

PREMIUM RESORTS
NUSA DUA & NUSA PENIDA



About the company

OceaniQ has been on the Bali market since 2022 and has already earned a strong reputation

x2 winner

Asia Pacific
Property Awards



We are trusted by professional investment funds and family offices from around the world

International investors

USA, Canada, Europe



Our quality is confirmed by independent technical audits



Andrey Khazov

Founder of OceaniQ

Delivered over 124,000 m²
in premium real estate

Founded and developed a general contracting company that was included into the TOP-5 according to CBRE.

Experience:

Wine park building (30,000 m²)

Class A business center
(CRE Awards gold brick)

Premium apartments

Deluxe villa complex

Luxury fitness clubs

Offices and headquarters for

Booking.com

Karcher

NIVEA

Yandex

World Class



Alexey Nikolashin

Project architect, founder of SI Architects bureau



SI Architects bureau's clients are from Ontario, Qatar, Thailand, UAE (Dubai), Manama, Bali, Amman, Abu Dhabi, Delhi, Monaco, Russia and other countries

Over 400 completed projects worldwide.

Bureau Awards:

Best Interior Design Apartment Europe (2019-2020)

Award Winner (2017-2018) Interior Design Private Residence

Professional Design Award 2020

Engineering Excellence and Global Standards

Our complexes feature world-class architecture where every detail reflects sophistication and functionality.

Panoramic floor-to-ceiling windows revealing breathtaking views of the endless ocean or picturesque tropical gardens

Spacious living rooms and bedrooms filled with light thanks to high ceilings

Premium natural materials

Elegant 3.2-meter high doors

Stunning floating staircases



Construction Quality



Architects with extensive experience in building within sub-equatorial climates



A three-stage waterproofing system for foundations prevents moisture penetration, mold, and structural degradation



Warranty: 10 years for structural elements, 2 years for waterproofing, and 1 year for finishing — using only natural materials and a triple protection system



Technical Supervision: both in-house and independent quality control at all construction stages



Roof drainage system designed to handle tropical downpours



Nusa Dua. The premium tourism hub of Bali

Cleanliness and safety

Nusa Dua is a gated tourist zone specifically designed for international hotels

Pedestrian zone

One of the few places for privacy and walks on the island

Swimmable beaches

One of the few areas in Bali with sandy beaches and gentle entry, no strong waves

24/7 security

Guarded entrances, well-maintained streets, minimal traffic

Best roads on the island

Direct highways

Close to airport

To international airport. Just 25 minutes by car, no traffic

Infrastructure

Spa centers, cafes, equestrian base, conference halls, golf courses, helipad, Bali Collection shopping center and more

Best hotels

Neighbors with The St. Regis, Grand Hyatt, The Mulia, Conrad, Marriott

Tourism level

Luxury hotels and premium location ensure high service standards and attract premium tourism flow


Location exclusivity


No more first-line beachfront land available in the area

Land cost

Highest among all Bali districts



[Location overview](#) 

Watch video on YouTube 

A modern building with a dark facade and large glass windows, partially obscured by lush tropical vegetation including palm trees and various green plants. The building features a prominent vertical garden on its exterior wall. The scene is set against a clear blue sky.

Nusa Dua features:

97% of the area is occupied

No more free land on the coastline

Premium, but aging
hotel complexes

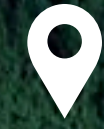
OceaniQ — a fresh wave
of premium real estate in Nusa Dua

80 meters to top-rated beaches

OCEANIQ
PHASE II



OCEANIQ
PHASE I



Nearby restaurants



Bai Yun

3-5 min.

A modern take on the hot pot tradition, popular from Mongolia to China. In Chinese, the name means "white cloud" - a symbol of lightness and warmth that a meal brings. They serve dim sum and signature hot pot dishes in an exquisite setting.



Arwana Restaurant

6-8 min.

A stylish oceanfront restaurant with a maritime atmosphere and panoramic views. They serve the finest dry-aged meat and freshest seafood prepared on Basque grills, while signature cocktails and sunsets make the evening truly special.



Cucina

8-10 min.

A gastronomic space led by Italian chef Patricia Battolu, where coziness meets vibrant style. The menu combines Italian traditions with global culinary trends, and the Sunday brunch with live music has become a legend on the island.



Piasan Restaurant

10-12 min.

An exquisite Italian restaurant where every detail immerses you in the atmosphere of Italy's homey comfort. The menu combines the best Mediterranean flavors with tropical notes, and the signature Bistecca di Angus Nero steak with risotto and red wine sauce will be a gastronomic revelation.

Bali Collection

500 m. | 5-7 min.

Bali Collection is the largest open-air shopping and entertainment complex in Nusa Dua territory, covering about 8 hectares. It combines international and local brand stores, restaurants, cafes and recreation areas in harmony with the natural atmosphere.

- Over 60 boutiques and flagship stores
- 20 restaurants and cafes of international standard
- Cinema and entertainment zones
- Supermarkets and food courts
- Spa centers and beauty salons
- Art galleries and craft shops
- Spacious pedestrian alleys and green zones for walks



Bali National Golf Club

7 min.

