

OXO

THE PAVILIONS

NUANU-BALI

OXO

THE PAVILIONS

NUANU-BALI



Enter.

Begin with presence.

This is not a place, but a rhythm,
where the world softens,
and what matters finds its shape.

Inward, we turn—

to privacy, to motion,

to a quiet mind, to renewal.

What you build here is not fleeting:

a thought,

a breath,

a life realigned.

The stillness after the rush.

THIS IS THE ERA OF YOU.



PROJECT SUMMARY

The Pavilions

Project Name	OXO The Pavilions	
Location	Nuanu - Bali, Indonesia	
Developer	OXO Living and Nuanu	
Architect	Chris Precht + Pangkat 2	
Facilities	<ul style="list-style-type: none">• Private Ring Road• The Wellness Centre• High-End Gym• Cafe• Communal Bathhouse• The Core• EV Charging Stations	
Ownership	Freehold	
Level	1 Storey + Mezzanine	
Completion Date	Q3 2027	
Product Mix		
24 Luxury Villas	LAND SIZE (average)	BUILDING SIZE (average)
• 5 Bedroom Villa	510 m ²	326 m ²
• 4 Bedroom Villa	384 m ²	232 m ²
• 3 Bedroom Villa	365 m ²	175 m ²

7 + 1 REASONS

Why to Invest

01

BALI'S NEXT DESTINATION

An investment and lifestyle destination that is fueled by a 60 year macro trend and an creative hotspot in the making.

Nyanyi Beach

Following the evolution of development on Bali's South-west coast, Nyanyi is poised to be the next lifestyle destination after Kuta, Seminyak, Canggu and Pererenan.

Nuanu Creative City

A green and visionary city spanning 44ha of beachfront land, offering and preserving nature, art, culture, education, wellness and living environment for all ages.

02

COLLABORATION OF POWERHOUSES

This marks the first time in Bali that international leaders and visionaries have come together to create a residential investment project of this size and caliber.

OXO Living

A trusted partner. Bali's most sophisticated property development and management company with a vision to create an inspiring and rewarding lifestyle for guests, residents and investors.

Chris Precht

Austrian-born, globally acclaimed architect renowned for his innovative, wellness-focused, and sustainable design approach. His signature blend of natural materials, biophilic forms, and passive-cooling strategies sets a new benchmark in residential design, delivering sculptural beauty, year-round comfort, and lasting value.

ProEd Global School

Bali's most progressive international school proudly offers comprehensive educational opportunities for primary to secondary students (ages 4 to 19), encompassing both mainstream students and those with additional needs.

03

FREEHOLD AND FULL CONTROL

Full long-term ownership rights comes with a freehold property in Bali, ensuring complete control and autonomy over your investment.

Permanent Ownership

Eliminates lease fees, enhances resale value, and offers full security under Indonesian property laws, making it an attractive choice for investors seeking stability, longevity and control.

Higher Liquidity

Freehold ownership is a prevalent choice among Indonesian citizens, offering resale opportunities to both domestic and foreign markets.

Higher Market Value

Properties with freehold status naturally have higher resale value and unparalleled capital appreciation.

04

EFFORTLESS FLEXIBILITY

A fully managed investment with total ownership flexibility and tailored solutions designed to adapt to your needs and preferences.

Full Owner Flexibility

Live in the property permanently, use it as a holiday home and generate passive income as an investment property.

No Limitation for Personal Stays

Stay as long as you wish or rent it out for short or long term.

No Pooling System

Every villa sits on its own title and will generate profits directly to you, ensuring full control, transparency and flexibility with maximum returns.

OXO Branded Villa Marketing and Management

Leveraging the OXO brand and maintaining the highest standard of property management will minimize depreciation of your villa, thereby keeping it in the best possible condition.

05

FREEHOLD CAPITAL APPRECIATION

Substantial capital appreciation with freehold land ensuring long-term growth and value for your investment.

15%

BY PROJECT
HANDOVER

42%

BY YEAR 3
OF OPERATION

Limited Freehold Availability

The lack of availability of freehold land in Nyanyi is driving land and property prices disproportionately upwards.

No Depreciation

Unlike leasehold properties, freehold properties in Bali appreciate due to no time limits, scarcity and cash market dynamics.

Lower Transfer Taxes

Freehold transfer tax for sellers (2.5%) is lower than leasehold transfer tax (10%), providing tax incentives.

06

ATTRACTIVE RENTAL YIELD

Unlock attractive rental yields with this prime property in our sought-after location, providing a lucrative return on investment.

8.4%

AVERAGE
ANNUAL YIELD

Branded Property Marketing and Management

Bali is a lifestyle real estate market offering high and stable yields. OXO's branded properties have proven to demand a premium over the market average.

Exceptional Management

Drawing on our proven experience, expertise, and a robust network, we deliver comprehensive marketing, pricing, and operational strategies, guaranteeing performance and profitability.

07

LIFESTYLE BENEFITS

Enjoy an enhanced lifestyle with priority access to Nuanu City amenities, events, and exclusive benefits, as well as proximity to ProEd Global School.

Priority Access to Nuanu and ProEd School

Experience unparalleled flexibility to live and stay in Bali's premier locations, tailored to your lifestyle needs.

The Best of the Bali Lifestyle

Walking distance and private access to Nyanyi beach, nature, local culture, events, hospitality, restaurants, wellness, sports and work facilities.

08

ONE-OF-A-KIND

With just 24 villas—each uniquely designed—this limited offering is truly one-of-a-kind.

Bespoke-by-Design Villas

Each villa features its own floor plan, orientation, landscape, and personalized interior finishes—no two are the same. This thoughtful approach gives residents and guests a singular experience while upholding the cohesive aesthetic and high standards that define this home away from home.

Wellbeing-Led Living

The first villa development in Bali to put holistic wellbeing at its forefront, integrating master-planning, architecture, nature, amenities, services, and longevity principles into one seamless vision—creating a home that actively nurtures a healthier, more mindful life in a vibrant tropical paradise.





WELLNESS LIVING

Imagine a home that makes you feel better and live longer. It is our vision to redefine real estate—one that works quietly in the background to support your wellbeing, every hour of the day.

Johannes Weissenbaeck
Founder and CEO, OXO Living



WELCOME TO

Wellness Living



JOHANNES WEISSENBAECK | FOUNDER & CEO OF OXO LIVING
CHRIS PRECHT | ARCHITECT & CO-FOUNDER OF PRECHT STUDIOS

EXPERIENCE

Wellness with Intention

Our aim was to make this purely about you— not just your needs, but your rhythm, your senses, your soul. Design that doesn't shout, but listens. To your breath, your body, your rhythm.

Every element, from the flow of air to the fall of light, is shaped with one purpose: to help you feel more human, more often.

Here, wellness is not an amenity—it's a way of being.



THE BRIEF

Architecture of Wellbeing

DESIGN PHILOSOPHY

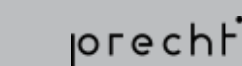
Chris Precht uses an innovative and sometimes radical approach to sustainable architecture, seeking to create a harmonious balance between the built and natural environments. His philosophy places nature at the heart of all projects, recognizing that we are all a part of nature, not just using it as a resource.

The studio approaches architecture as a bridge between human habitation and the ecosystems it inhabits, fostering a deeper connection between people and their surroundings, and re-imagining the way people live and feel.

IMPACTFUL DESIGN

Drawing inspiration from the natural environment of the Alps where he calls home, Chris' work addresses global challenges that require a shift in perspective

and a change in consciousness, and so his studio works on projects around the world, prioritizing sustainability and ecological systems in their design work.





5 BEDROOM VILLA

Individuality

WITH ORDER

Each of the 24 villas is uniquely designed, featuring its own floor plan, orientation, landscape, and personalized interior finishes—*no two are the same*. This thoughtful approach allows residents and guests to enjoy a truly individual experience, while still benefiting from the cohesive aesthetic and high design standards that define the home away from home.



24 UNIQUE VILLAS



YOUR
Home

OXO The Pavilions is the first villa development in Bali to put holistic wellbeing at its forefront, integrating masterplanning, architecture, nature, amenities, services and longevity principles to create an experience that truly enhances how we live within a vibrant tropical paradise. The result is a home that actively contributes to a better, healthier and more mindful life.



A WELLNESS Lifestyle

Experience an environment that gently challenges your distractions and brings you back to yourself. Every design element—subtle yet intentional—invites natural movement, deeper rest, and moments of calm. Rooted in biophilic principles and guided by light, rhythm, and flow, the space quietly nudges you toward healthier routines and a more conscious connection with your own wellbeing.







