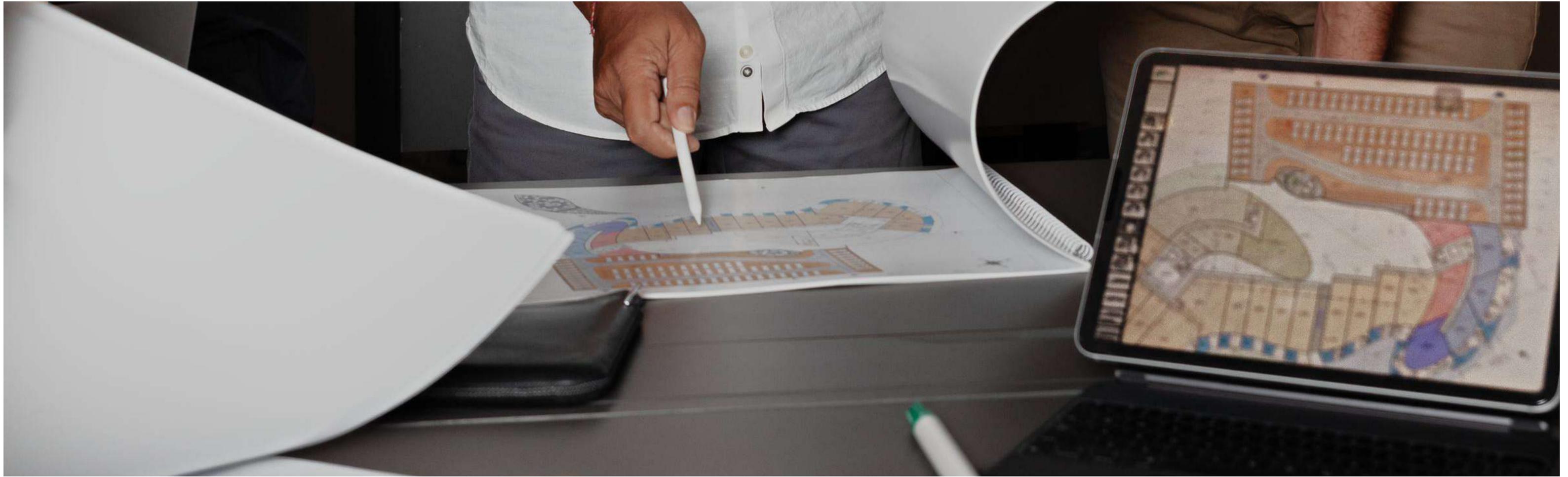
**KEMPINSKI HOTEL & RESIDENCES PALM JUMEIRAH**



**RAFFLES THE PALM DUBAI**



**HYDE HOTEL DUBAI**



Trusted project auditors are well-known companies

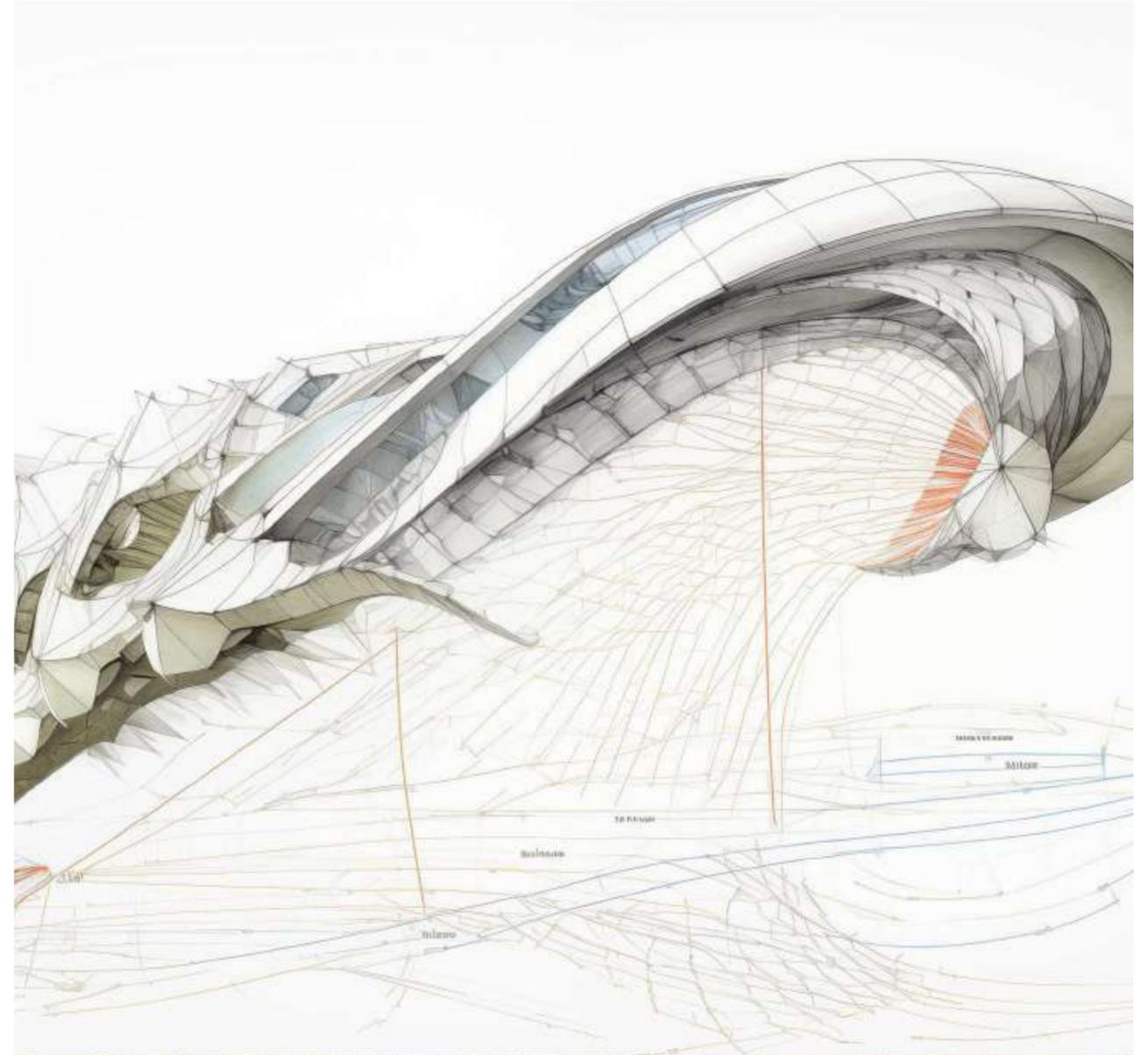




## Striking dragon-shaped architecture by renowned British architect John Dawes

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“We created the Anantara Dragon Seseh Bali Resort & Residences purely inspired by what we feel here, the philosophy, and everything that Bali represents. It almost feels like a piece of living sculpture.”



