

WHISPERS VILLAS

A Quiet Luxury Living Experience in Bali



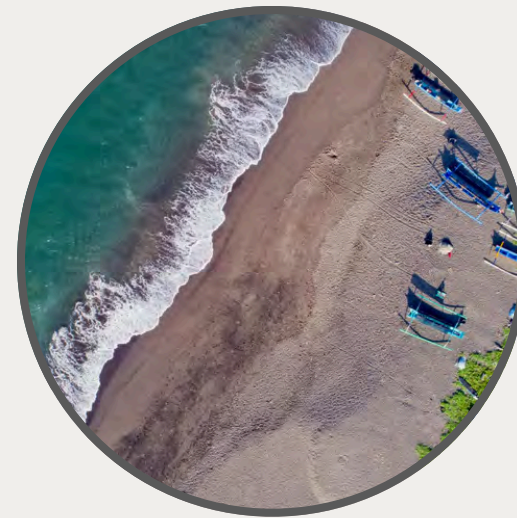
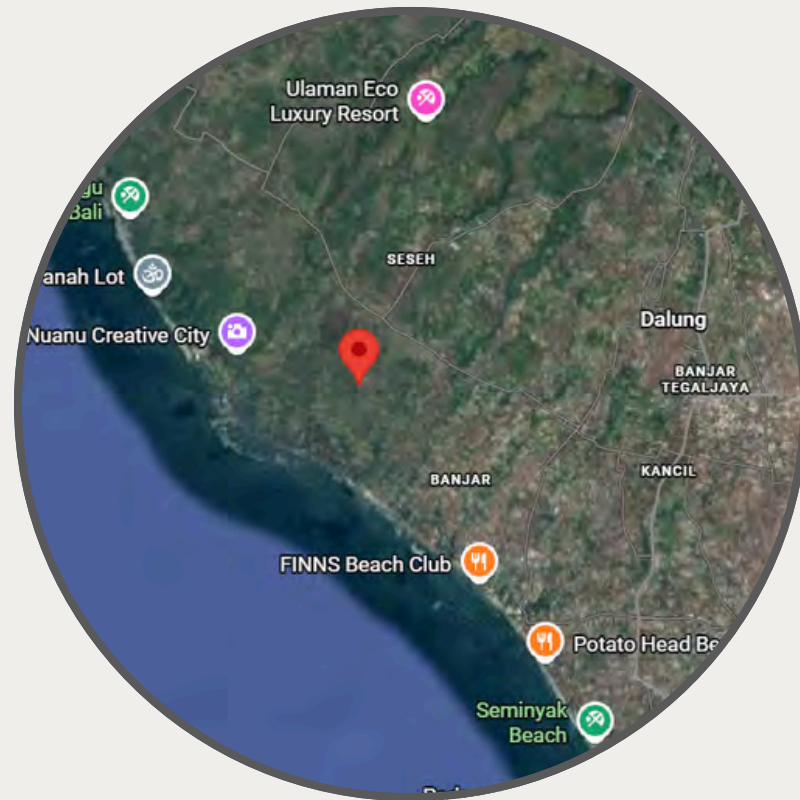
“Most villas in Bali are designed for photos.
Whispers Villas is designed for living.”



01 LOCATION

Located in Desa Munggu (Mengwi, Badung), slightly inland from the west coast, surrounded by rice fields and low-density developments.

MUNGGU: A QUIET EDGE OF BALI



A rare balance of coastal living, natural landscape, and curated lifestyle.

Located in Munggu, just minutes from Seseh and Pererenan beaches, the site is surrounded by rice fields and open landscape, offering natural ventilation, unobstructed views, and a slower, more grounded rhythm of living. Close to Canggu's lifestyle destinations and the emerging Nuanu Creative City, yet removed from its density, the location provides a rare balance of access, privacy, and long-term value.



Seseh Beach

A quiet stretch of coastline where the rhythm of the ocean remains unhurried.



Rice Fields

Endless green landscapes that bring light, air, and calm into everyday living.



Cemagi Coastline

Where land, culture, and sea meet in quiet continuity.



Pererenan Lifestyle

A vibrant lifestyle just minutes away... design, dining, and creative energy.