A DIFFERENT Dimension

Enter into what feels like another dimension—a place where energy flows in unexpected ways. A circular road and dramatic intersecting walkways orchestrate a quiet balance between activity and calm, shaping an atmosphere that is both grounding and otherworldly. Subtly woven into the landscape, these corridors converge to reveal a deeper symbolic meaning—one that reconnects us to ourselves, and to one another.





OUTDOOR TERRACE



SPACES THAT Breathe

Here, architecture becomes an experience—spaces that encourage a slower pace, interiors that open to the elements, and a rhythm that aligns more with nature than with time.





TERRACE VIEW



Intentional

LIVING

The open-plan living room invites natural flow and a seamless connection to the outdoor world, offering a view onto the pavilion-style layout, creating focus and intention for every space.





Culinary

FUEL

With food at the forefront of wellbeing, the kitchen is state-of-the-art, with high-quality appliances and thoughtful layouts that encourage a connection to food and foster a joyful ritual in preparing meals.





THE ART OF
Sleep

The bedrooms function as a chamber for rituals, designed to encourage deep rest, with natural materials that regulate temperature and filter sound, and ambient lighting that promotes relaxation and uninterrupted sleep.



SELF
Care



The bathroom features natural materials and tactile finishes, creating a calming, grounded atmosphere that enhances the everyday ritual of self-care.





OPTIONAL SAUNA

YOUR WELLNESS
Your Way

A personal sanctuary—customizable add-ons allow residents to tailor their space for their own ultimate wellbeing, balance, and rejuvenation.





THE CORE | WELLNESS CENTRE

INTO THE
Core





Wellness

AT THE CORE

At the heart of the property you'll find the wellness centre, expertly designed as an accessible space for restoration and balance. With high-end facilities and curated amenities within steps of the villas, it offers a space for restorative rituals in everyday life.



INDOOR POOL



WELLBEING SPACES AT THE CORE



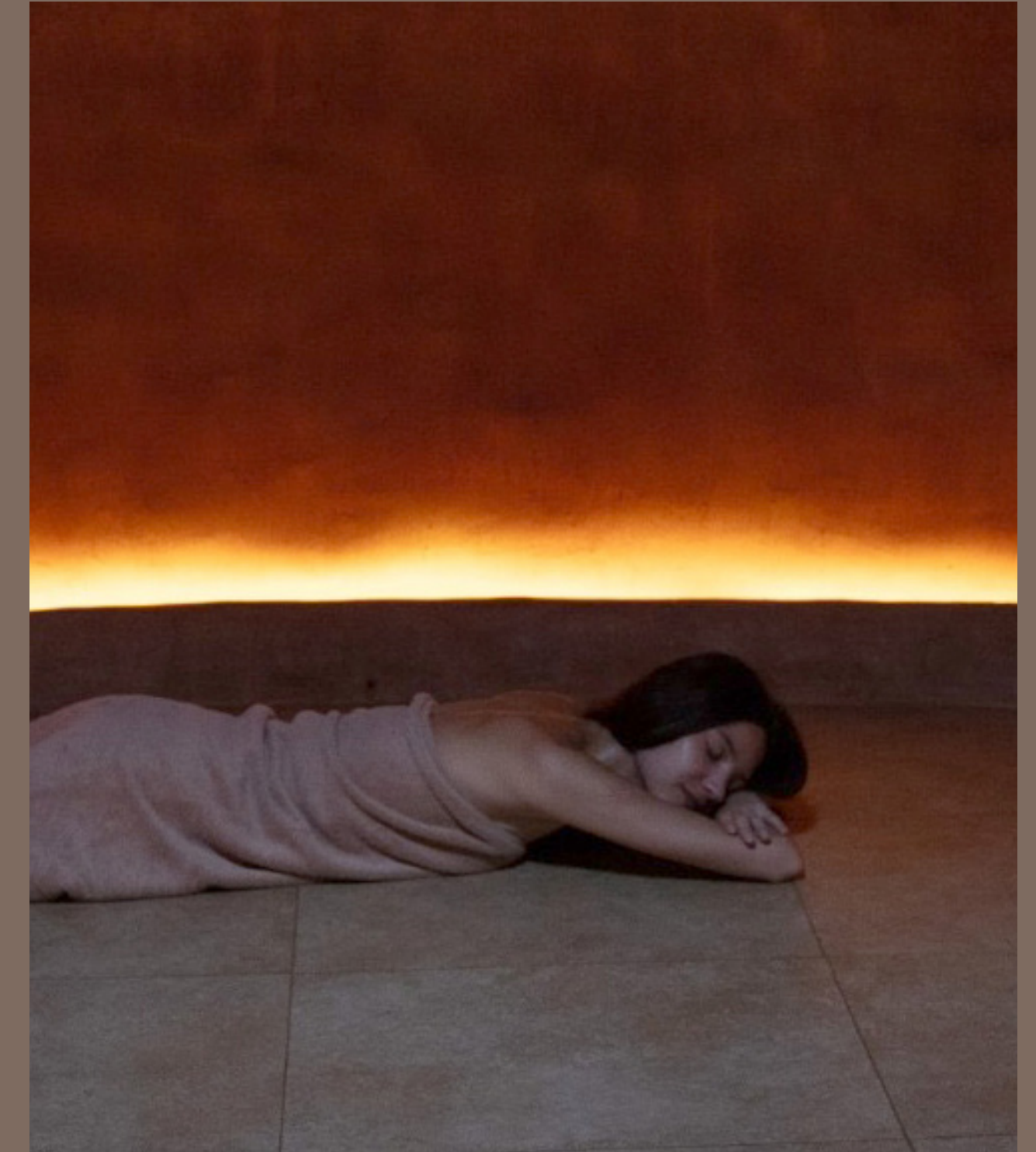
THE SAUNA



The wellness centre offers a full spectrum of rejuvenation, including a sauna, ice bath, multipurpose studio and more, all set within an otherworldly structure designed for restoration and balance.

HOLISTIC Amenities

A hammam offers a calming space to experience this ancient Middle Eastern tradition, known for promoting physical and mental relaxation, improving circulation, and supporting overall detoxification.





THE GYM OF Dreams

The gym features a meticulously designed setup, combining luxury aesthetics with high-performance fitness equipment for an unmatched training experience.

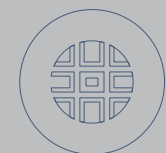
The pools offer hydrotherapy functions that help relieve muscle tension, enhance circulation, and promote deep relaxation and recovery.





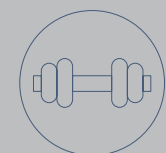
WELLNESS Amenities

Discover state-of-the-art facilities designed to enhance the living experience and infuse wellness rituals into daily life. True restoration and rejuvenation awaits at The Core of The Pavilions.



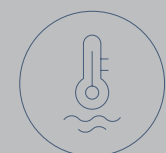
THE CORE | ZEN DOME

In the energetic centre of The Core lies a zen meditation and sound dome, featuring a striking pyramid design engineered for acoustical balance.



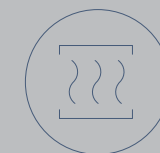
LUXURY FITNESS CENTRE

The world-class gym combines high-performance equipment with aesthetic design, offering a sophisticated space to work out.



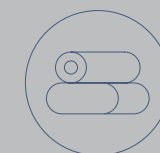
COLD & HOT PLUNGE POOLS

Energizing cold dip pool and hot bath stimulates blood flow and boosts the metabolic system.



HAMMAM & STEAM ROOM

A sleek hammam and steam room supports respiratory and immune health while providing a detoxifying and relaxing experience.



MULTIFUNCTION WELLNESS STUDIO

An energetically-balanced, adaptable space designed to host a range of wellness practices—from yoga, Pilates, and breathwork to sound healing and more.



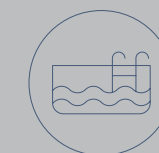
SOCIAL WELLNESS LOUNGE

A quiet and cozy lounge and reading room provides a zen space for residents to gather, unwind and enjoy a tea.



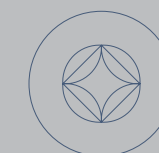
REJUVENATING SAUNARIUM

A traditional Finnish dry sauna with radiating heat and low humidity promotes detoxification and full-body relaxation.