A championship-level golf course set within lush tropical landscapes, where wide fairways and sculpted greens meet serene ocean breezes. Bali National is considered one of Asia's top golf destinations, offering an immaculate 18-hole layout, world-class facilities, and a tranquil atmosphere for both seasoned players and curious beginners. A perfect retreat for a refined and unhurried day on the island.



Balicopter

4 min.

A premium helicopter tour service that reveals Bali and Nusa Penida from a breathtaking aerial perspective. Balicopter operates brand-new aircraft with international safety standards and world-class pilots, offering private charters, scenic flights, and seamless heli-transfers. An unforgettable way to experience the island's cliffs, coastline, and hidden beauty from above.



Geger Beach & Nusa Dua Beach



5 minutes walk
from your villa



Key features of OceaniQ 1 project

53 luxury villas

1-4 bedrooms

December 2025

Launch

Investment security

AMDAL, PBG, pink zone

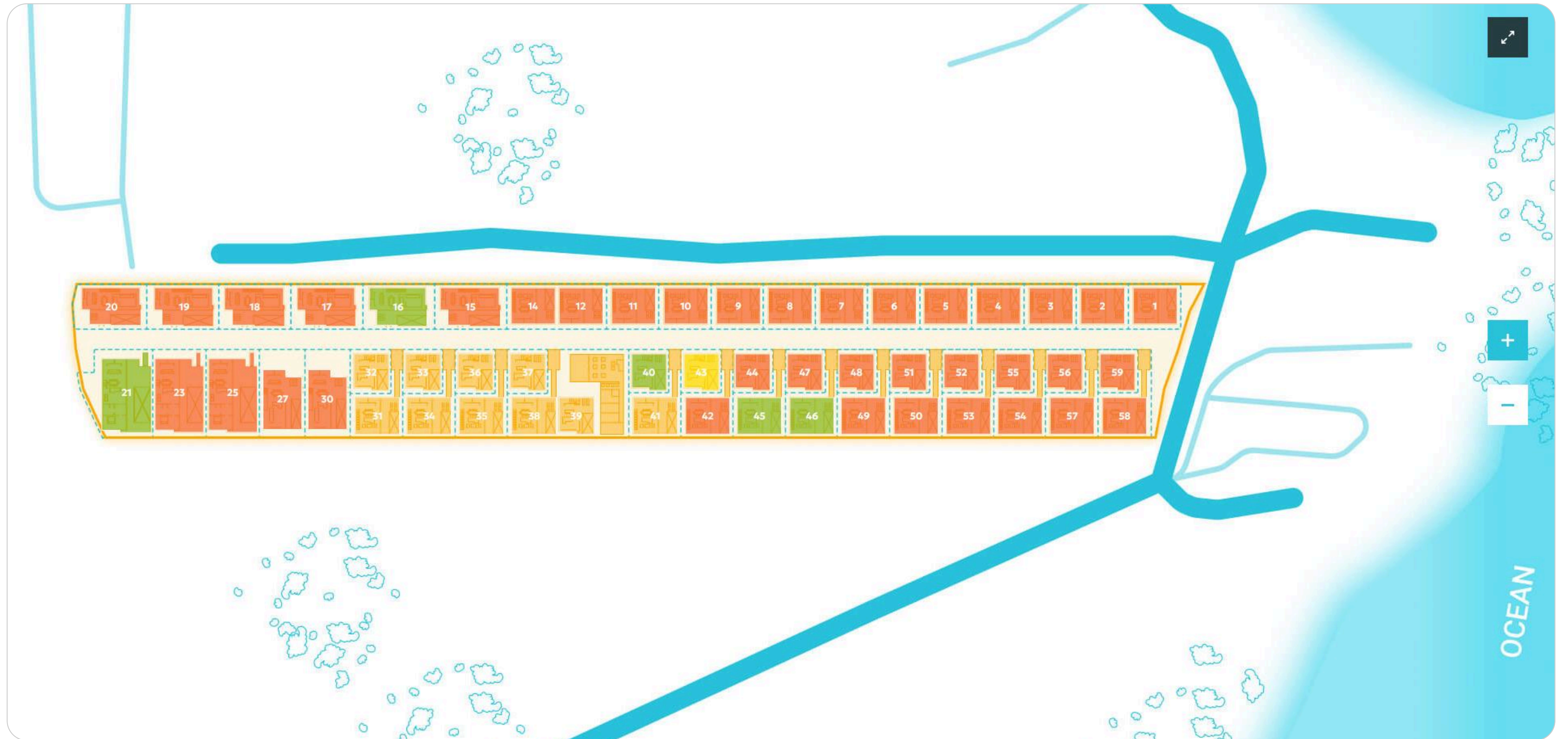
Premium infrastructure

Gourmet restaurant, kids area, transfer,
laundry, reception, storage, team office

Concierge service 24/7



General Plan



Exterior of the villa



Exterior of the villa



Villa interior



Villa interior



Villa interior



CALMA | Coastal Food Space
Restaurant with cafe-coworking and a children's room with a nanny



CALMA | Coastal Food Space
Restaurant with cafe-coworking and a children's room with a nanny



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LUXURY LIFE BY THE OCEAN
WILL HAVE A NEW ADDRESS