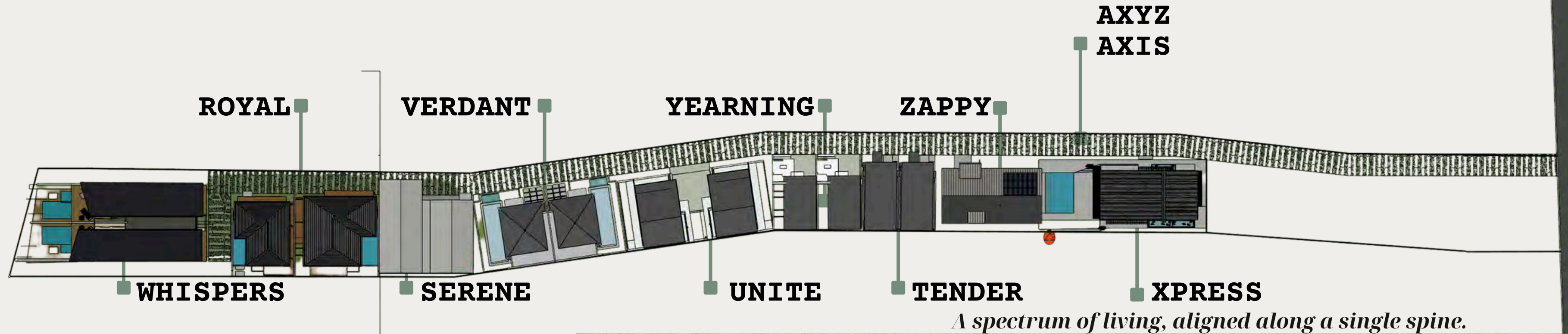
Nuanu Creative City

An emerging creative district shaping the future of the area.

Nature in front, lifestyle within reach.

02 MASTER PLAN

• 18 ARAS. 18 VILLAS. 9 DESIGNS. 1 AXIS. A FULL SPECTRUM OF LIVING



Whispers Villas is Part of a Thoughtfully Composed Whole

The project is part of a larger vision : a masterplanned development designed as a collection of distinct living experiences. Each villa typology responds to a different way of living, from creative studios to private retreats, shared compounds to expressive family spaces, forming a diverse yet cohesive community.



Diverse Villa Typologies

Designed for different lifestyles: creative, social, private, luxury

Community Without Density

A balance of individuality and shared environment

Curated Experience

Each unit has a distinct identity, yet part of a unified vision

Integrated Landscape

Green spaces, pools, and open areas woven into the development

Long-Term Value

Not just a villa - part of a growing, intentional destination

More than a villa — a place within a carefully shaped way of living.”



03 design concepts

Calm

A sense of stillness that settles in quiet, grounding, and deeply restorative.

Light

Soft, natural light that drifts through the space, shaping warmth and mood.

Air

An openness you can feel, where space breathes and life moves effortlessly.

Space

Pure, uncluttered volumes that invite presence, balance, and clarity.

Harmony

A quiet unity between architecture and nature, where everything feels effortlessly in place.

04 SITE PLAN

Positioned for airflow
Designed for privacy
Balanced spacing

The Whispers Villas masterplan is carefully composed to work in harmony with the tropical environment, rather than imposing upon it.

Each villa is strategically positioned to optimize natural airflow and daylight, allowing breeze and light to move freely across all spaces. This reduces dependence on mechanical cooling while enhancing everyday comfort.

Light, Air, and Living Gardens

A defining feature of the masterplan is the integration of pocket gardens and pocket pools throughout the layout.

These elements:

- Bring natural light deep into the interiors
- Enable continuous cross ventilation
- Create a lush, immersive garden experience within the home

Rather than separating architecture from landscape, the design allows greenery and water to become part of the living experience itself.



Designed with Nature, Not Against It.

Seamless Indoor–Outdoor Living

The spatial arrangement promotes a fluid transition between inside and outside.

- Living areas open naturally into gardens and pools
- Visual connections are maintained across spaces
- Boundaries are softened, not defined

This creates a sense of expansiveness, calm, and connection to nature—a hallmark of refined tropical living.

A Sustainable Ground Strategy

The site design also reflects a strong environmental intent.

- Grass pavers are used instead of traditional concrete hardscape
- This allows water to naturally percolate into the ground
- Reduces surface runoff and minimizes risk of erosion
- Supports long-term soil health and site resilience

Balanced Privacy and Openness

While the villas are closely integrated within a shared masterplan, careful spacing and landscape buffers ensure:

- Privacy for each unit
- Unobstructed light and airflow
- A sense of both community and retreat



*“Every element of the masterplan is intentional...
designed to bring light, air, nature, and living together in one seamless experience.”*

05 FLOOR PLANS

- Open flow
- Indoor-outdoor connection
- No wasted space

Whispers Luxe

A spacious dual-living villa designed for flexibility and elevated living



Whispers Ease

Two thoughtfully designed one-bedroom villas ideal for investment or private retreat