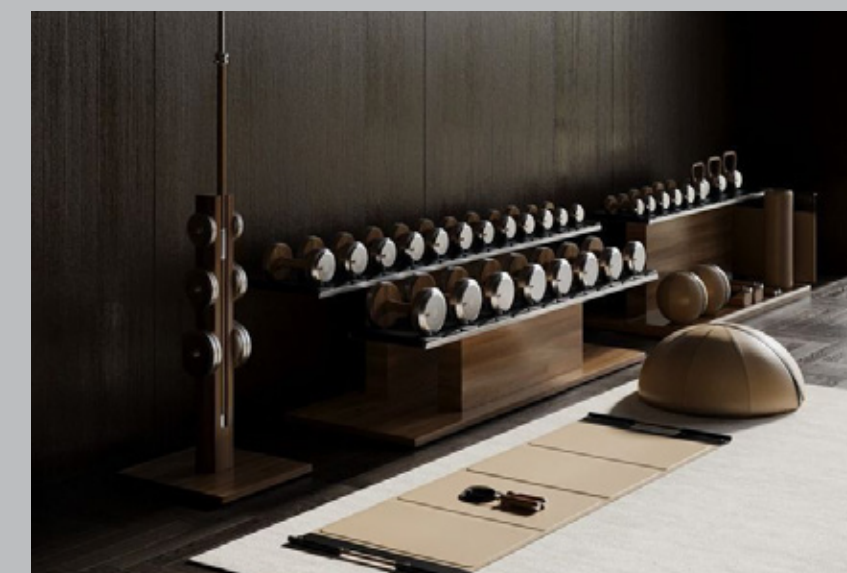
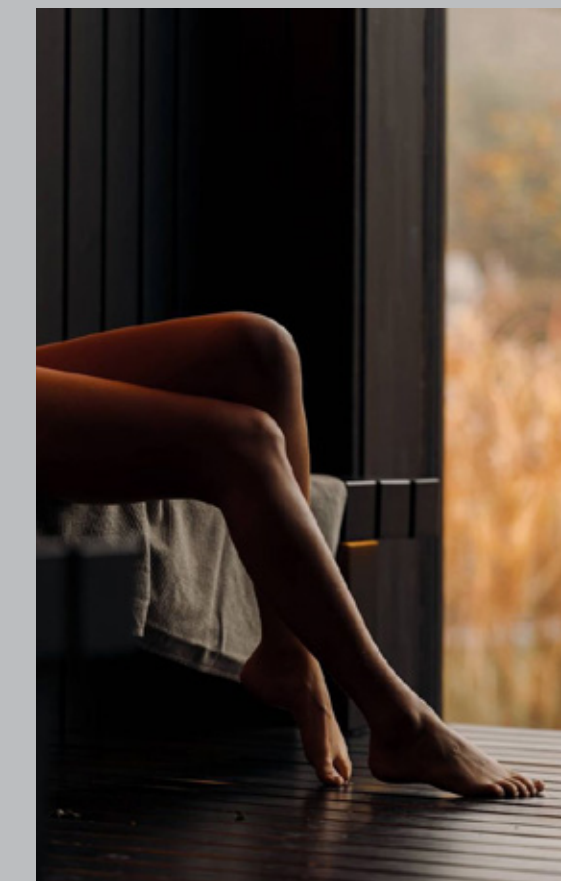
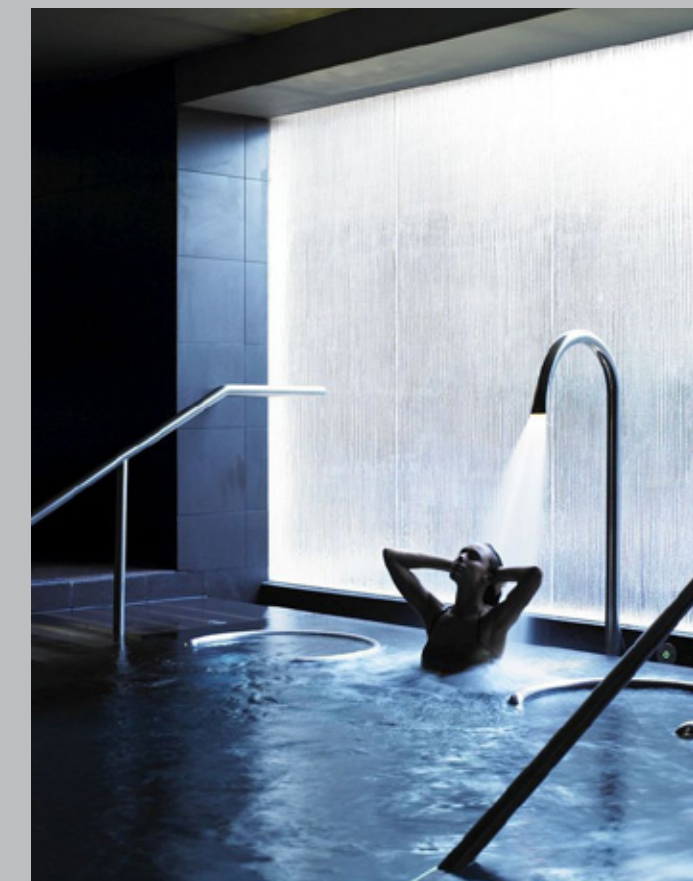
INDOOR HYDROTHERAPY POOL

Rarely found in Bali, the indoor swimming pool features restorative hydrotherapy functions and a serene aquatic atmosphere.



ORGANIC HEALTH CAFÉ

An in-house café called Nowhere at the entrance to the wellness centre offers fresh organic dishes, a juice and boosters bar, and food to nourish the soul.





WELLNESS

Concierge

Enjoy the ease of a wellness concierge just a text away, offering residents effortless access to a curated selection of wellness services for the mind, body and spirit.



PERSONAL TRAINING

Tailored fitness sessions designed to meet your goals, guided by expert trainers for a focused and results-driven experience.



PERSONALIZED NUTRITION

Expert nutritional guidance and custom plans designed to support individual health and lifestyle goals.



GUIDED BREATHWORK

A powerful practice using guided breathing techniques to reduce stress, boost energy, and encourage emotional release.



BLOODWORK ASSESMENTS

Comprehensive diagnostic testing that provides insight into your health, helping to tailor personalized wellness and nutrition plans.



STRETCHR ASSISTED STRETCHING

An effortless stretching experience performed on your body by a professional to release tension and improve mobility.



GUIDED MEDITATION

Personalized guided meditation sessions to find clarity, calm and restore focus.



CUPPING & ACCUPUNCTURE

Holistic therapies to restore energetic balance and support healing through gentle touch and targeted stimulation.



MASSAGE & BODY TREATMENTS

Therapeutic and indulgent sessions focused on relaxation, detoxification, and body rejuvenation.



YOGA & PILATES SESSIONS

One-on-one or group yoga and Pilates sessions, led by experienced instructors.



SOUND HEALING

Immersive sound therapy using vibrations and frequency to experience deep relaxation and energetic balance.



IV DRIP THERAPY

A personalized nutrient-rich infusion that delivers essential vitamins and hydration directly to the body.



LOCAL PRODUCE DELIVERY

Access to daily deliveries of fresh, seasonal produce sourced from local farms.



REWARDING Features

Experience the very real benefits of impactful design. From the use of natural materials, energy-efficient layouts, selective solar power, to waste management and recycling systems, every aspect of this community is eco-consciously crafted to create sustainable, healthy, quality living, while preserving the environment for generations to come.



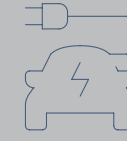
COMPLETE PRIVACY

The inward looking courtyard design of each home creates intimacy and privacy for residents and guests.



SMART HOME SYSTEM

Easily control lighting, temperature, security and more with just a voice command or simple touch. Your world at your fingertips.



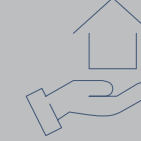
EV CHARGING

Have access to electric vehicle charging stations within the compound, fostering an eco-conscious commute for the community.



WATER MANAGEMENT

Rainwater catchment, sprinkler systems and wastewater treatment to minimise water usage.



CUSTOMIZATION OPTION

Choose from a range of customisable options, finishes, layouts and services to make your home truly yours.



DRINKING WATER FILTRATION

Drinking water tap with sophisticated water filtration.

EFFORTLESS Services

OXO The Pavilions comes with the opportunity of having branded property management services by OXO Hospitality Group, which offers the utmost benefit for every owner. From rental, marketing and maintenance, to personalised health and wellness services, with our operation and management expertise, your property becomes more than just a villa—it becomes a reliable source of passive income and a seamless extension of the island's charming lifestyle.