# Proven construction pedigree

40+

years of experience:  
operating since 1982

200+

major projects: including hospitals,  
universities, bridges, and parking structures

1500+

employees: highly qualified  
engineers, architects, and  
specialists

## International

standards: certified  
quality and safety

## In-house

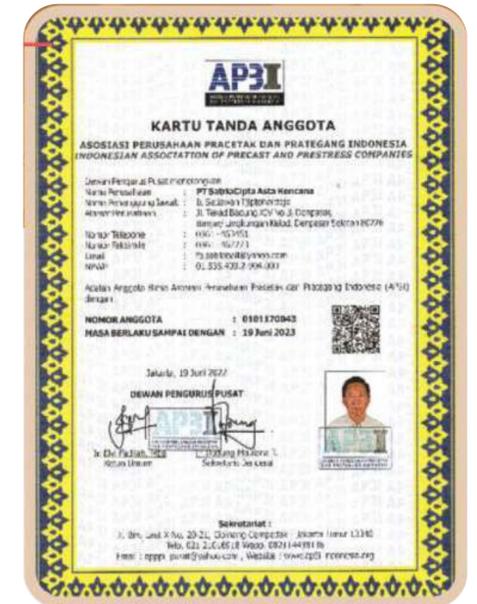
production: quality  
control at all stages

## Eco-friendliness

minimising environmental impact



SERTIFIKAT BADAN USAHA  
JASA PELAKSANA KONSTRUKSI



KARTU TANDA  
ANGGOTA AP3I

## LOCATION

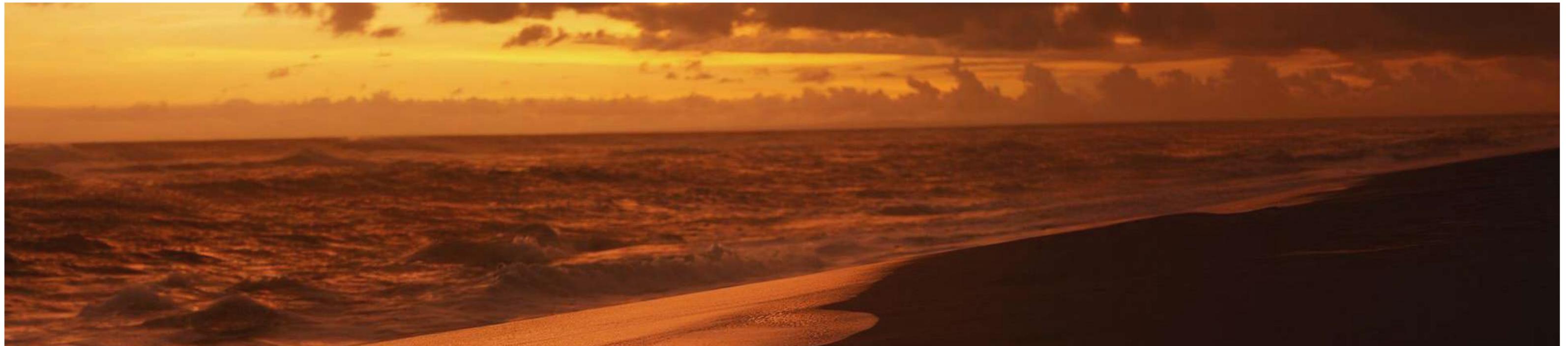
# Seseh: an authentic and serene destination

Anantara Dragon Seseh Bali Resort & Residences sits on a prime beachfront location on the rich, volcanic sands of Seseh Beach. Known as the quieter neighbor of bustling Canggu, Seseh is set to experience sustained growth and development in the coming years, driving up real estate prices. It is conveniently located 15 minutes from Canggu and one hour from Denpasar Airport.



## LOCATION

The only beachfront investment project near Canggu



# Elevated infrastructure

PRIVATE HELIPAD



2 BARS, 200 SEATS



FITNESS & YOGA AREA, 300 SQM



216 PRIVATE COCOONS



CONFERENCE & COWORKING SPACES



SHOPS & BOUTIQUES



WELLNESS & SPA CENTRE, 700 SQM



RESTAURANT, 280 SEATS



3 INFINITY POOLS



UNDERGROUND PARKING



JAPANESE RESTAURANT, 180 SEATS



BEACH LOUNGE



SURFING SPOT & SURF SCHOOL





THREE INFINITY POOLS

A wide-angle photograph of a modern, opulent resort lobby. The space is characterized by a large, curved ceiling with a warm, golden glow and a pattern of small, star-like lights. The floor is covered in a repeating pattern of dark, circular shapes that resemble dragon scales. In the center, a reception desk made of rough-hewn stone is staffed by a person. To the left, a large fountain features a circular base where water flows over a low wall, and a ring of fire burns in the center. To the right, a man sits on a curved, light-colored sofa, looking at his phone. The background shows a view of a tropical resort with palm trees and a swimming pool under a clear sky.

## Entering the resort & residences

Guests are greeted with opulence, from the floors metaphorically shaped like dragon scales to the exquisite use of precious natural materials. The stone reception anchors the space with elegance, leading eyes toward the lobby's centrepiece: a unique fountain where fire and water merge, symbolising harmony and duality. This stunning blend of elements creates an unforgettable welcome, setting the tone for a luxurious stay.



