

WELCOME TO

# OASIS



ROYAL OASIS

COLLECTION

HARMONY OF NATURE AND LUXURY

ROYAL OASIS COLLECTION  
IS A PREMIUM APARTMENT COMPLEX IN  
THE MOST PROMISING AREA OF CANGGU,  
MERGING NATURE, 5-STAR HOTEL SERVICE AND  
THE COMFORT OF SPACIOUS LIVING.



ROYAL OASIS  
COLLECTION

PROJECT IS 20% COMPLETE, COMPLETION DECEMBER 2025



RELAXATION AREA

BAR

RECREATION AREA

POOL

GARDEN

PRIVATE TERRACES

CAFE-RESTAURANT



ROYAL OASIS

COLLECTION

## ROYAL OASIS COLLECTION

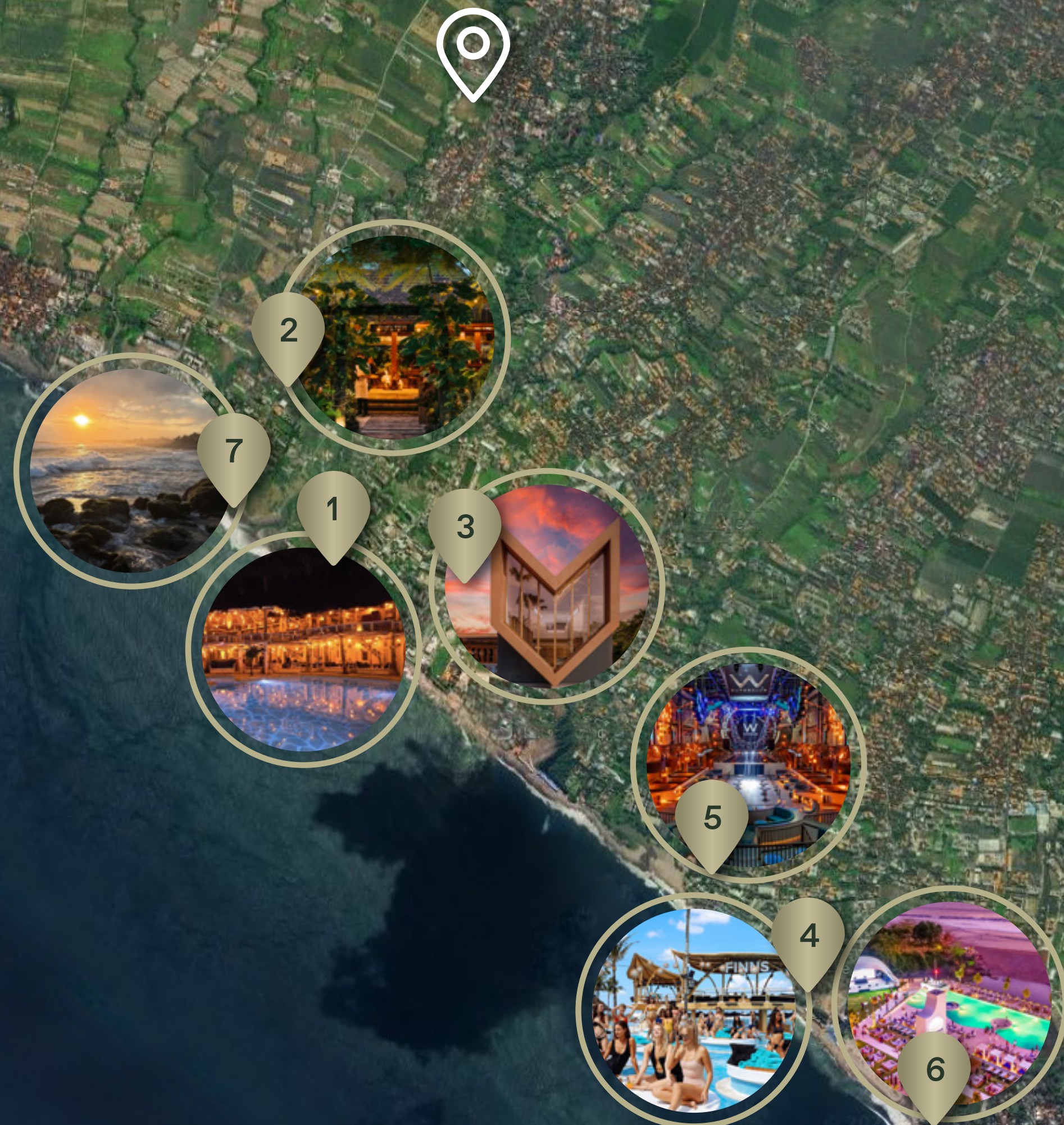
CANGGU'S MOST DYNAMIC AREA, WHICH FEATURES MODERN, WIDE ROADS WITH COMFORTABLE PAVEMENTS, TRAFFIC-FREE STREETS, AND THE BEST RESTAURANTS AND SHOPS WITHIN WALKING DISTANCE.