- Private zones
- Natural light
- Efficient circulation



WHISPERS LUXE GROUND FLOOR

Whispers Luxe -A

- Built Area: ~88 sqm
GROUND FLOOR: ~52
SECOND FLOOR: ~36
 - Outdoor Living (Pool + Deck): ~24 sqm
 - Landscape (Pocket Gardens): ~6 sqm
 - Shared Parking: ~17 sqm
- Total Living Experience: ~118 -135 sqm**

Whispers Luxe -B

- Built Area: ~106 sqm
GROUND FLOOR: ~52
SECOND FLOOR: ~54
 - Outdoor Living (Pool + Deck): ~29 sqm
 - Landscape (Pocket Gardens): ~9 sqm
 - Shared Parking: ~17 sqm
- Total Living Experience: ~144-161 sqm**



WHISPERS LUXE SECOND FLOOR

Whispers Luxe -A

- Built Area: ~88 sqm
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WHISPERS EASE GROUND FLOOR

Whispers Ease -A

- Built Area: ~83 sqm
GROUND FLOOR: ~47
SECOND FLOOR: ~36
- Outdoor Living (Pool + Deck): ~11 sqm
- Landscape (Pocket Gardens): ~6 sqm
- Shared Parking: ~17 sqm

Total Living Experience: ~100 -117 sqm

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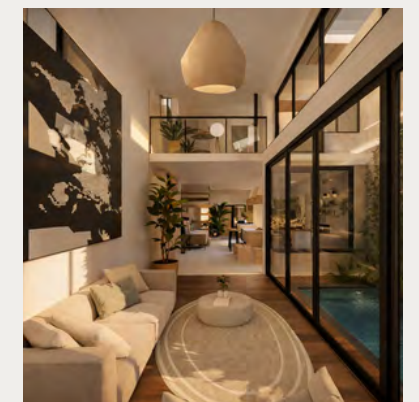
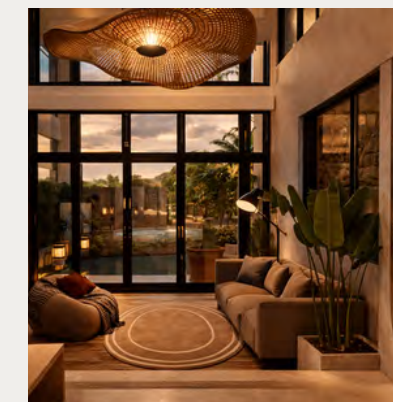


07 SECTION

- Passive cooling
- Natural daylight
- Reduced energy use



Designed to flow seamlessly with the natural terrain, these villas embrace their surroundings to create a harmonious living experience. Each space is carefully oriented to capture stunning views, while expansive openings invite in natural light and fresh breezes, delivering bright, airy interiors and a relaxed tropical lifestyle.