ALL-DAY DINING RESTAURANT & BARS



**SPECIALITY JAPANESE RESTAURANT**



BAR



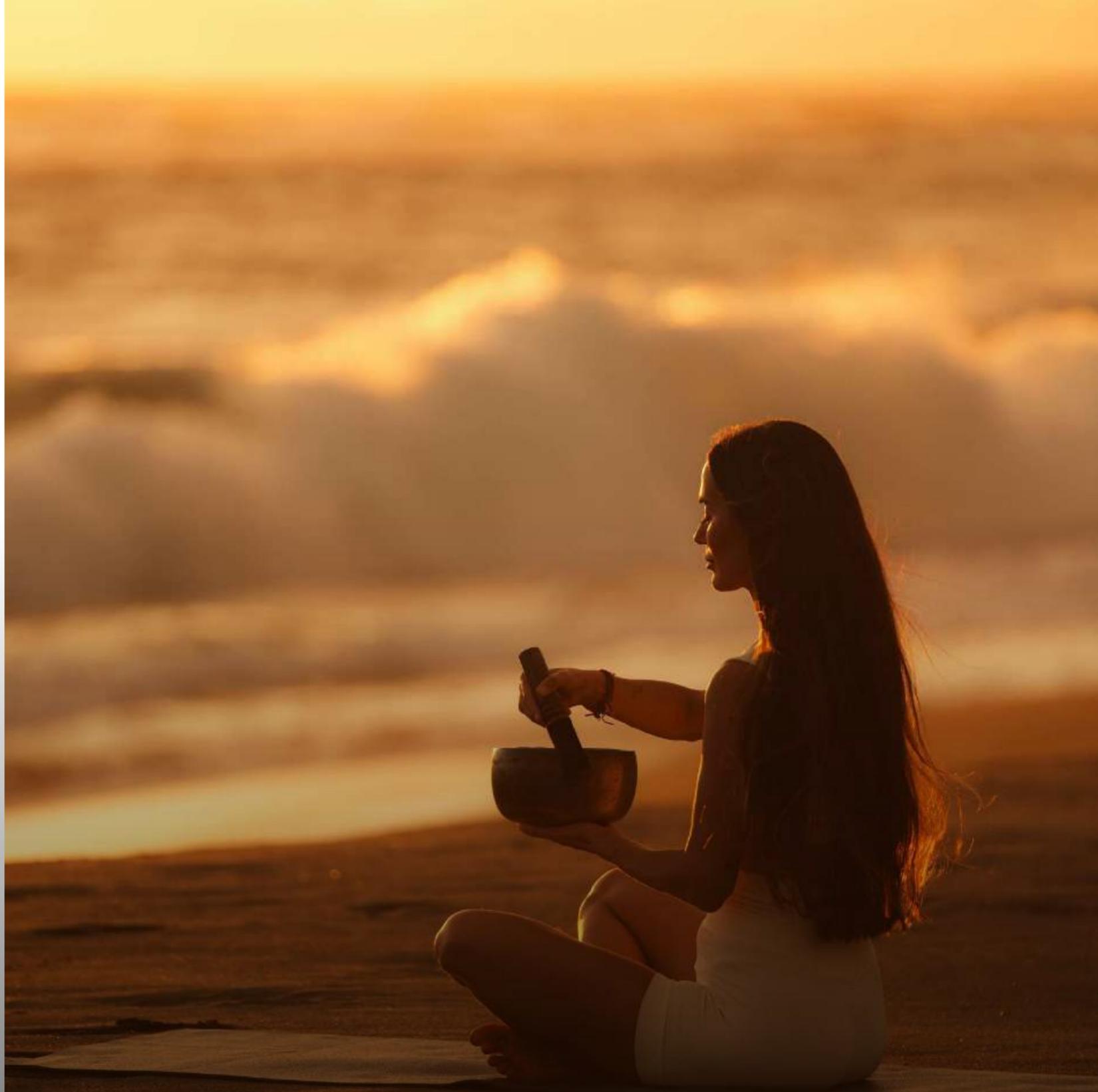
TOP-OF-THE-LINE FITNESS CENTRE



DEDICATED YOGA & MEDITATION STUDIOS



**BEACH YOGA & MEDITATION AREA**





ON-SITE SURF SCHOOL



ANANTARA

SPA



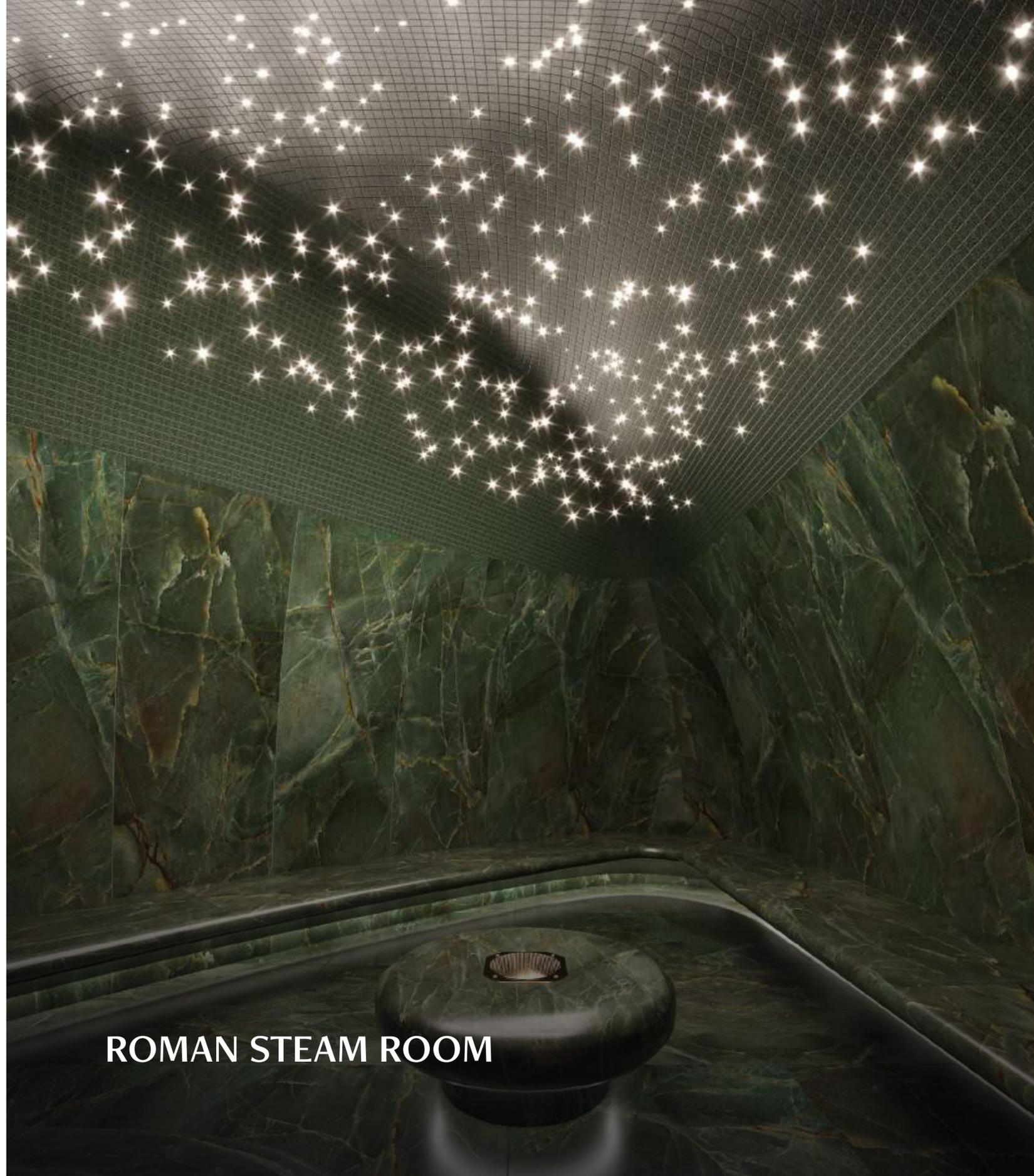
RECEPTION



HAY ROOM



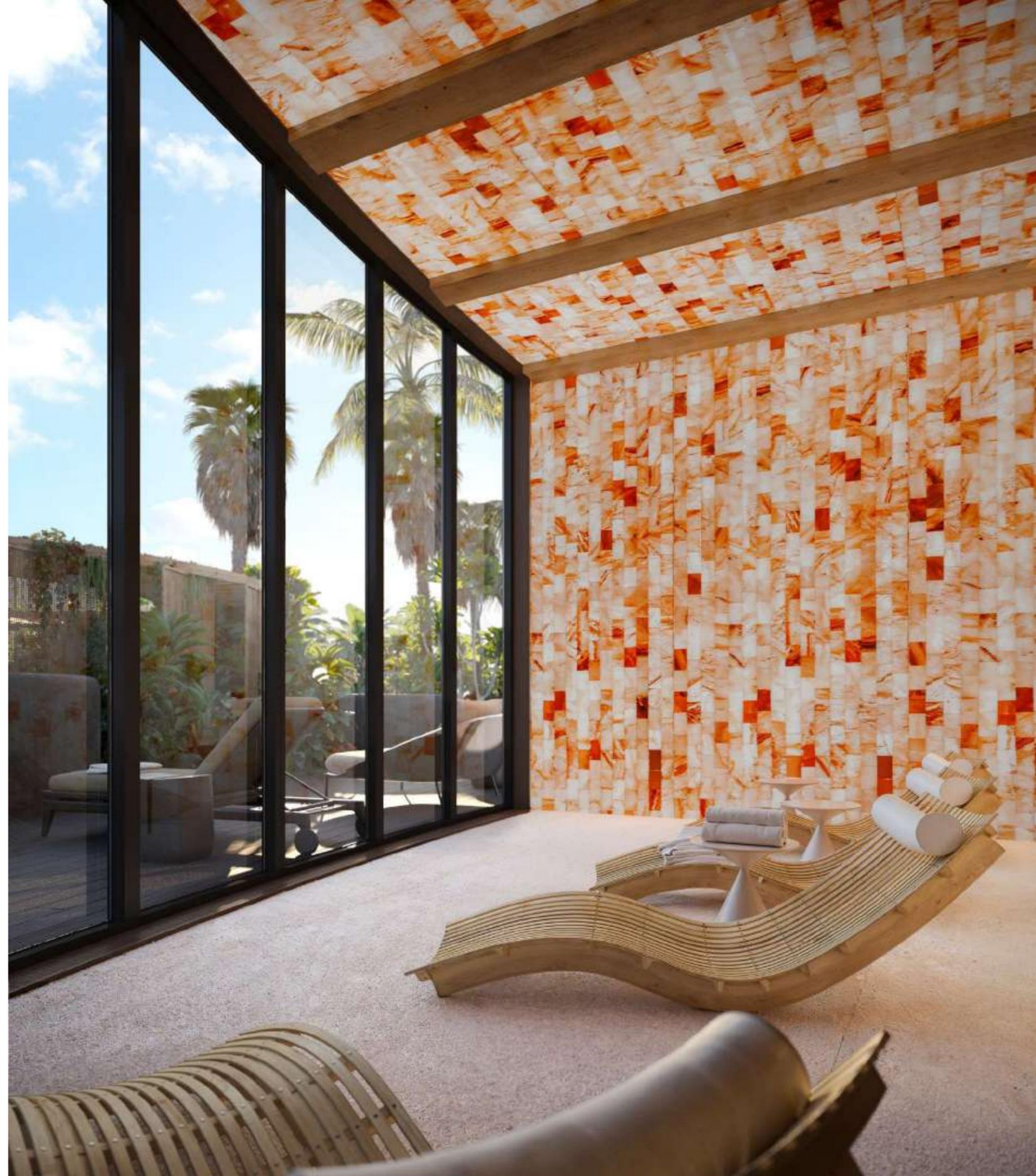
SAUNA