LEGEND

- ✓ Complementary
- Not Applicable
- * Included in Marketing & Management Fees
- \$ ₪ Payable by Guest
- \$ £ Payable by Resident
- \$ ₪ Payable by Investor

	Guests Services	Residents Services	Investors Services
	Effortless	Essential	Rewarding
Estate Access and Security			
Gate Access	✓	✓	\$ ₪
24/7 Security	✓	✓	\$ ₪
Mail and Parcel Reception	✓	✓	\$ ₪
Public Area Maintenance			
Wellness Area & Facility Cleaning and Maintenance	✓	✓	\$ ₪
Public Roads, Walkways Landscape and Building Maintenance	—	—	\$ ₪
Water, Drainage and Filtration, Pest Control Maintenance	—	—	\$ ₪
Public Area Utilities			
Recycling and Compositing Program	—	✓	\$ ₪
Electricity, Internet, Water Supply and Sanitation Services	—	—	\$ ₪
Waste Management Services	—	—	\$ ₪
Shared Administration *			
Estate Accounting and Reporting *	—	—	\$ ₪
Lifestyle Services			
Guest Services and Concierge	✓	\$ £	\$ ₪
Housekeeping and Cleaning Services	✓	\$ £	\$ ₪
Emergency Support, including Medical Response Services	✓	✓	\$ ₪
Nuanu Shuttle Service	✓	✓	\$ ₪
Transportation Services	\$ ₪	\$ £	\$ ₪
Electric Vehicle Rental, Vehicle Care Services	\$ ₪	\$ £	—
Personal Chef and Catering Services	\$ ₪	\$ £	—
Health and Wellness Services	\$ ₪	\$ £	—
Laundry Services	\$ ₪	\$ £	—
Childcare and Babysitting Services	\$ ₪	\$ £	—
Pet Services	\$ ₪	\$ £	—
Pool Management Services	✓	\$ £	\$ ₪
Landscaping Services for Private Gardens	—	\$ £	\$ ₪
Home Repair and Maintenance, Window Cleaning Services	—	\$ £	\$ ₪
Sustainable Living Consultations	—	\$ £	—
Marketing Services *			
Sales, Marketing and Promotion *	—	—	\$ ₪
Booking Management, Dynamic Pricing *	—	—	\$ ₪
Management Services *			
Investor Portal, Financial Management and Accounting *	—	—	\$ ₪
Guest Feedback Collection and Reputation Management *	—	—	\$ ₪
Sustainability Practices, inc. Solar Power Program *	—	—	\$ ₪
Auxiliary Services			
Interior Design Services, including Art and Decor	—	—	\$ ₪
Company Set Up and Maintenance	—	—	\$ ₪
Local Tax & Legal Management	—	—	\$ ₪



Bali's Ultimate Wellbeing Lifestyle Destination



NYANYI BEACH

THE NEXT Destination

Nuanu is the ultimate playground for adults and kids. A 44-hectare creative city in Nyanyi, Bali, it's home to a vibrant community of creators, leaders, and changemakers, driving a culture of positive impact and harmonious living. Designed as an integrated ecosystem, it brings together spaces for wellness, culture, education, art, entertainment, and nature-inspired living.

TOTAL AREA

44 ha

NATURE

70%



Health & Wellness



Nuanu as a lifestyle destination is deeply rooted in wellbeing, offering biophilic spaces, plenty of natural environments, and thoughtful wellness experiences that foster mental, physical, and spiritual balance for both residents and visitors.

Nature



At the heart of Nuanu is a deep connection to nature. As an emission-free zone, it offers a scalable model for global impact while preserving the land's natural beauty. With most of the area left green and untouched, this is Bali at its purest.



Lifestyle



This is a world-class lifestyle destination that promotes nature-inspired recreation and experiences while enjoying modern living. From private beaches and international dining to immersive parks, wellness facilities, educational spaces, events, and curated retail—every element is designed to inspire connection, creativity, and well-being.



Art & Culture



Nuanu is a vibrant community where creativity flourishes and artistic expression takes many forms. Global inspiration meets local talent, creating a dynamic fusion of culture, language, and tradition that echoes throughout the community.



Education



An educational haven for curious minds, lifelong learning is fostered through innovative, hands-on experiences. With curated programs, creative workshops, fitness classes, regular talks, vibrant community festivals, as well as a progressive international school offering primary to secondary education, it offers a rich environment for growth at every age.

Desa VISION

6 km from Tanah Lot

10 km from Canggu

26 km from I Gusti Ngurah Rai International Airport

As one of the world's most sought-after destinations, Bali is undergoing rapid growth along its scenic western coastline. New hotspots and emerging communities are naturally taking shape, drawing global travelers and residents in search of both sophistication and authenticity—and it's all leading northwards from the original hub of Kuta toward the famous Tanah Lot, culminating in the area of Nyanyi. This small idyllic village, rooted in community and nature, has opened its arms to embrace creative innovation and radical change.

This evolving location has the true potential to turn a small piece of Bali into the global model for modern living, and this presents as an exciting opportunity to be a part of history.



- LEGEND**
- 01 Parking 1
 - 02 Aurora Media Park
 - 03 The Earth Sentinels
 - 04 Oshorn
 - 05 THK Tower
 - 06 Luna Beach Club
 - 07 Odyssey Garden
 - 08 Dapur Oasis
 - 09 Ash
 - 10 Labyrinth Residence & Music Studio
 - 11 BLOCK42
 - 12 Longhouse
 - 13 SOL Studio
 - 14 Labyrinth
 - 15 Pacha Alpaca
 - 16 Magic Garden
 - 17 Lumeira
 - 18 Hearth
 - 19 Jungle Kids
 - 20 ProEd Global School
 - 21 Parking 2
 - 22 Art Village
 - 23 Nuanu Park

- NYANYI BEACH**
 15 minutes walk
 5 minutes bicycle
- PROEDUCATION INTERNATIONAL SCHOOL**
 10 minutes walk
 3 minutes bicycle



- SURF BREAKS**
- RESTAURANTS & CAFÉ**

- 01 Nirjhara
- 02 Little Ripper
- 03 Starbucks, Tanah Lot
- 05 Kabunku Coffee
- 06 Arana Coffee
- 10 Luna Beach Club
- 13 Seseh Pizza
- 14 BuReka Bistro
- 15 Flowerboy
- 16 The Solimans
- 18 Comma Cafe
- 19 Riviera Cafe
- 20 Warung Pantai
- 23 The Lodge
- 24 Arte
- 26 Rize
- 27 Shelter
- 28 Baked Pererenan
- 30 Woods Pererenan
- 31 Bar Vera Bistro & Wine Bar
- 32 Ettore Gelato
- 37 Passo by Nook
- 38 Copenhagen Canggu
- 39 Sensorium
- 40 La Brisa
- 41 The Lawn
- 42 Milk & Madu
- 43 Segno
- 44 Lulu Bistrot
- 45 Mason Bar & Grill
- 48 Finns Beach Club
- 49 St. Ali
- 50 Alma Tapas Bar
- 57 07AM Baker's Club
- 58 Cafe del Mar
- 59 Warung Goûthé
- 60 Indigo Restaurant

- EDUCATION**
- 04 Sky-Walker Academy
 - 07 Politeknik Internasional Bali
 - 08 Bali Culinary School
 - 09 Kandang Kuda Biru
 - 17 Bloom Boutique Atelier Preschool
 - 70 ProEd Global School - Nuanu
 - 71 Bali Equestrian Center
 - 72 Bali Padel Academy
 - 73 Montessori School Bali
 - 74 Lycée French School
 - 75 Umalas Kids Club
 - 76 Canggu Community School
 - 77 ProEd Global School - Umalas

- SHOPPING**
- 11 Pepito Market Buwit
 - 12 Seseh General Store
 - 33 Festive Market Pererenan
 - 36 Pepito Market Pererenan
 - 51 Festive Berawa
 - 52 Popular Market Deli Canggu
 - 53 Pepito Express Umalas
 - 54 Pepito Market Eco Beach
 - 55 Coco Supermarket
 - 56 Samadi Supermarket

- LEISURE, HEALTH & WELLNESS**
- 21 Cloud Spa
 - 22 Udara Bali Yoga Detox & Spa
 - 25 Wrong Gym
 - 29 Omni Social Wellness Club
 - 34 Jungle Padel
 - 35 Obsidian Gym
 - 46 The Practise Yoga
 - 47 Body Factory
 - 61 Breathwork
 - 62 Nirvana Life Fitness and Wellness
 - 63 Finns Recreation Club
 - 64 Social Club Bali
 - 65 The Path Yoga Centre
 - 66 Samadi Yoga & Wellness Center
 - 67 Siloam Medika Canggu
 - 68 Canggu Medical Batu Bolong
 - 69 Bali Veterinary Clinic Pererenan



← TANAH LOT

CANGGU 10 KM →

OXO
THE PAVILIONS
NUANU-BALI

BLOCK42 THEATRICAL STAGE

FITNESS & PADEL

ASH EVENT VENUE

ART GALLERY

MAGIC GARDEN

PACHA ALPACA

LABYRINTH EVENT VENUE

JUNGLE KIDS

PROED GLOBAL SCHOOL

EUGENE'S MUSEUM

PARKING 2

PARKING 1

THK TOWER

OSHOM HOTEL

LUNA BEER GARDEN

ELYSIUM

LUNA BEACH CLUB

JELLY BEANS GELATO

GARDENIA TREE PODS

POPPER'S STATUE

AURORA MEDIA PARK

AMPHITHEATRE

ACADIA
24 Restaurants

RESTAURANT 369

UTOPIA

NUANU CREATIVE CITY TODAY

THE PROMISE

One Trusted Partner

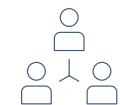
OXO Group Indonesia is a boutique property development and management company with a vision to create an inspiring and rewarding lifestyle for our guests and investors.