08 EXTERIOR

whispers View
from the Driveway



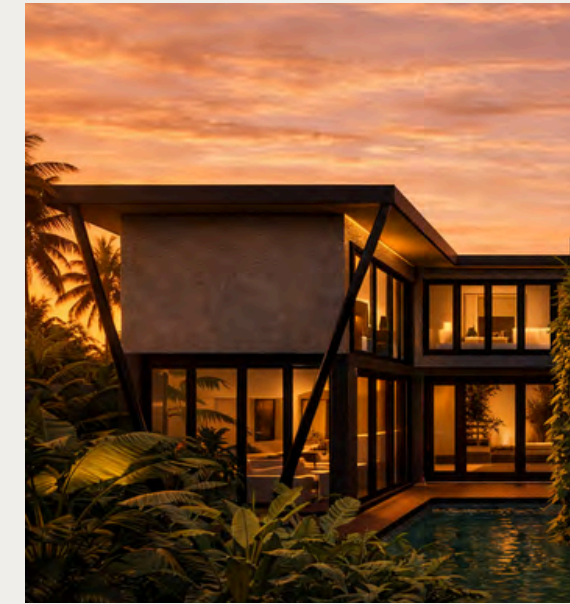
Whispers Luxe
Frontage



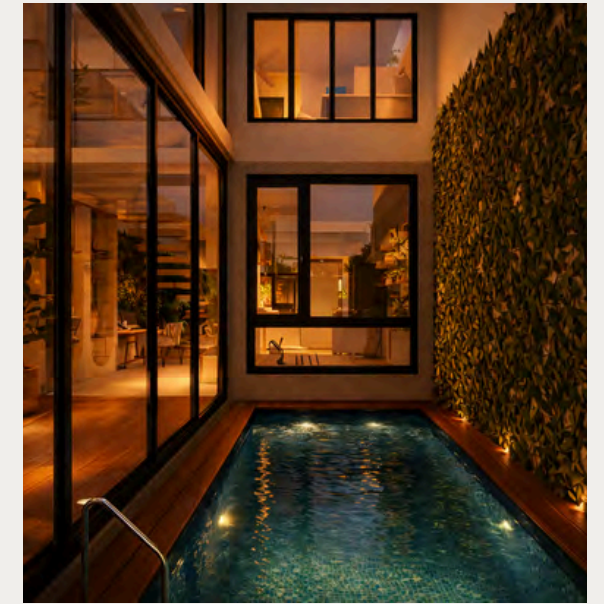
Whispers Ease
Frontage



Whispers Ease A
Rear View



Whispers Ease A
Pool View



Whispers Ease
Architecture



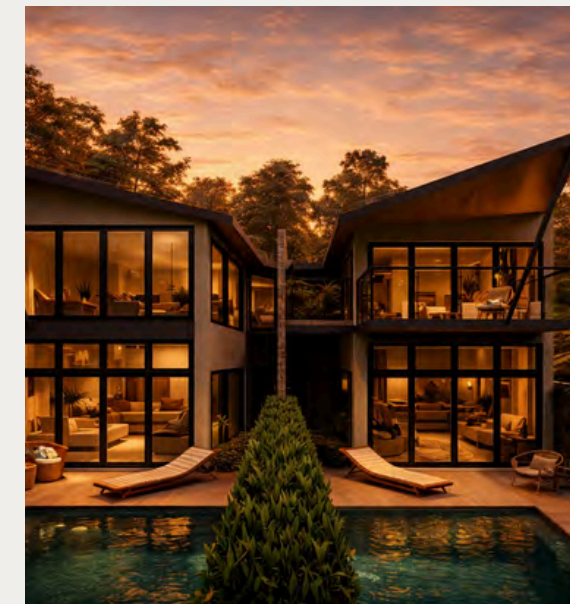
Whispers Luxe
Architecture



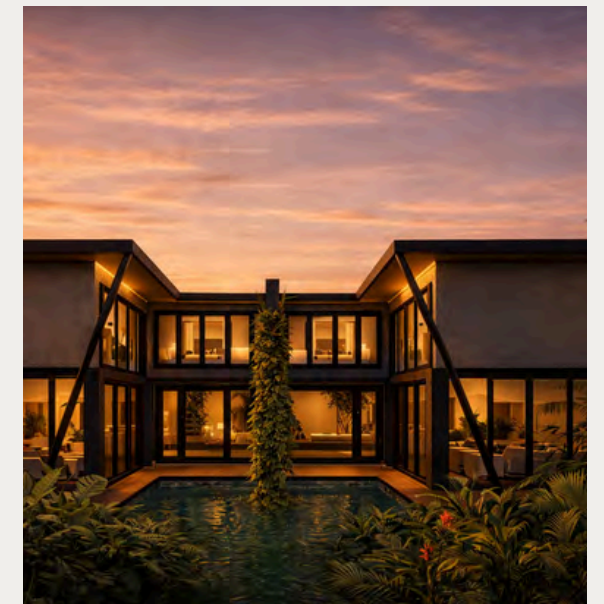
Whispers Luxe
Rear View 1



Whispers Luxe
Rear View 2



Whispers Ease
Rear View



09 LUXE 2 BR INTERIOR

Dining , Bar , and Staircase



Bar, Dining, and Living



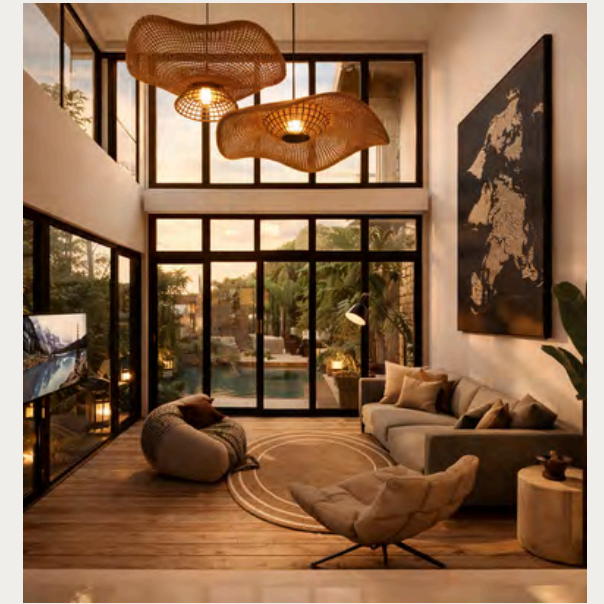
Living Room, Kitchen, and Dining



Kitchen and Dining



High Ceiling Living Room



Master Bedroom and Balcony



Master Bedroom and Pocket Garden



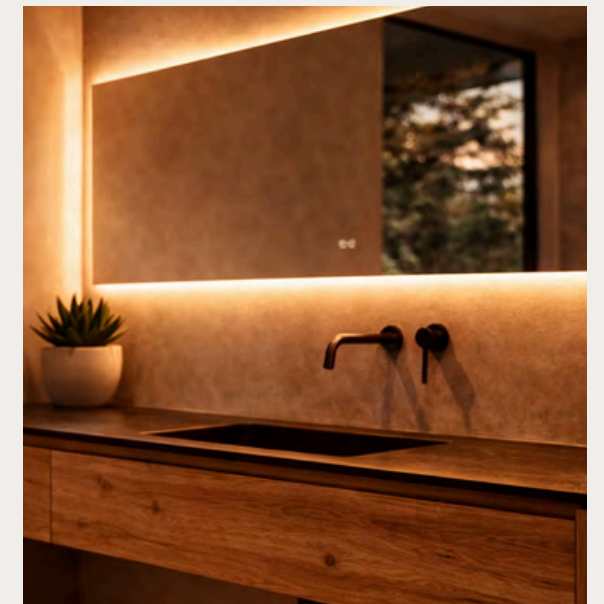
Second Bedroom



Garden Bath



Lavatory



10 LUXE 1 BR INTERIOR

Dining , Bar , and Staircase



Bar, Dining, and Living



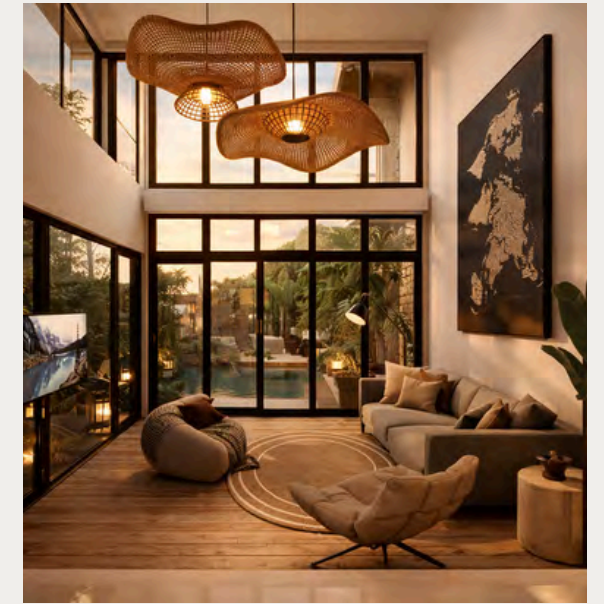
Living Room, Kitchen, and Dining



Kitchen and Dining