ROMAN STEAM ROOM



SALT ROOM





**TREATMENT ROOM**

SNOW ROOM





HALL



HAMMAM



FINNISH SAUNA





JAPANESE BATHS





JACUZZI POOL

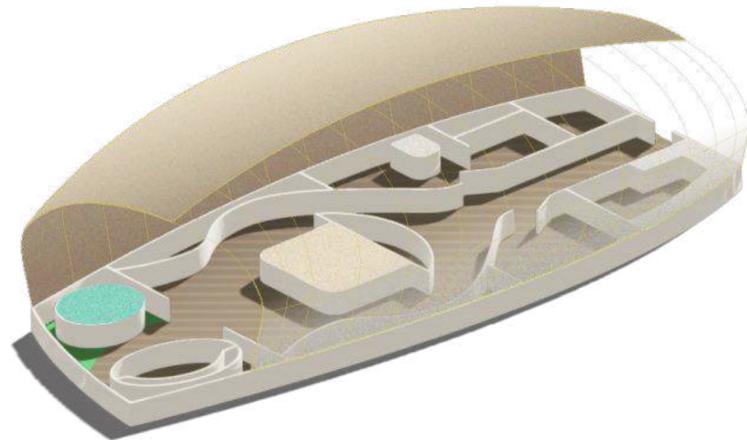


PRIVATE HELIPAD



## Cocoon residences

Invest in a distinctive beachfront cocoon residence. Over 200 spacious units, ranging from 52,5 - 120 sqm, frame breathtaking views of the ocean, sunrises, and