

# THE BANK

by OXO



WHERE LUXURY RESIDENTIAL LIVING  
MEETS RIVERSIDE CHIC









# Refined

## LIFESTYLE

Built for families and individuals seeking privacy, comfort, and connection, The Bank – Riverside Residences attracts those seeking an elevated lifestyle in Bali—close to the island’s urban energy, yet immersed in nature with the comfort and privacy of a well-designed residential community.



International  
Airport

Canggu

Pererenan

**THE BANK**  
by OXO



# Riverside

RESIDENCES



The Bank by OXO is a gated residence, designed for long-term living with highly-crafted homes that feature top-end finishes, luxury amenities, and a community atmosphere.

Located in the heart of Pererenan, these riverside residences showcase a rare natural setting—offering a peaceful sanctuary tucked within a flourishing neighborhood.





PRIVATE  
Neighborhood



Set along a peaceful river, The Bank offers an idyllic gated community setting. A single well-kept private road loops through the property and connects the community—linking the clubhouse to the riverfront while creating a safe, walkable space for children and families to enjoy.



# Exclusive

## RIVERFRONT

The signature properties of The Bank are two expansive riverfront villas, set on the most coveted plots within the complex. With uninterrupted views and direct access to the river, these contemporary homes are designed for ultimate privacy and connection to nature.

One Villa even features even a rare private island nestled in the middle of the river—a secluded little spot perfect for outdoor lounging and quiet reflection.



# THE Standard

Set just inland from the riverfront, the rest of the villas offer thoughtfully designed contemporary living with open-plan layouts, high-quality finishes, and a natural, minimalist aesthetic.

Each villa features a private pool, sunlit terraces, and an in-house sauna—delivering everyday luxury in a tropical setting. Designed to be versatile and family-friendly, these homes carry the calming atmosphere of riverside living within a private, connected community.







SEAMLESS  
Flow



Thoughtfully oriented spaces with open layouts dissolve the boundaries between inside and out, allowing natural light, air, and movement to flow abundantly—creating homes that feel open, effortless, and deeply connected to their surroundings.





A LIFE LIVED  
Outdoors

Generous openings, private pools, and sunlit terraces create a natural rhythm of living that embraces the outdoors—perfect for an easygoing family lifestyle shaped by light, air, and space, with plenty of room for alfresco dining and relaxed gatherings under the open sky.





## High-End DETAILS

Each villa boasts high-end furniture, refined finishes, and quality accessories—bringing a sense of quiet sophistication to every space. The design blends function and elegance with a tropical touch, creating an atmosphere that feels both elevated and effortlessly livable.



## THE BEST Sleep

Sleep is one of life's most essential rituals—and the bedrooms reflect that philosophy. With premium mattresses, top-quality bedding, and a serene atmosphere, each space is designed to support deep, uninterrupted rest and a true sense of renewal.

Large sliding doors invite in soft natural light and peaceful views, creating a gentle connection to the surrounding landscape.















# THE Clubhouse

The clubhouse is a relaxed space that brings together a range of thoughtful amenities: a compact gym, sauna, communal pool, lounge, co-working spaces, a small kitchen and bar, outdoor terrace, and a play area for kids. It's a flexible and inviting feature designed to complement the everyday rhythms of life at The Bank.





## THE Gym



The gym is compact yet well-equipped, featuring high-end equipment and all the essentials for a complete workout—with peaceful views over the pool to keep the atmosphere light and energizing.

## THE Sauna

A Finnish sauna in the clubhouse offers a warm, restorative escape—perfect for winding down, easing tension, and adding a ritual of relaxation to everyday life.



## THE Lounge



The lounge space is designed for casual comfort and everyday use—featuring a billiards table, café-style dining areas, a shared kitchen, coffee bar, and relaxed seating to unwind, get work done or catch up with friends. It's a laid-back hub that feels like an extension of home.





# Riverside

## DECK

A small communal deck by the river offers lounge seating and a quiet spot to unwind—ideal for soaking in the natural surroundings, enjoying quiet moments, or letting kids explore and play by the water's edge.





THE  
Private Road

The private looping road creates a safe,  
car-light environment that encourages  
movement and connection.



BACK TO  
Basics

The Bank by OXO brings families gently back to nature—where kids can play safely, days unfold by the river, and views of rice fields and greenery create a grounded sense of ease. It's a slower, more intentional way of living, shaped by the riverside lifestyle.





# 15

## VILLAS & APARTMENTS

The site unfolds around a private looping road, with villas thoughtfully positioned throughout the landscape—framed by greenery and anchored by the gentle presence of the river on one side.

At the heart of the site sits the clubhouse, serving as the social hub of the exclusive community—with two luxury apartments perched above, offering elevated views and a sense of quiet exclusivity.