High Ceiling Living Room



Bedroom with Living Room View



Bedroom



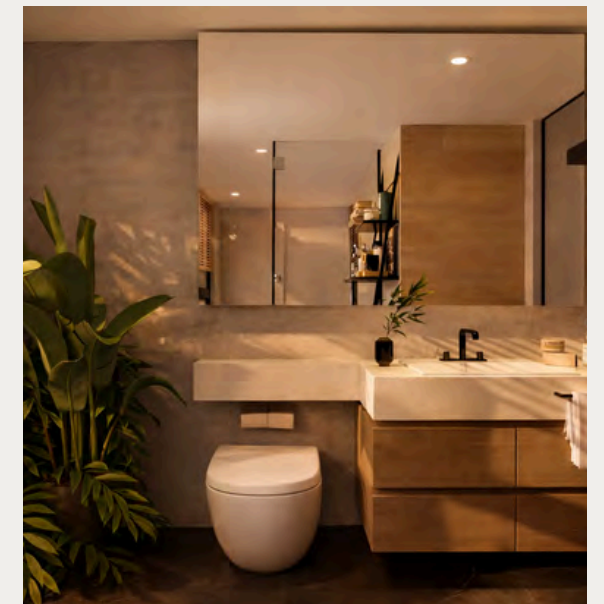
Walk in Closet



Garden Bath



Lavatory and Toilet



11 EASE 1 BR INTERIORS

Entry / Foyer



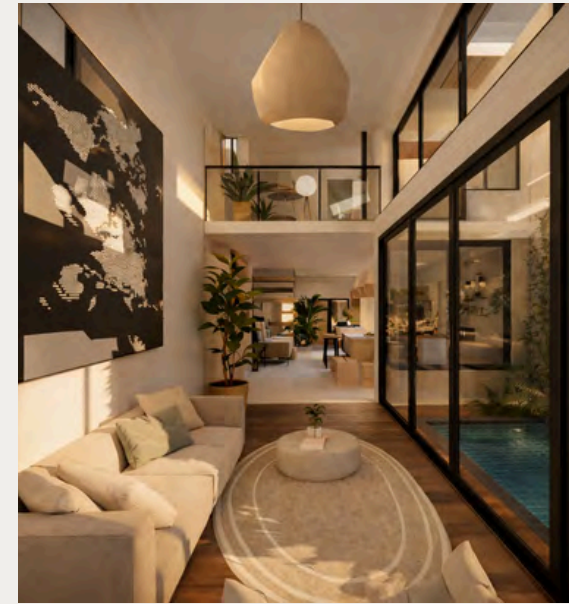
Bar, Dining, and Living



Living Room, Kitchen, and Dining



Kitchen and Dining



High Ceiling Living Room



Bedroom with Living Room View



Bedroom



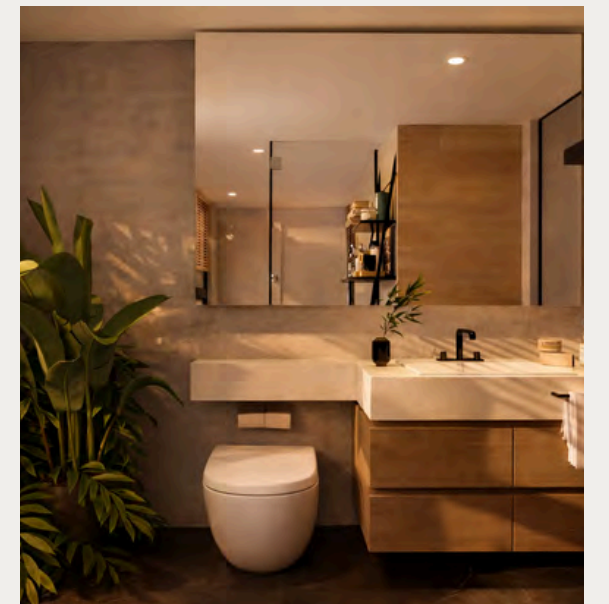
Walk in Closet



Garden Bath



Lavatory and Toilet





12 COMPARISON

Typical Villas

CLOSED
AC HEAVY
FIXED
GENERIC

Whispers Villas

OPEN
NATURALLY VENTILATED
FLEXIBLE
INTENTIONAL





13 INVESTMENT

Unique positioning

Future-ready
design

Strong rental
appeal



WHISPERS VILLAS

A smarter way to live in Bali

“We are not just building villas. We are building lifestyle choices.”

BCA
LIFESTYLE ESTATES



A quiet arrival where the outside world begins to soften.



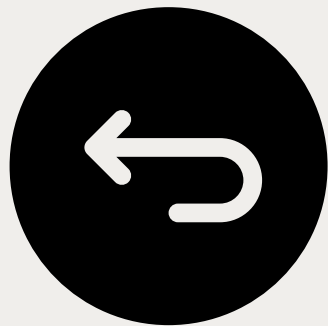