LIFESTYLE INVESTMENT



DEVELOPMENT & MANAGEMENT



GUEST EXPERIENCE

THE ONLY BRANDED LIFESTYLE REAL ESTATE COMPANY

PROVEN 22-54% CAPITAL GAIN OVER 3 YEARS

SEAMLESS INVESTMENT ENTRY AND EXIT PROCESS

AS RECOGNISED BY



IN THE DETAILS

The OXO Difference

The company was founded with a simple vision – to inspire a community of like minded people who want to live life more consciously and effortlessly. Since our early beginnings in 2015, OXO properties and experiences are renowned for uncompromising standards, intelligent design, unexpected service and dedication to a sustainable future.

Today, OXO embraces a boutique portfolio of over 30 properties in Bali including private residences, villas, townhouses, studios, co-working centre, a resort and a 20m pleasure yacht in Komodo National Park.

AS FEATURED IN



EFFORTLESS
Hospitality

**BRANDED PROPERTY
MANAGEMENT TO PROTECT AND
MONETISE YOUR ASSET**

For discerning investors and property owners who are looking to protect and monetise their assets, OXO Hospitality Management is a branded full-service property management solution.



WAYAN SURAWAN
HEAD OF HOSPITALITY MANAGEMENT

AS RATED BY GUESTS



SELECTED PARTNER



EXCEPTIONAL
9.2/10
SUSTAINABILITY L3



EXCELLENT
9.3/10



★★★★★
4.83/5



EXCELLENT
10/10



●●●●●



SUSTAINABILITY

A Better Tomorrow, Today

We have collaborated with environmental experts and built our own sustainability team to ensure we deliver against our goals of reducing carbon emissions, managing waste, education and community impact.



ZERO EMISSIONS

A future with zero emissions, our commitment as a property development and management company is to source our materials from recycled, regenerative, or renewable sources by 2025.



ZERO WASTE

#ZeroWasteRevolution is not a mission. It's our vision to infuse zero waste practices into every aspect of our lifestyle and experience, leaving no room for unnecessary waste.



EDUCATION

OXO Education Program is an initiative dedicated to continuous learning, everlasting improvement and creating meaningful impact.



COMMUNITY IMPACT

Doing business is not just making profits; it's a commitment to doing good for our communities.

For more information on OXO's sustainability capabilities and initiatives visit:
<https://oxoliving.com/oxo-sustainability>

UNITED BY EXPERIENCES
The OXO Community

The OXO Community is a collective of discerning global citizens bound by a shared ethos of intention, design, and experience. We are not defined by geography, but by a way of living—considered, connected, and quietly extraordinary.

As a part of the OXO Community, enjoy access to a world of curated experiences and meaningful connections. We offer our investors, guests and partners exclusive invitations to annual events as well as access to platforms and our global network of trusted hotel, dining, and cultural partners.



YACHT WEEK



IMAGINE MORE

DESIGN WEEK



SOCIAL EVENTS



THE LAST TABLE



NUANU ART PLATFORM



SNOW WEEK

THANK YOU TO
The Collaborators



“WE’RE DEEPLY GRATEFUL TO CALL BALI HOME AND TO CONNECT WITH SUCH INSPIRING PEOPLE AND BUSINESSES—THIS ISLAND’S SPIRIT AND GENEROSITY CONTINUE TO SHAPE EVERYTHING WE DO.”

Johannes Weissenbaeck
Founder and CEO, OXO Living

We are privileged to collaborate with some of the most extraordinary people and businesses in Indonesia and beyond.

nuanu

Indonesia’s most visionary art, education and entertainment precinct. Nuanu is a city, a village and a scalable solution designed to create global impact. With a vision to preserve the idea of freedom through creativity, art and entertainment, Nuanu is set to change the lifestyle landscape of Bali with its commitment to positive change and harmonious living.



Europe’s most innovative car brand. Mini, under the BMW Group, is leading the way in sustainable mobility with its cutting-edge electric vehicles. With understated luxury at its core, Mini focuses on quality and making a positive impact, offering a driving experience that’s both eco-friendly and refined, without the need for excess.

precht

Austria’s most intuitive architect. Chris Precht is leading the way for the future of design by creating spaces that reconnect people with nature through sustainable materials, sensory experiences, and deeply human architecture. His studio’s work stands at the intersection of ecology and emotion, where buildings belong to the landscape.



Indonesia’s most progressive international school. ProEd Global School proudly offers comprehensive educational opportunities for primary to high school students (age 4 to 19), encompassing both mainstream students and those with additional needs. Firmly believing in nurturing a cultural ethos that celebrates the unique strengths of each student and an inclusive approach grounded in providing tailored support to meet individual needs.

THIS IS WHAT WE CALL
WELLNESS LIVING



Masterplan

	UNITS
4 to 6 Bedroom Villa 5 Bedroom Villa	3
4 Bedroom Villa	7
3 Bedroom Villa	16
TOTAL UNITS	26

THE COMPLEX

- Cafe
- Entrance Gate
- Private Ring Road
- The Wellness Centre
- High-End Gym
- Communal Bathhouse
- The Core
- EV Charging Stations