-  6 Bedroom Villa
-  4 Bedroom Villa
-  2 Bedroom Penthouses

THE COMPLEX
Clubhouse
High-End Gym & Sauna
Communal Pool
Private Looping Road
Gated Entrance
Riverside Terrace
Private River Access
Individual Parking



# REWARDING Features

Thoughtfully integrated for comfort, security, and ease, these features enhance everyday living—blending smart technology, management, and refined convenience in every villa.



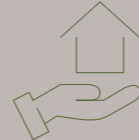
## 24/7 SECURITY

A gated, private community with full-time surveillance and controlled access, offering peace of mind and a safe environment—especially for families.



## ON-DEMAND CONCIERGE

For reservations, private chefs, wellness treatments, and curated experiences, the dedicated concierge ensures life flows effortlessly.



## TURN-KEY MANAGEMENT

Hassle-free short-term rental operation under the OXO Living standards, allowing effortless flexibility for both personal enjoyment and rental income.



## SMART HOME INTEGRATION

Intuitive features including intelligent lighting and premium Sonos sound throughout the villas—designed for modern living.



## ENERGY EFFICIENT CONSTRUCTION

Each villa features a well-insulated building with ducted air conditioning and heat pump water heating system.



## EXCLUSIVE CLUBHOUSE

Private access to a fully-equipped fitness center and resident's lounge, including high-end gym, sauna, kitchen, pool and landscaped communal areas.

# EFFORTLESS Services

The Bank by OXO 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.

	Guests Services	Residents Services	Investors Services
	Effortless	Essential	Rewarding
<b>Estate Access and Security</b>			
Gate Access	✓	✓	\$ ₪
24/7 Security	✓	✓	\$ ₪
Mail and Parcel Reception	✓	✓	\$ ₪
<b>Public Area Maintenance</b>			
Wellness Area & Facility Cleaning and Maintenance	✓	✓	\$ ₪
Public Roads, Walkways Landscape and Building Maintenance	—	—	\$ ₪
Water, Drainage and Filtration, Pest Control Maintenance	—	—	\$ ₪
<b>Public Area Utilities</b>			
Recycling and Compositing Program	—	✓	\$ ₪
Electricity, Internet, Water Supply and Sanitation Services	—	—	\$ ₪
Waste Management Services	—	—	\$ ₪
<b>Shared Administration *</b>			
Estate Accounting and Reporting *	—	—	\$ ₪
<b>Lifestyle Services</b>			
Guest Services and Concierge	✓	\$ ₪	\$ ₪
Housekeeping and Cleaning Services	✓	\$ ₪	\$ ₪
Emergency Support, including Medical Response Services	✓	✓	\$ ₪
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	—	\$ ₪	—
<b>Marketing Services *</b>			
Sales, Marketing and Promotion *	—	—	\$ ₪
Booking Management, Dynamic Pricing *	—	—	\$ ₪
<b>Management Services *</b>			
Investor Portal, Financial Management and Accounting *	—	—	\$ ₪
Guest Feedback Collection and Reputation Management *	—	—	\$ ₪
Sustainability Practices, inc. Solar Power Program *	—	—	\$ ₪
<b>Auxiliary Services</b>			
Interior Design Services, including Art and Decor	—	—	\$ ₪
Company Set Up and Maintenance	—	—	\$ ₪
Local Tax & Legal Management	—	—	\$ ₪