sunsets. The cocoon concept, inspired by its use in nature, is your sanctuary to find inspiration, harmony and serenity.



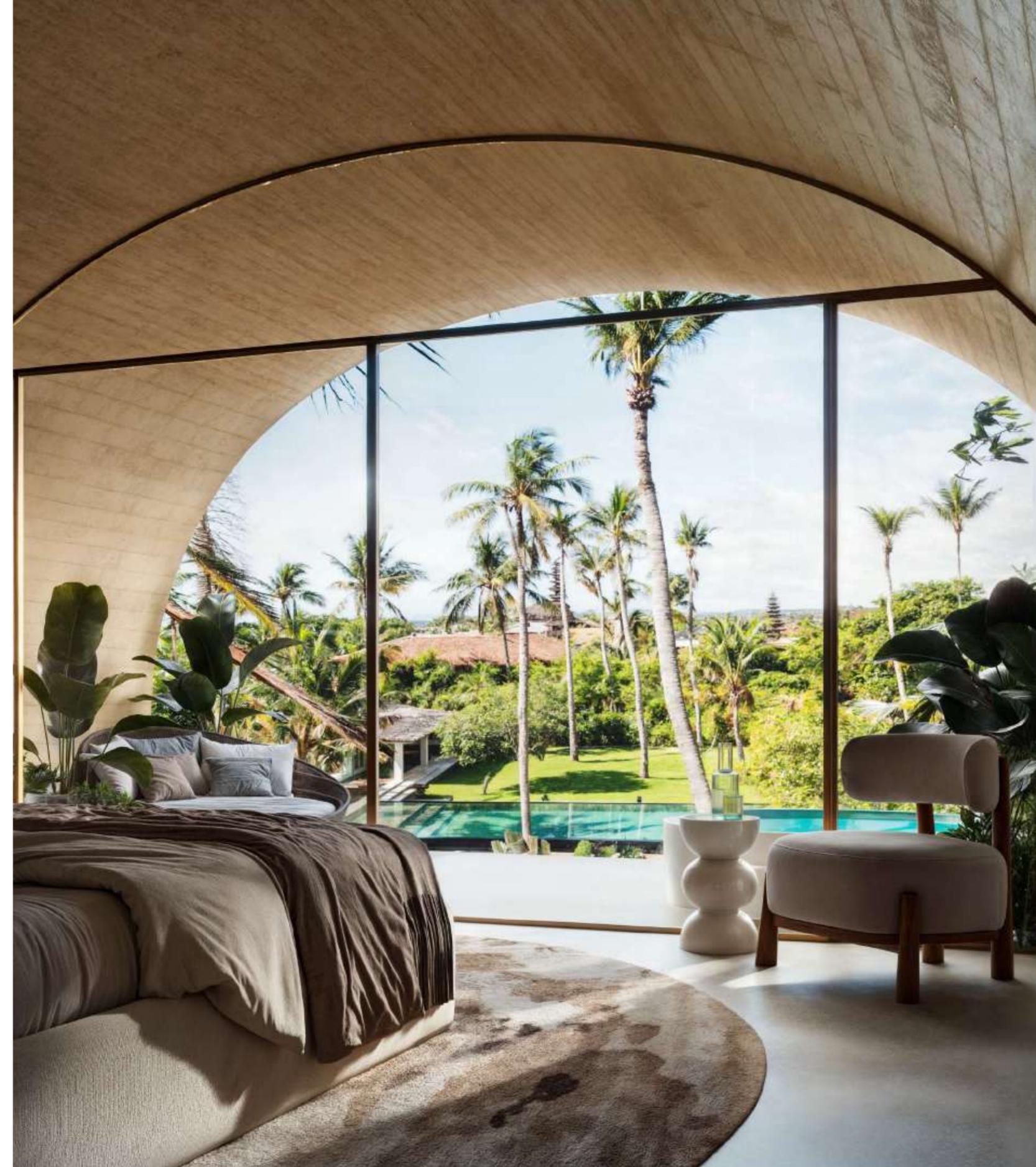
# The cocoon concept

The cocoon, historically considered a protective barrier, transforms into a private refuge, ensuring safety and comfort. A secluded space where you can retreat from the outside world, in harmony with nature.