Warm light settles gently, welcoming you home.



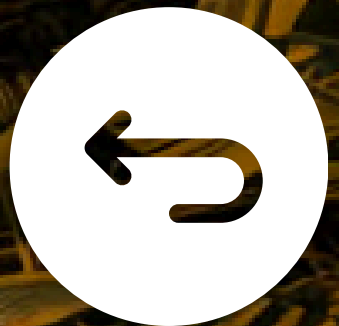


Surrounded by green, the space feels grounded and at peace.



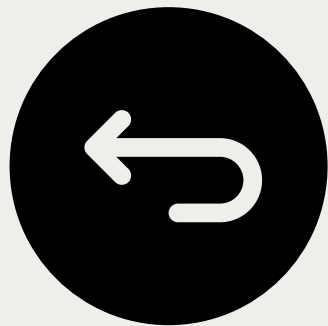


Air moves freely, carrying a sense of calm through the space.





The home opens outward, inviting nature to be part of daily life.





Water shimmers softly, reflecting stillness and ease.





Surrounded by green, the space feels grounded and at peace.





Inside and outside dissolve into one continuous experience.





The rhythm of nature becomes part of how you live.





A place where everything feels quiet, balanced, and whole.





Light moves gently through the space, shaping a quiet rhythm.





Air flows effortlessly, creating a sense of openness and ease.





Every space feels connected, without boundaries or interruption.





Warm textures invite you to slow down and stay a little longer.





Height and light create a feeling of calm expansiveness.





A place to gather, rest, and simply be.