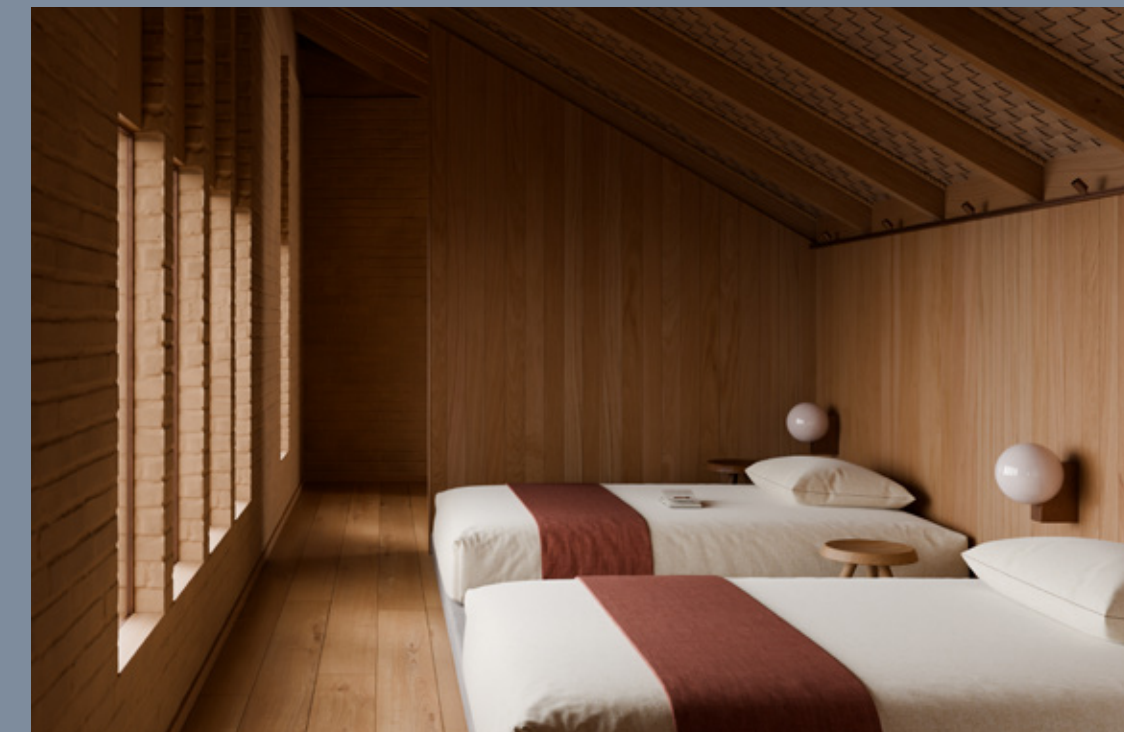
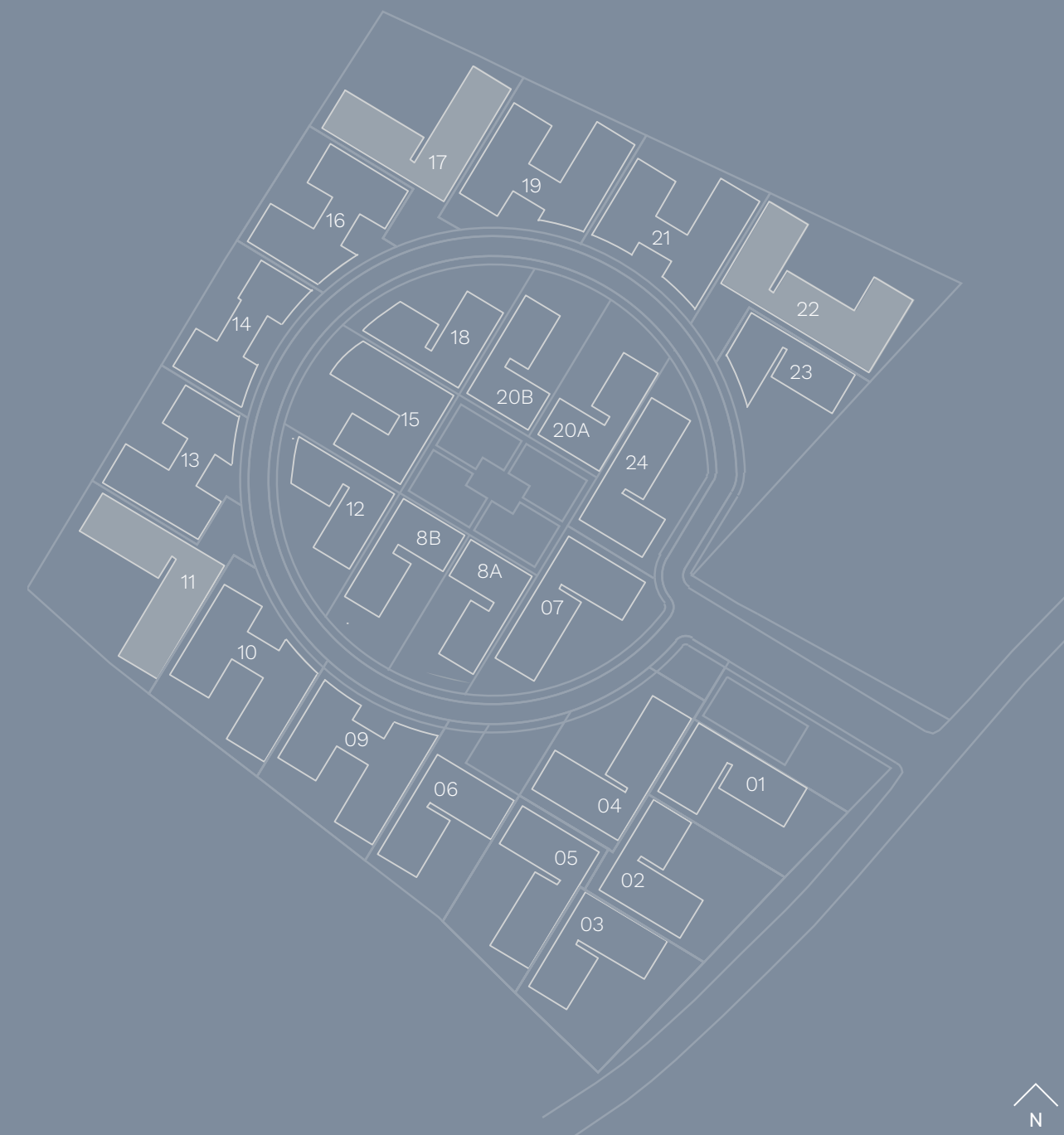


5 Bedroom VILLA

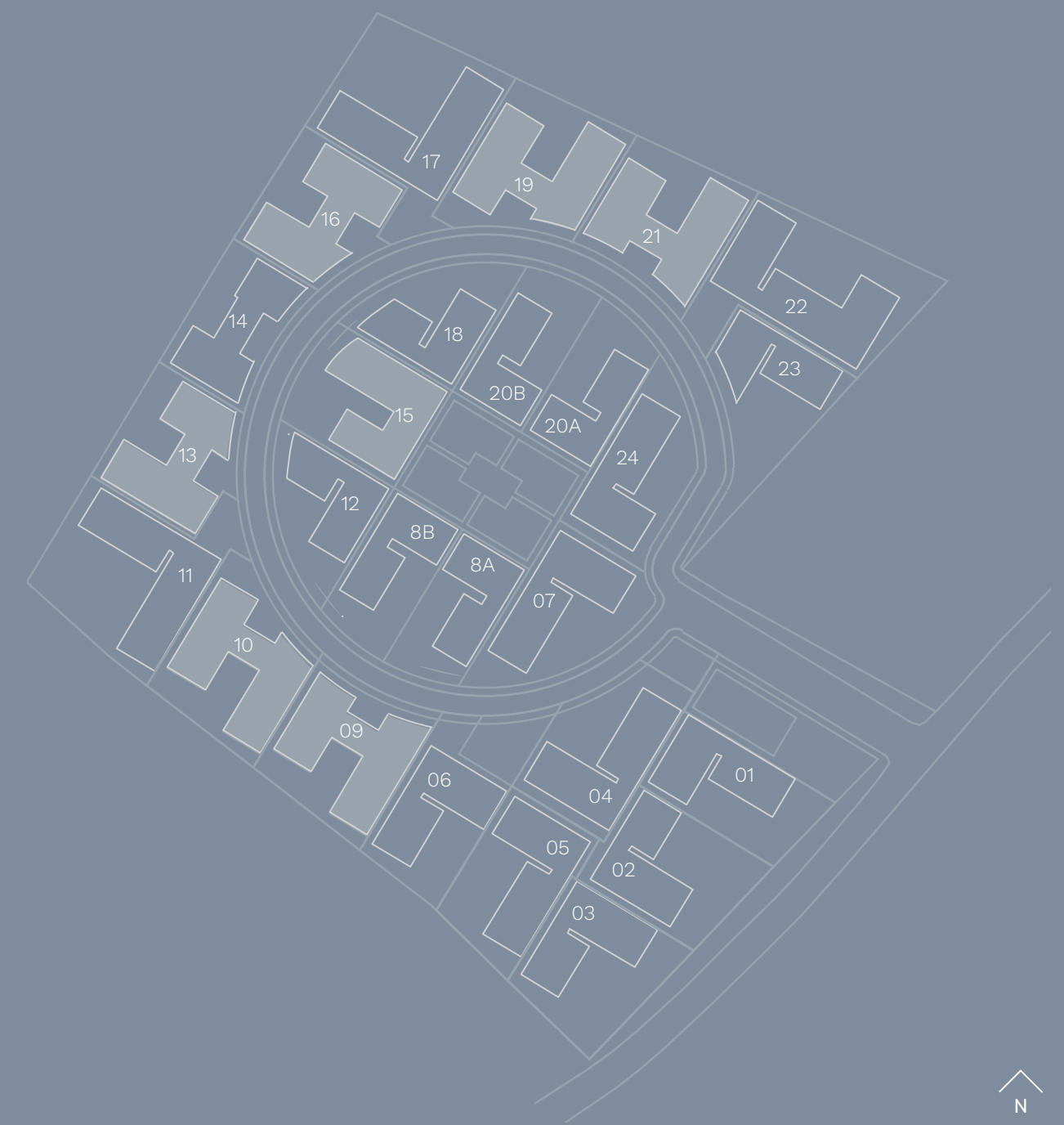
CONVERTIBLE TO A
4-6 BEDROOM LAYOUT

This 5-Bedroom villa is a serene sanctuary where crafted wood accents, woven ceilings, and soft, natural light come together to create a calming yet elevated atmosphere. The open-plan living area flows effortlessly into a private garden, inviting the outdoors into your daily rhythm.

Rooted in refined simplicity and local character, the design features natural textures and a warm, earthy palette. Thoughtfully curated for space, soul, and comfort, the villa is equally suited for shared family moments or quiet personal retreat — offering flexibility, flow, and a true sense of home.



4 Bedroom VILLA



A quiet sense of luxury defines this 4-bedroom villa — where natural materials, curated spaces, and soft tropical light come together to create an effortless retreat. The open-plan design invites connection, seamlessly blending indoor living with calming garden views.

Thoughtfully minimal and grounded in warmth, the interiors pair tactile textures with refined finishes. Every space is designed to feel elevated yet easy — ideal for family life, creative flow, or simply slowing down in style.



3 Bedroom VILLA



A harmonious blend of warmth and simplicity, this 3-bedroom villa features a well-considered layout wrapped in natural textures and refined finishes. The open living space flows effortlessly into lush greenery, inviting nature into the rhythm of everyday life.