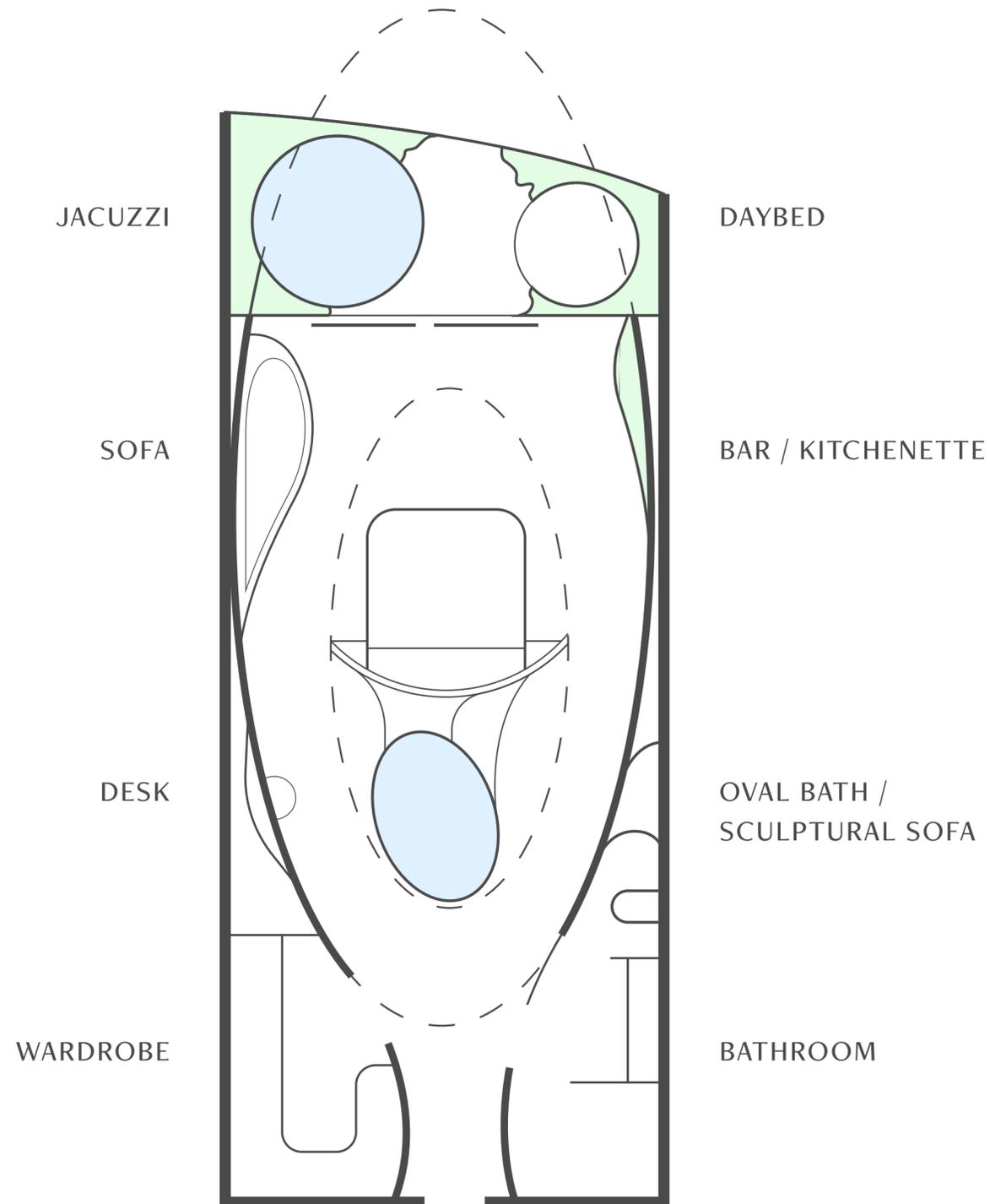












## Cocoon – 52.5 sqm

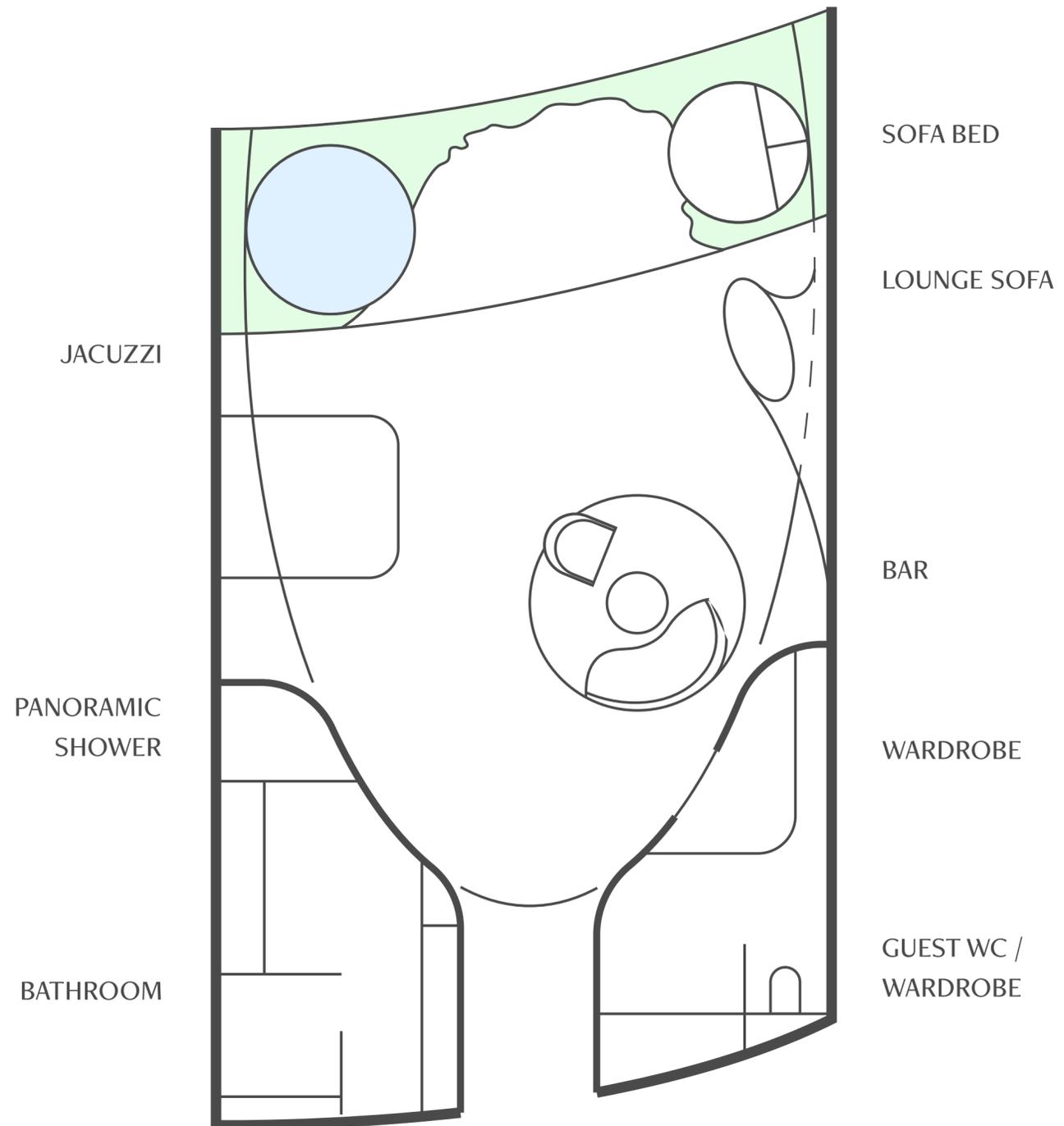
### SPECIFICATIONS OF THE UNIT

- Dressing room
- Bathroom: double washbasin, installation (WC), shower cabin (glass screen), mirror
- Living room: bed, bathroom, sofa/couch, coffee table, armchair, chair, table (built-in, cocoon construction element), TV cabinet
- Terrace: round bath, sofa/chair, coffee table
- Equipment: TV, mini fridge
- Miscellaneous: textiles and decor elements, carpet, decorative lighting

# Cocoon – 75 sqm

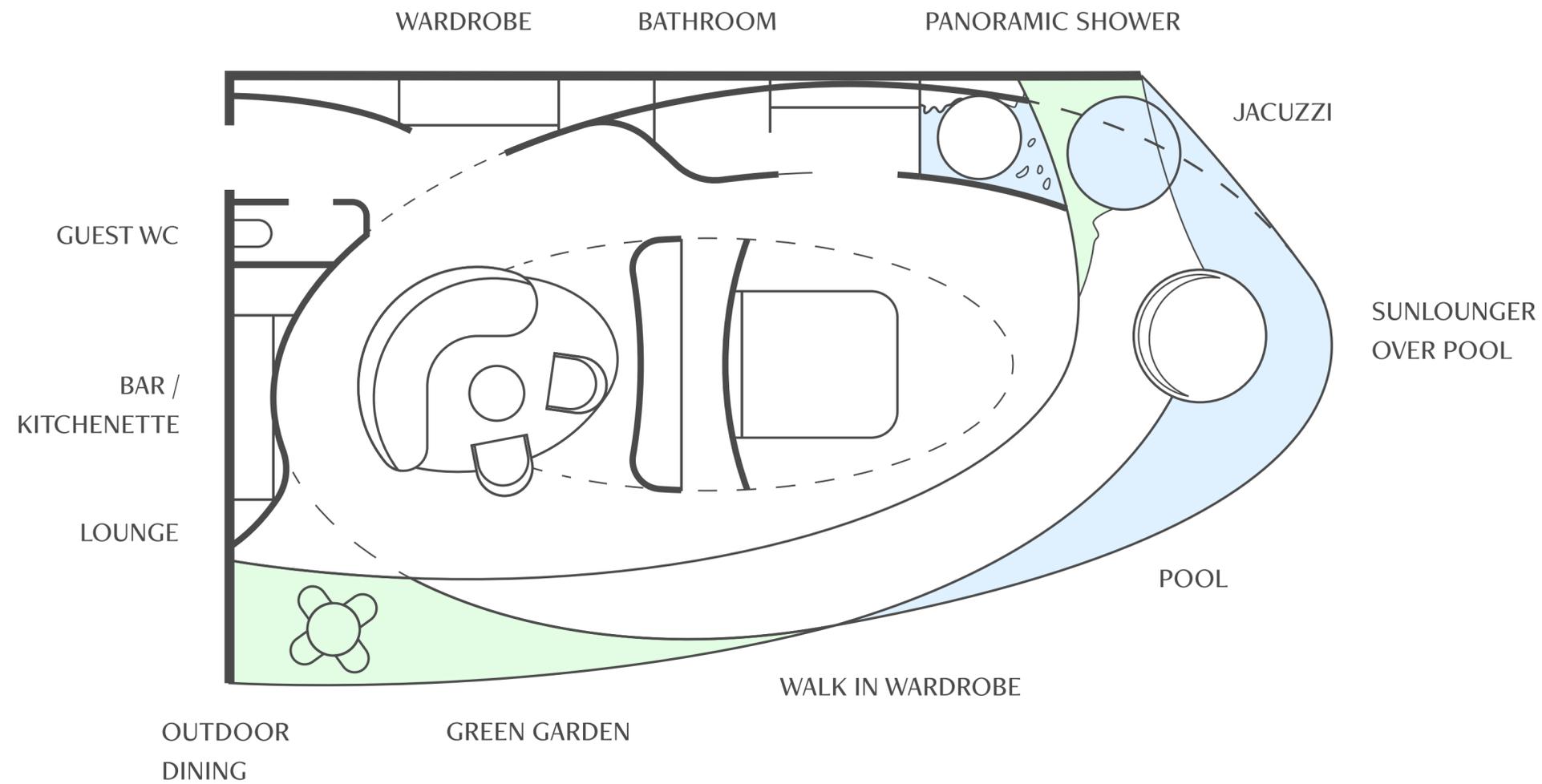
## SPECIFICATIONS OF THE UNIT

- Dressing room
- Bathroom: double washbasin, installation (WC), shower cabin (glass screen), mirror
- Living room: bed, bathroom, sofa/couch, coffee table, armchair, chair, table (built-in, cocoon construction element), TV cabinet, dining table for 4 people, table, chairs for 2 persons
- Terrace: round bath, sofa/chair, coffee table
- Equipment: TV
- Kitchen: built-in kitchen appliances, sink, induction cooktop, mini fridge
- Miscellaneous: textiles and decor elements, carpet, decorative lighting



# Cocoon – 120 sqm

## SPECIFICATIONS OF THE UNIT



- Dressing room
- Bathroom: double washbasin, installation (WC), shower cabin (glass screen), mirror
- Living room: bed, bathroom, sofa/couch, coffee table, armchair, chair, table (built-in, cocoon construction element), TV cabinet
- Dining table for 4 people
- Table, chairs for 2 persons
- Terrace: round bath, sofa/chair, coffee table
- Equipment: TV
- Kitchen: built-in kitchen appliances, sink, induction cooktop, mini fridge
- Miscellaneous: textiles and decor elements, carpet, decorative lighting



# Benefits of investing in Anantara Dragon Seseh Bali Resort & Residences

## 01 UNIQUE CONCEPT

A new landmark project in Bali with multi-award-winning design.