# LOCATION

-  7 MINUTES TO THE OCEAN
-  10 MINUTES TO CANGGU CENTER
-  45 MINUTES TO AIRPORT



- 1 9 MINUTES TO LA BRISA BALI | BEACH CLUB
- 2 5 MINUTES TO SHELTER RESTAURANT
- 3 9 MINUTES TO DESA KITSUNÉ
- 4 15 MINUTES TO FINNS BEACH CLUB
- 5 15 MINUTES TO ATLAS BEACH CLUB
- 6 15 MINUTES TO CAFÉ DEL MAR BEACH CLUB BALI
- 7 7 MINUTES TO PERERENAN BEACH
- 8 20 MINUTES TO TANAH LOT



# BEST SPOTS

BY THE OCEAN



7 MINUTES TO PERERENAN BEACH



8 MINUTES TO LYMA BEACH



9 MINUTES TO LA BRISA BALI | BEACH CLUB

 WHEN RIDING A BIKE



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EVERY VIEW IS A MASTERPIECE,  
AND EVERY MOMENT IS A DELIGHT FOR THE SOUL

by NEXA

# CANGGU

CANGGU, PERERENAN WAS RECOGNIZED AS THE TOP 3 MOST ATMOSPHERIC PLACES ACCORDING TO THE WORLD-RENOWNED TIMEOUT MAGAZINE



Annual tourist growth in Canggu is 15-20%, creating a high and stable demand for luxury property rentals.



The average land price is \$800-1500 per square meter, with annual price growth reaching 15%, ensuring capital growth prospects.