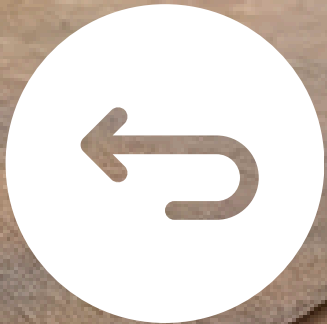


Soft light wraps the room, creating a peaceful retreat.





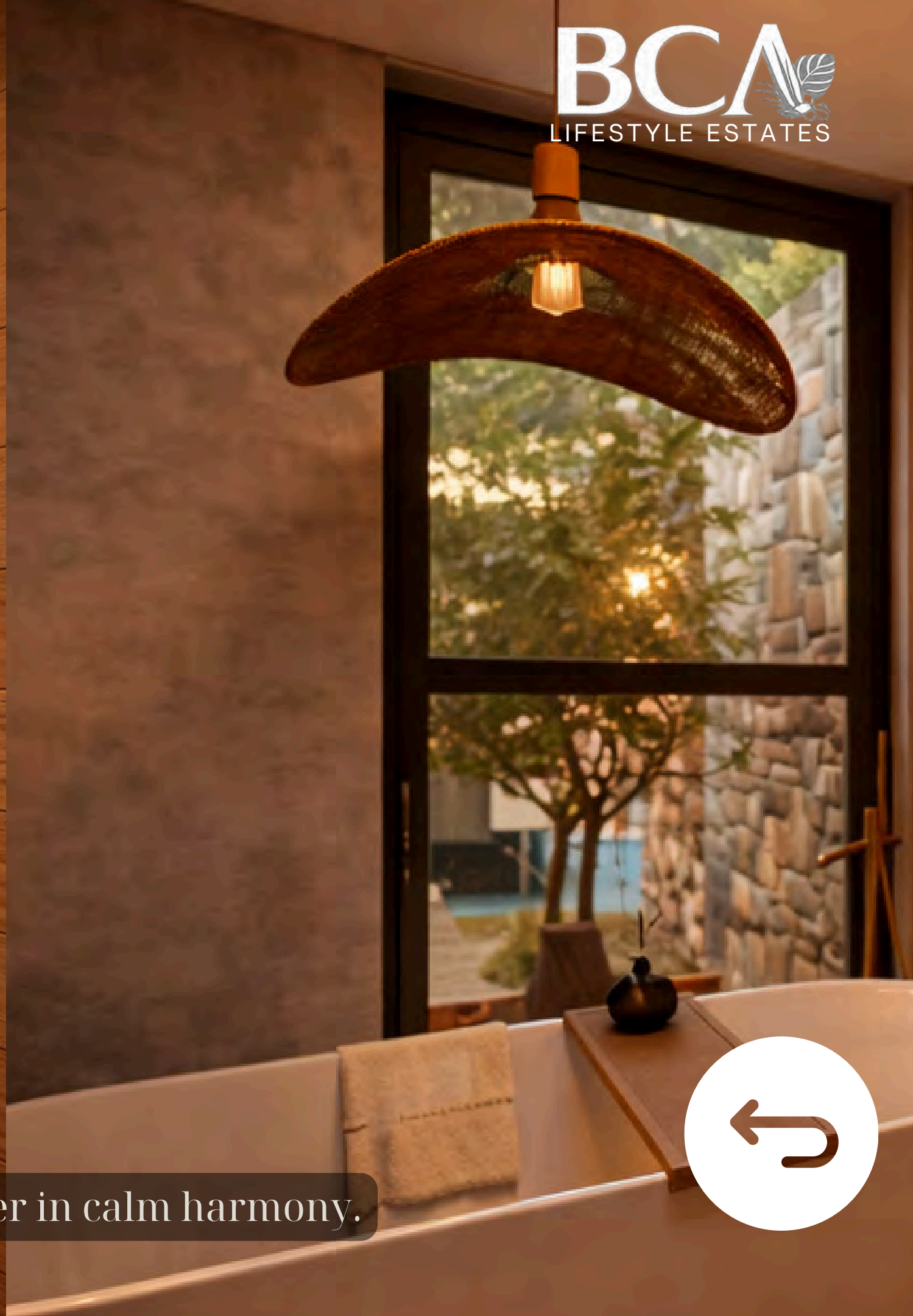
Nature comes closer, felt in every breath and every view.