Designed for effortless living and relaxed elegance, every element—from soft lighting to clean-lined furnishings—contributes to a tranquil atmosphere. Ideal for family life, the villa offers a grounded, spacious setting that supports both connection and quiet retreat.



SCHEDULE OF FINISHES AND MATERIALS

Kitchen

- Kitchen Unit with wood plank finishes on drawers and doors, marble or bronze plate (optional) as countertop, lighting inside the cabinet
- Kitchen Island wood plank finishes on drawers and doors, marble or bronze plate (optional) as counter top, lighting inside the cabinet
- Terracotta-style flooring
- Textured paint over brick wall
- Bamboo or rattan (optional) lattice ceiling
- Ceiling LED lights
- Built-in oven and microwave
- Four burner electric stove
- Refrigerator
- Wood plank and terracotta-style or bronze mirror (optional) sink splash back
- Sink and faucet in bronze color finish
- Backdrop LED lighting

Living / Dining Area

- Ceiling LED lights
- Bamboo or rattan (optional) lattice ceiling
- Textured paint over brick wall
- Terracotta-style flooring
- Powder-coated Aluminum window frames
- Open shelves cabinet with wood finishes

Master Bedroom

- Built-in ensuite
- Veneer/ laminate on wardrobes (built-in)
- Bamboo or rattan (optional) lattice ceiling
- Ceiling LED Lights
- Wall mounted lamps
- Powder-coated aluminum window frames
- Wood finish door and door frames
- Queen-size bed base (built-in)
- Terracotta-style flooring
- Wood plank wall cladding as a feature
- Textured paint over brick wall

Other Bedroom

- Built-in closet with veneer/ laminate drawers and doors & lighting
- Bamboo or rattan (optional) lattice ceiling
- Ceiling LED Lights
- Wall mounted lamps
- Wood-finished window/door
- Powder-coated aluminum window frames
- Queen-size bed base (built-in)
- Terracotta-style flooring
- Wood plank wall cladding
- Textured paint over brick wall

Mezzanine Bedroom

- Built-in closet with veneer/laminate drawers and doors, and lighting
- Bamboo or rattan (optional) lattice ceiling
- Ceiling LED lights
- Wall-mounted lamps
- Wood-finished window/door
- Powder-coated aluminum window frames
- Queen-size bed base (built-in)
- Wooden flooring
- Wood plank wall cladding
- Textured paint over brick wall

Master Bathroom

- Freestanding bathtub with mixer and bath spout
- Floating marble on vanity
- Full-height vanity mirror
- Built-in steam sauna (optional)
- Water-resistant plasterboard with paint on ceiling
- Ceiling LED lights
- Powder coated aluminum window frames with louvres
- Wood-finished door
- Shower head and mixer
- Sink and Faucet
- Wall mounted toilet
- Towel rail and toilet paper holder
- Terracotta-style floor finishes
- Terracotta-style wall finishes

Bathroom

- Floating marble vanity
- Full-height vanity mirror
- Water-resistant plasterboard with painted ceiling
- Ceiling LED lights
- Powder-coated aluminum window frames with louvres
- Wood-finished door
- Shower head and mixer
- Sink and faucet
- Wall-mounted toilet
- Towel rail and toilet paper holder
- Terracotta-style flooring
- Terracotta-style wall finish

FINISHINGS

External Outdoors

- Tiled swimming pool
- Pump room and equipment (pool)
- Exterior garden LED lighting
- Perimeter wall with textured paint over brick wall
- Natural stone tiled swimming pool and pool rim
- Terracotta-style outdoor flooring
- Lawn and landscape
- Main entrance unit number and lighting
- Paved entrance and parking area

External Walls

- Textured paint over brick wall

Outdoor Ceiling

- Bamboo or rattan (optional) lattice ceiling

Overall Unit

- Air conditioning unit per bedroom area
- Water heater
- Powder-coated aluminum window frames
- Wood plank-finished doors and door frames
- Door handles
- Ceiling LED lights
- Light switches
- Power and USB outlets
- Bamboo and rattan (optional) lattice ceiling
- Tile roof
- Textured paint over bricks wall

Electric

- Black power and USB plugs and electric switches

IT

- Fiber-optic or broadband outlet connection
- Wi-Fi access points

MULTI-PURPOSE

Option 1 – Wellness Area

- Built-in shelving with veneer/laminate drawers and doors, and lighting
- Bamboo or rattan (optional) lattice ceiling
- Ceiling LED lights
- Wood-finished window/door
- Powder-coated aluminum window frames
- Terracotta-style flooring
- Wood plank wall cladding as a feature
- Textured paint over brick wall
- Steam room
- Cold plunge covered with terracotta

Option 3 – Staff Room

- Built-in shelving with veneer/laminate drawers and doors
- Bamboo or rattan (optional) lattice ceiling
- Ceiling LED lights
- Wall-mounted lamps
- Wood-finished window/door
- Powder-coated aluminum window frames
- Terracotta-style flooring
- Textured paint over brick wall

Option 2 – Cinema

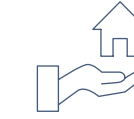
- Built-in shelving with veneer/laminate drawers and doors, and lighting
- Bamboo or rattan (optional) lattice ceiling
- Ceiling LED lights
- Soundproof door
- Carpet tile flooring
- Wood plank wall cladding as a feature
- Padded wall

Option 4 – Empty Shell

- Ceiling LED lights
- Powder-coated aluminum window frames
- Polished concrete floor tiles
- Exposed ceiling structure



Management, Utilities and Cost Overview



ESTATE MANAGEMENT

MANDATORY

OCCUPIER, INVESTOR

Public area maintenance in a villa complex involves security, regular cleaning, landscaping, and repairs of communal spaces like pools and playgrounds. This upkeep enhances the property's value and overall resident satisfaction.

- Management Company
- Utility Providers
- Service Providers

- Estate Management Agreement



VILLA UTILITIES & STAFF

NECESSARY

OCCUPIER, INVESTOR

Every villa has its own utilities and staff expenses: electricity, water, pool cleaning, garbage collection, internet, TV, landscaping and garden maintenance, pest control.

- Utility Providers
- Service Providers
- Suppliers

- Utility Contracts
- Service Contracts
- Supplier Invoices



VILLA MANAGEMENT

OPTIONAL

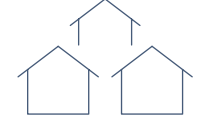
OCCUPIER, INVESTOR

For effortless living in your villa, you can opt for à la carte villa management services at fixed fees, ensuring that everything is taken care of, similar to a hotel experience.

For commercial villa operations and high review scores, management services will be provided for a fee of 10% of your income.

- Management Company

- Villa Management Agreement



VILLA MARKETING

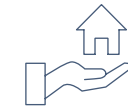
OPTIONAL

INVESTOR

To enhance your villa's occupancy rate and marketability, effective marketing services are crucial. These services are available for a fee of 10% of your rental income. For rental agreements exceeding one year with a single tenant, a reduced rate of 5% will be applied.

- Management Company

- Villa Marketing Agreement



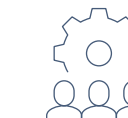
ESTATE MANAGEMENT

COST AND ADMINISTRATION FEES ESTIMATION

- All villa owners, whether occupiers or investors, are required to participate in an Estate Management agreement covering services for shared areas.
- Estate Management Costs are determined based on each owner's villa size, with proportional contributions.
- A "Sinking Fund" will be established by the Manager to cover repairs or replacements of Estate infrastructure within shared areas.
- The Manager will provide an Annual Report to owners by the end of April for each preceding year, detailing the use of budgets.
- An annual Budget outlining projected operating expenses for the following calendar year will be provided by the end of November of the preceding calendar year.
- Administration Fees are calculated as 20% of the operating costs and are included in the presented amounts.
- Estate Management and Sinking Fund contributions are to be paid annually in advance and are due on 1st January each year.