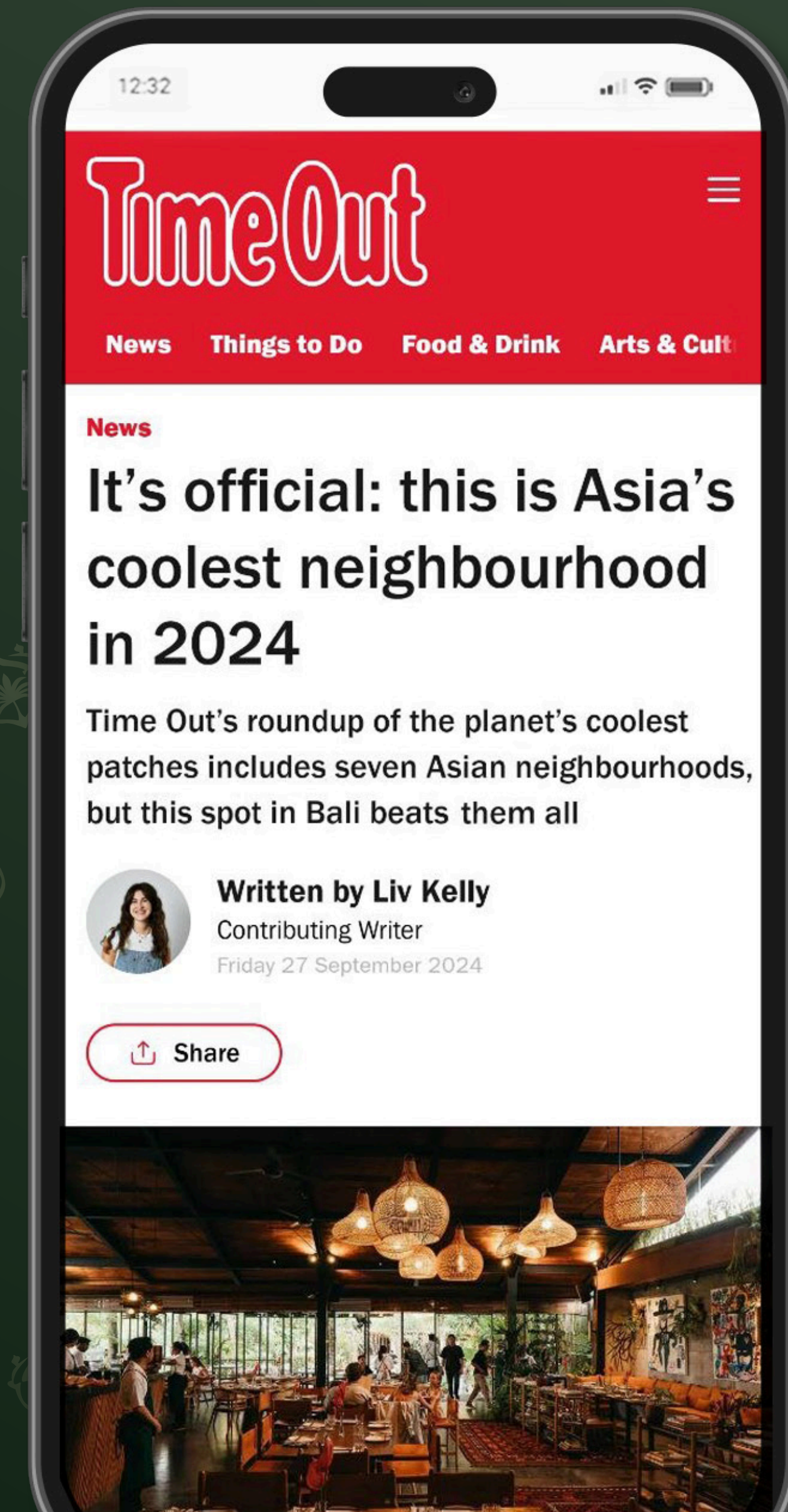
The premium audience is growing by 30% annually, increasing the demand for long-term rentals with high yields.



Property maintenance costs are 3-5% per annum, setting Canggu apart from other premium destinations



Over the past 5 years, property prices have increased by 25%, with the potential for further growth in a limited supply environment.



**● IMPRESSIONS**

- 1. Seseh Beach
- 2. Udara Bali
- 3. Pererenan Beach
- 4. La Brisa Bali
- 5. Batu Bolong Beach

**● HEALTH & SPORT**

- 1. Wrong Gim
- 2. Therapy Cangu
- 3. AMO SPA – LIFE. STYLE. SPA. CAFE
- 4. Breathwork Bali
- 5. Surya Gym Bali Fitness Center
- 6. Heartbeat Bali
- 7. Jungle Padel

**● SHOPPING**

- 1. Pepito Market Eco Beach
- 2. Hedonist store Bali
- 3. Deus Ex Machina – Temple of Enthusiasm
- 4. Pepito Market Eco Beach
- 5. Frestive

**● RESTAURANTS & CAFE**

- |                        |                    |                            |
|------------------------|--------------------|----------------------------|
| 1. Seseh Pizza         | 6. Mostly          | 11. Copenhagen             |
| 2. Seseh General Store | 7. Touché          | 12. Sensorium Bali         |
| 3. The Lodge           | 8. WOODS PERERENAN | 13. Old Man's              |
| 4. RiZE Bali           | 9. COMO Beach Club | 14. Milk & Madu Beach Road |
| 5. Shelter Restaurant  | 10. Sensorium Bali | 15. Black Sand Brewery     |