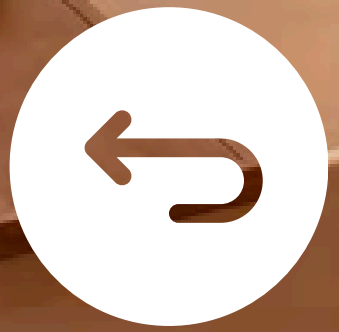


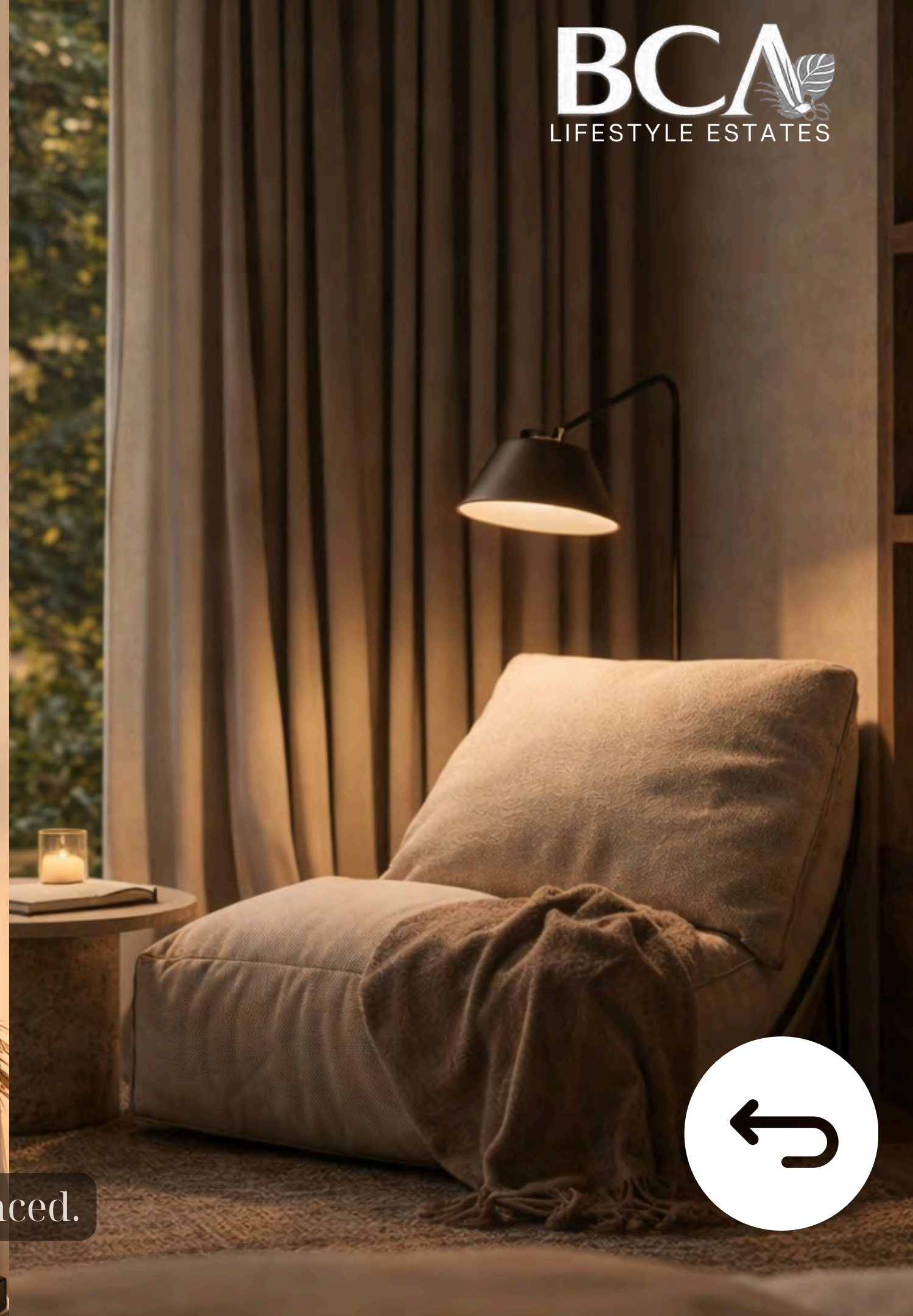
Stillness settles in, inviting rest without effort.





Water, light, and quiet moments come together in calm harmony.





Rest and openness exist together, gently balanced.





A place where time feels slower and more intentional.





Soft textures and light create a sense of ease.





Simple spaces that feel clear and grounding.



A moment of calm, shaped by light, water, and stillness.





A gentle entry that eases you into stillness.





Spaces that feel light, open, and easy to live in.





Air and light move freely, shaping each moment.





Living flows naturally, without effort or interruption.





Height brings a quiet sense of clarity and calm.





A space that invites you to slow down.





Rest feels natural, soft, and unhurried.



Light settles gently, creating warmth and comfort.





Nature becomes part of your daily rhythm.





quiet balance of living, breathing, and simply being.