Units	UNITS	BUILDING AVG SIZE	UNIT AVG SHARE
3 Bedroom	10	175 m ²	3.34%
4 Bedroom	10	232 m ²	4.24%
5 Bedroom	4	326 m ²	6.06%
Total Units	24	5,378 m²	100%
Total Costs			\$66,664

	3 BEDROOM	4 BEDROOM	5 BEDROOM
Total Monthly Costs	\$185	\$235	\$337
Manpower	\$94	\$120	\$171
Security			
Housekeeping			
Gardening			
Maintenance			
Utilities	\$86	\$110	\$157
Electricity			
Internet			
Water			
Waste Management			
Local Government Fees			
Shared Facilities			
Land Tax			
Capex Provisions	\$5	\$6	\$9
Total Annual Costs	\$2,225	\$2,826	\$4,040



VILLA UTILITIES AND STAFF

COST ESTIMATION

- Whether you are an investor or a resident of the villa, there are essential costs associated with utilities and staff required to maintain your property, land plot, and pool.
- This includes expenses for electricity, water, internet, cable TV, and other utility services necessary for daily living and operation of the villa.
- Staffing expenses cover salaries and wages for personnel such as housekeepers, gardeners, maintenance workers, and other staff members are essential for protecting your asset over time.
- The specific numbers provided may vary depending on the use of the villa (investment or personal residence), but calculations are based on average annual expenses for properties of similar size and type.
- The numbers provided reflects the forecast for the first year of management and daily housekeeping services.

	3 BEDROOM	4 BEDROOM	5 BEDROOM
Total Monthly Costs	\$1,043	\$1,442	\$1,797
Manpower	\$521	\$721	\$898
Housekeeping			
Gardening			
Maintenance			
Guest Services / Concierge			
Utilities	\$521	\$721	\$898
Electricity			
Internet			
Waste Management			
Local Government Fees			
Repair & Replacement			
Insurance			
Consumable			
Annual	\$12,516	\$17,302	\$21,563

Estate Management	Villa Utilities & Staff	Villa Management	Villa Marketing
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VILLA MANAGEMENT FEES

- Villa Management services provide a tailored experience, allowing you to enjoy your villa without the burden of day-to-day management. Whether you require maintenance, concierge services, or specialized arrangements, our team accommodates your lifestyle preferences and ensures exceptional service delivery.
- With OXO Living, benefit from transparent pricing and flexibility in selecting services that suit your needs. Our à la carte approach offers cost-effective customization, ensuring value for your investment. From routine upkeep to specialized requests, our Villa Management services enhance your ownership experience and exceed expectations.
- Commercial villa management services allows the owner using the villa for commercial or hybrid usage paying 10% of the unit's Net Operating Revenue.
- In case you decide to use the villa privately - to ensure your property is managed and maintained to the high standards, we recommend (although it is not obligatory) signing a Villa Management Agreement with à la carte services.
- The presented fixed fee example includes standard services for commercial operation. Additional specialist à la carte services are available for guests and owner and will be charged separately.

	3 BEDROOM	4 BEDROOM	5 BEDROOM
Commercial Rental	10%	10%	10%
Percent of Revenue			
Owner Occupier	-	-	-

Estate Management	Villa Utilities & Staff	Villa Management	Villa Marketing
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VILLA MARKETING FEES

For owners engaging in commercial rentals, it is mandatory to sign a Villa Marketing Agreement in addition to the Villa Management Agreement with the following services and benefits:

- Develop and maintain the estate's brand identity within the framework of the management company's overall brand strategy.
- Formulate and execute a tailored marketing strategy across various channels to enhance visibility and attract guests.
- Actively promote the villa through targeted marketing campaigns, websites, social media, and strategic partnerships to increase visibility and drive bookings.
- Implement dynamic pricing strategies to optimize revenue and maintain competitiveness in the market.
- Manage reservations efficiently and personalize guest experiences pre- and post-arrival to enhance satisfaction and loyalty.
- The Villa Marketing Fees are calculated on the unit's net Operating Revenue.

	3 BEDROOM	4 BEDROOM	5 BEDROOM
Commercial Rental			
Marketing Fees (Short Term)	10%	10%	10%
Marketing Fees (Long Term)	5%	5%	5%

PAYMENT PLAN

IN IDR

	IDR	
Base Price	10,920,000,000	
Notary fee	109,200,000	1.00%
Value Added Tax	1,201,200,000	11.00%
Buyers Tax	546,000,000	5.00%

Total 12,776,400,000 VAT will be added to the individual payments (as shown in the table below)

BASE PRICE (IDR)	VAT 11% (IDR)	NOTARY FEE 1% (IDR)	BUYERS TAX 5% (IDR)	TOTAL (IDR)	18 JUN 2025 1 ST DOWN PAYMENT 30% (IDR)	18 JUL 2026* 2 ND DOWN PAYMENT 30% (IDR)	30 SEPT 2027** FINAL PAYMENT 40% (IDR) incl Notary & Tax
9,240,000,000	1,016,400,000	92,400,000	462,000,000	10,810,800,000	3,076,920,000	3,076,920,000	4,656,960,000
10,080,000,000	1,108,800,000	100,800,000	504,000,000	11,793,600,000	3,356,640,000	3,356,640,000	5,080,320,000
10,920,000,000	1,201,200,000	109,200,000	546,000,000	12,776,400,000	3,636,360,000	3,636,360,000	5,503,680,000
11,760,000,000	1,293,600,000	117,600,000	588,000,000	13,759,200,000	3,916,080,000	3,916,080,000	5,927,040,000
12,600,000,000	1,386,000,000	126,000,000	630,000,000	14,742,000,000	4,195,800,000	4,195,800,000	6,350,400,000
13,440,000,000	1,478,400,000	134,400,000	672,000,000	15,724,800,000	4,475,520,000	4,475,520,000	6,773,760,000
14,280,000,000	1,570,800,000	142,800,000	714,000,000	16,707,600,000	4,755,240,000	4,755,240,000	7,197,120,000
15,120,000,000	1,663,200,000	151,200,000	756,000,000	17,690,400,000	5,034,960,000	5,034,960,000	7,620,480,000
15,960,000,000	1,755,600,000	159,600,000	798,000,000	18,673,200,000	5,314,680,000	5,314,680,000	8,043,840,000
16,800,000,000	1,848,000,000	168,000,000	840,000,000	19,656,000,000	5,594,400,000	5,594,400,000	8,467,200,000
17,640,000,000	1,940,400,000	176,400,000	882,000,000	20,638,800,000	5,874,120,000	5,874,120,000	8,890,560,000
18,480,000,000	2,032,800,000	184,800,000	924,000,000	21,621,600,000	6,153,840,000	6,153,840,000	9,313,920,000
19,320,000,000	2,125,200,000	193,200,000	966,000,000	22,604,400,000	6,433,560,000	6,433,560,000	9,737,280,000
20,160,000,000	2,217,600,000	201,600,000	1,008,000,000	23,587,200,000	6,713,280,000	6,713,280,000	10,160,640,000
21,000,000,000	2,310,000,000	210,000,000	1,050,000,000	24,570,000,000	6,993,000,000	6,993,000,000	10,584,000,000

* subject to completion of structural works
** subject to completion of construction

NOTE All transaction will be based on IDR price, USD price shown bellow is for comparasion purpose only.
Invoice will be sent in IDR currency and USD equivalent will be provided according to the currency rate on the day the invoice being issued.

PAYMENT PLAN

IN USD

	USD	
Base Price	650,000	
Notary fee	6,500	1.00%
Value Added Tax	71,500	11.00%
Buyers Tax	32,500	5.00%

Total 760,500 VAT will be added to the individual payments (as shown in the table below)

BASE PRICE (USD)	VAT 11% (USD)	NOTARY FEE 1% (USD)	BUYERS TAX 5% (USD)	TOTAL (USD)	18 JUN 2025 1 ST DOWN PAYMENT 30% (USD)	18 JUL 2026* 2 ND DOWN PAYMENT 30% (USD)	30 SEPT 2027** FINAL PAYMENT 40% (USD) incl Notary & Tax
550,000	60,500	5,500	27,500	643,500	183,150	183,150	277,200
600,000	66,000	6,000	30,000	702,000	199,800	199,800	302,400
650,000	71,500	6,500	32,500	760,500	216,450	216,450	327,600
700,000	77,000	7,000	35,000	819,000	233,100	233,100	352,800
750,000	82,500	7,500	37,500	877,500	249,750	249,750	378,000
800,000	88,000	8,000	40,000	936,000	266,400	266,400	403,200
850,000	93,500	8,500	42,500	994,500	283,050	283,050	428,400
900,000	99,000	9,000	45,000	1,053,000	299,700	299,700	453,600
950,000	104,500	9,500	47,500	1,111,500	316,350	316,350	478,800
1,000,000	110,000	10,000	50,000	1,170,000	333,000	333,000	504,000
1,050,000	115,500	10,500	52,500	1,228,500	349,650	349,650	529,200
1,100,000	121,000	11,000	55,000	1,287,000	366,300	366,300	554,400
1,150,000	126,500	11,500	57,500	1,345,500	382,950	382,950	579,600
1,200,000	132,000	12,000	60,000	1,404,000	399,600	399,600	604,800
1,250,000	137,500	12,500	62,500	1,462,500	416,250	416,250	630,000

* subject to completion of structural works
** subject to completion of construction