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BEST LOCATION IN CANGGU

ALL SERVICES ARE AVAILABLE TO GUARANTEE  
THE UTMOST PLEASURE, COMFORT, AND CONVENIENCE  
FOR A TRULY ENJOYABLE LIVING EXPERIENCE

# FACILITIES

INTERIOR



ROYAL OASIS

COLLECTION

# FACILITIES

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## RECEPTION

A place where every detail creates an unforgettable encounter with refined hospitality



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## CONCIERGE SERVICE

24/7 personalized service for all your needs.



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## CREATIVE SPACE

A co-working space where ideas take shape and turn into success.



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## FITNESS ZONE

More than a gym — a place for energy and harmony.

# FACILITIES

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POOL

A luxurious place where Bali's beauty meets absolute comfort.



TRADE & ART SPACE

A place where style, culture and creativity meet.



SKY FITNESS

Experience oneness with nature by practicing yoga and pilates on the rooftop with panoramic views.



ROOFTOP LOUNGE

A cozy atmosphere and breathtaking views create the perfect setting for relaxation.

PERFECT PLACE ON THE ROOF  
OF THE HOTEL FOR EVENTS  
AND OPEN-AIR CULTURAL EVENINGS

# ROOFTOP LOUNGE



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## RECREATIONAL AREA, RETAIL, AND SERVICES

The internal infrastructure of Royal Oasis Collection offers everything for comfortable recreation and entertainment: exquisite restaurants, stylish bars, cozy cafes, shopping gallery with boutiques and SPA-zones for complete relaxation.

Here everyone will find something to do without leaving the hotel.



## STARGAZING EVENINGS

A unique event that allows guests to immerse themselves in the magic of the night sky in the company of astronomers who conduct stargazing observations.

These evenings turn ordinary stargazing into an unforgettable journey through the vastness of the universe.



THE CONCEPT OF OASIS ROYAL COLLECTION WAS DEVELOPED BASED ON THE UNIQUE SOLUTIONS OF THE PARKROYAL COLLECTION PROJECT IN SINGAPORE. THIS PROJECT COMBINES ENVIRONMENTAL SUSTAINABILITY, INNOVATIVE ARCHITECTURE, AND A DEEP CONNECTION WITH NATURE, FORMING THE FOUNDATION OF THE OASIS ROYAL COLLECTION PHILOSOPHY.

# PARKROYAL

OASIS ROYAL COLLECTION DESIGN: INSPIRED BY PARKROYAL

# OUR PROJECTS

## BALI

 READINESS STAGE

 NGURAH RAI INTERNATIONAL AIRPORT



TOWNHOUSE UMALAS  
COMPLETED, 100%



WOOD RESIDENCE  
COMPLETED, 100%



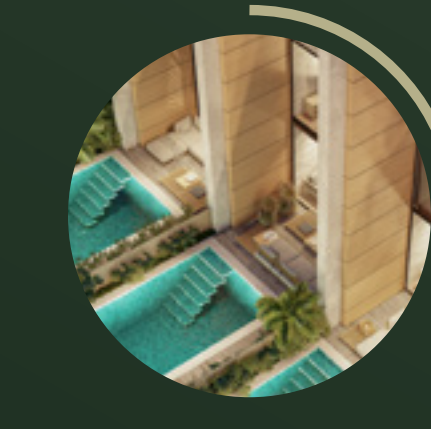
APARTMENTS CANGGU  
IN PROGRESS, 95%



TOWNHOUSE ULUWATU  
IN PROGRESS, 80%



TOWNHOUSE OCEANVIEW 1  
IN PROGRESS, 80%



TOWNHOUSE OCEANVIEW 2  
IN PROGRESS, 20%



RIVERSIDE VILLA  
IN PROGRESS  
3 VILLAS 70%, 1 VILLA 100%



TOWNHOUSE CANGGU  
IN PROGRESS, 70%



ROYAL OASIS COLLECTION  
IN PROGRESS, 35%



HILLSIDE  
IN PROGRESS, 80%



COWORKING  
IN PROGRESS, 50%

# CONSTRUCTION IN THE TROPICS: KEY ASPECTS



PERFECT ATTENTION TO EVERY DETAIL 

 IN-DEPTH CLIMATE ANALYSIS



IMPECCABLE PREMIUM QUALITY 



  
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# CONSTRUCTION QUALITY: FEATURES