## 02 BEACHFRONT LOCATION

Located directly on the beach in a quiet neighbourhood just 15 minutes from Canggu.

## 03 INTERNATIONAL LUXURY HOTEL BRAND

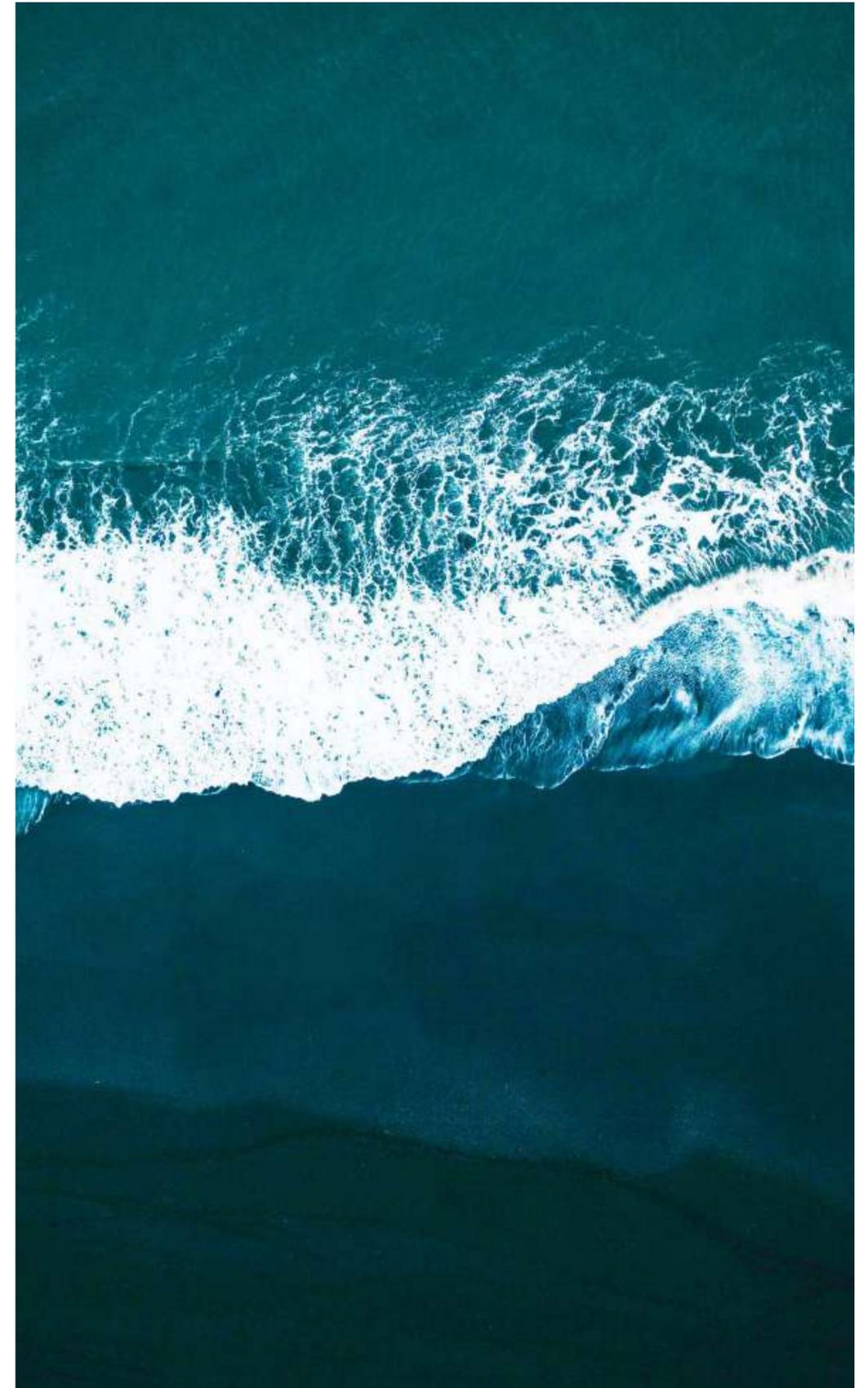
Anantara Hotels & Resorts will operate the property, providing the highest standards of luxury hospitality.

## 04 ATTRACTIVE INVESTMENT PRODUCT

Investors will have the ability to enjoy their residence for a period of time each year and earn a share of the rental revenue for the rest of the year through a Rental Programme undertaken by Taryan Group.

## 05 PRICE APPRECIATION

Branded residences appreciate in value and can command a price premium over the residential market when they are resold. International hotel brand recognition and appeal also help to improve sales velocity.





# The Anantara advantage

## LOCALLY INSPIRED DESIGN

A beautifully designed development that immerses guests in the destination through local materials and artisanal detail.

## A LEGACY OF LUXURY

The proven pedigree of the Anantara Hotels & Resorts brand helps maximise occupancy and return on investment.

## SEAMLESS MANAGEMENT

The entire property is managed by Anantara, ensuring the very highest standards at every step.

## EXCEPTIONAL FACILITIES

Full access to all hotel facilities, including dining venues, fitness, three swimming pools, and more.

## UNPARALLELED HOTEL SERVICES

All the advantages of a luxury resort experience, including 24-hour reception, daily housekeeping, in-room refreshments and more.



# Project highlights

- 01.** A unique opportunity to invest in the first luxury resort and residences in Seseh, Bali.
- 02.** Prime beachfront location.
- 03.** Designed by renowned British architect John Dawes.
- 04.** Developed by the award-winning Taryan Group.
- 05.** Advanced infrastructure – including swimming pools, restaurants and wellness facilities – and cutting-edge technology throughout the resort.
- 06.** Overall resort management – as well as facilities and services – by Anantara, ensuring the very highest standards.
- 07.** Surfing spot and surf school located on the beach directly in front of the resort.





ANANTARA

DRAGON SESEH BALI  
RESORT & RESIDENCES

# Invest in your dream project

All sales of residences are solely undertaken by the Taryan Group. Minor Hotel Group Ltd., its affiliates and/or Anantara Hotels & Resorts make no representations or warranties regarding such sales and are not party to any sales agreements.