## CEILING HEIGHT: COMFORT AND SPACE

- We have maintained ceiling heights of 3.2–3.5 meters for maximum comfort.
- Space and aesthetics are more important than additional units.

## PRINCIPLES: PREMIUM IN EVERY DETAIL

- Optimal Microclimate: High ceilings improve ventilation.
- Aesthetics and Space: The environment stimulates creativity.
- Acoustics and Status: Silence and premium quality.



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## QUALITY GUARANTEE

- Structure: 5-year guarantee (up to 10 years possible).
- Monolithic: Double rebar ties and K300 concrete with certifications.

## SEISMIC RESISTANCE

- The building is designed to withstand 9+ on the Richter scale.
- The structure is adapted to the region's specific characteristics.

## WATERPROOFING: PROTECTION AT ALL LEVELS

- Additives in the concrete.
- Aspal material for the foundation.
- Waterproofing membrane for the screed.

## ECO-FRIENDLY MATERIAL: ECOCRETE BLOCKS

- GreenBlocks – eco-friendly blocks with low water absorption (less than 8%).
- Resistant to moisture, mold, and mildew, ideal for tropical climates.

## RELIABLE WATER SUPPLY SYSTEM

- STP System: Wastewater treatment to an environmentally safe level.
- Wells and filtration: Tested water through adapted systems.
- Reservoirs: A capacity of over 24,000 liters ensures uninterrupted water supply.

THE ART OF IMPECCABLE SERVICE

# SERVICE

  
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COLLECTION

6 LARGE COMPLEXES  
9 YEARS OF MANAGEMENT  
HUNDREDS OF UNITS UNDER MANAGEMENT

# SERVICE



## ROYAL OASIS

### MENU

#### MAIN DISHES

- Nasi Goreng**  
Classic Indonesian fried rice with vegetables, egg, and chicken or shrimp  
300 g / \$30
- Mie Goreng**  
Fried noodles with vegetables, egg, and chicken or shrimp  
300 g / \$30
- Sate Ayam**  
Grilled chicken skewers, marinated and served with peanut sauce  
300 g / \$30

#### APPETIZERS

- Arugula Salad with Lemon Vinaigrette**  
Crispy rolls with vegetables, served with chili sauce and peanut dip  
300 g / \$30
- Gado-Gado Salad**  
Traditional Indonesian salad with vegetables, egg, tofu, and peanut sauce  
300 g / \$30

#### DESSERTS

- Balinese Banana Cake**  
Traditional banana cake with coconut, served with vanilla ice cream  
300 g / \$30
- Black Rice with Coconut Milk**  
Black rice dessert with coconut milk and fresh fruits  
300 g / \$30

## ROYAL OASIS

### MENU

#### SOUPS

- Tom Yum Soup with Shrimp**  
Spicy soup with shrimp, mushrooms, and aromatic herbs  
300 g / \$30
- Soto Ayam Soup**  
Indonesian chicken soup with vegetables and rice  
300 g / \$30

#### SALADS

- Arugula Salad with Lemon Vinaigrette**  
Crispy rolls with vegetables, served with chili sauce and peanut dip  
300 g / \$30
- Gado-Gado Salad**  
Traditional Indonesian salad with vegetables, egg, tofu, and peanut sauce  
300 g / \$30

#### BEVERAGES

- Freshly Squeezed Juice**  
Orange, pineapple, watermelon, or mango  
300 g / \$30
- Coconut Water**  
Fresh coconut served with a straw  
300 g / \$30
- Balinese Coffee**  
Aromatic coffee made from local beans  
300 g / \$30

CONVENIENT LAYOUT, PERFECTLY COMBINED  
DESIGN COLORS, FINISHING MATERIALS  
AND PREMIUM QUALITY FURNITURE

# INTERIOR



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## STRENGTH AND DURABILITY

We use high-quality MDF that is wear-resistant, ensuring the reliability of the furniture.

## AESTHETICS AND STYLE

Italian veneer creates a unique texture and elegance, suitable for any interior.

## MODERN TECHNOLOGY

The kitchen is equipped with powerful ventilation systems that effectively eliminate odors, smoke, and heat, ensuring clean air and a comfortable atmosphere both in the cooking area and in the adjacent rooms.

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## GRANITE COUNTERTOPS

Withstand pressure up to 2200 kg/cm<sup>2</sup> and retain their beauty for centuries.

## KITCHEN HARDWARE

BLUM hardware with soft-close mechanisms ensures smooth and silent operation.





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## PREMIUM MATERIALS

Italian upholstery fabrics provide both comfort and durability.

## HASSLE-FREE MAINTENANCE

Quick fabric replacement in case of damage or stains.

## DOUBLE-GLAZED WINDOWS

Maximum soundproofing and comfort, even in busy areas.

## ECO-FRIENDLINESS AND STYLE

UPVC profiles are safe, durable, and blend seamlessly with any interior.



  
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## VENTILATION

Specialized systems efficiently remove moisture, preventing mold and mildew while creating a healthy microclimate.

## PLUMBING

Premium solutions from TOTO ensure comfort, durability, and elegant design.

## WATERPROOFING

We use advanced materials and technologies, including hydro additives and Aspal, to protect against moisture in high-humidity conditions.

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## KING KOIL MATTRESSES

The choice of 5-star hotels. Provide anatomical support and exceptional comfort. Natural materials: wool, latex, and cotton.

## PREMIUM BEDDING

- 500-thread count fabric ensures incredible smoothness and softness, creating a sense of coziness and relaxation.
- Breathable cotton or satin fabric maintains a comfortable body temperature at night.
- Safe for sensitive skin and suitable for allergy-prone individuals.



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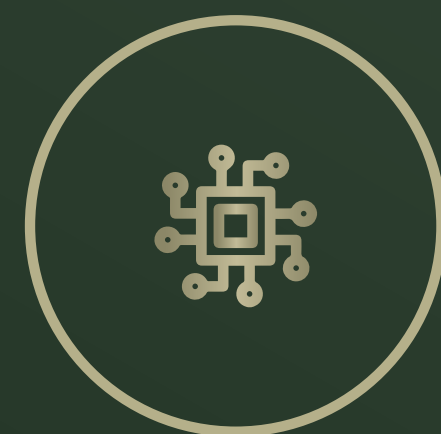
## COMFORT

### SPACIOUS INTERIORS:

High ceilings create a sense of freedom and positively impact mood.

### OPTIMAL MICROCLIMATE:

Enhanced air circulation ensures comfort in a hot climate.



## TECHNOLOGY

### RESILIENCE TO NATURAL DISASTERS:

Buildings are designed for seismic resistance.

### WATER PURIFICATION:

Filtration systems provide access to clean and safe water.



## ECOLOGY

### ECO-FRIENDLY CONSTRUCTION MATERIALS:

Use of blocks made from recycled resources.

### REDUCED ENVIRONMENTAL IMPACT:

Avoiding the extraction of natural sand and aggregates.



## SOCIAL CONTRIBUTION

### CREATING COMFORTABLE SPACES FOR LIVING AND WORKING:

Environments that inspire and support well-being.

### USE OF MODERN TECHNOLOGIES:

Reducing environmental impact and creating job opportunities.



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EXCLUSIVE DESIGNS: A BLEND OF THE BEST



# ROYAL OASIS

COLLECTION

This prestigious, premium complex offers exceptional experiences for both guests and investors. It combines personal comfort and safety, a sense of community, impeccable service, sustainable technologies, and a highly professional team.