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





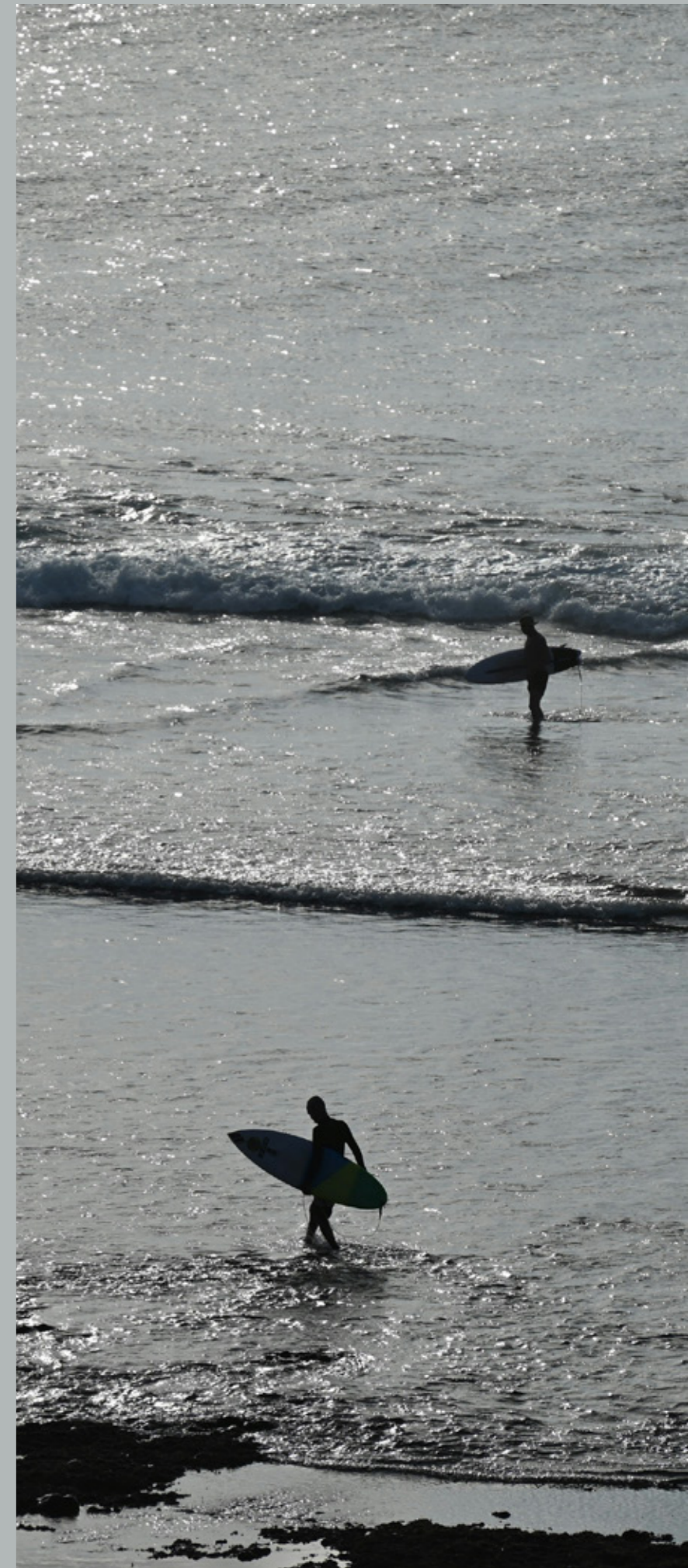
## IDYLLIC Pererenan

Pererenan is one of Bali's most sought-after enclaves—an idyllic and stylish beachside village that balances sophistication and calm with a growing atmosphere.

It's where rice fields meet rooftop bars, surf culture blends with slow living, and the pace feels just right. As the area continues to evolve, it retains its laid-back charm while welcoming a new wave of conscious, design-minded residents.

### The Bank by OXO

TUCKED JUST OFF PERERENAN'S MAIN ROAD IN A QUIET GANG, THE BANK IS SET BACK FROM THE BUSTLE—CLOSE ENOUGH TO ENJOY THE AREA'S STYLISH ENERGY, YET PERFECTLY POSITIONED FOR PRIVACY AND EASE.



# THE Location

Located along Bali's sought-after southwest coast, The Bank by OXO sits in the island's most dynamic region.

Just a short drive from central Canggu and around 45 minutes from the airport, this coveted area is the heart of Bali's creative and social scene, where beaches, culture, and contemporary lifestyle converge.

8 km  
from Tanah Lot

1-3 km  
from Canggu

20 km

from I Gusti Ngurah Rai International Airport



## Seseh Beach

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## Pererenan Beach

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## Batu Bolong Beach

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## Nelayan Beach

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## Berawa Beach

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### RESTAURANTS & CAFÉ

- 01 Warung Pantai
- 02 Seseh Pizza
- 03 BuReka Bistro
- 04 Flowerboy
- 05 The Solimans
- 06 Passo by Nook
- 07 Ettore Gelato
- 08 Bar Vera Bistro & Wine Bar
- 09 The Lodge
- 10 St. Ali
- 11 Rize
- 12 Arte
- 13 Shelter
- 14 Baked Pererenan
- 15 Woods Pererenan
- 16 Sensorium
- 17 Copenhagen Canggu
- 18 La Brisa
- 19 The Lawn
- 20 Segno
- 21 Mason Bar & Grill
- 22 Lulu Bistrot
- 23 Finns Beach Club
- 24 Alma Tapas Bar

### EDUCATION

- 46 Montessori School Bali

### SHOPPING

- 39 Seseh General Store
- 40 Pepito Market Pererenan
- 41 Frestive Market Pererenan
- 42 Samadi Supermarket
- 43 Pepito Market Eco Beach
- 44 Frestive Berawa

### LEISURE, HEALTH & WELLNESS

- 25 Cloud Spa
- 26 Udara Bali Yoga Detox & Spa
- 27 Wrong Gym
- 28 The Path Yoga Centre
- 29 Bali Veterinary Clinic Pererenan
- 30 Breathwork
- 31 Omni Social Wellness Club
- 32 Obsidian Gyrm
- 33 Jungle Padel
- 34 Samadi Yoga & Wellness Center
- 35 Canggu Medical Batu Bolong
- 36 Social Club Bali
- 37 Body Factory
- 38 The Practise Yoga

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20 km

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## SURF BREAKS

## RESTAURANTS & CAFÉ

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- 19 The Lawn
- 20 Segno
- 21 Mason Bar & Grill
- 22 Lulu Bistrot
- 23 Finns Beach Club
- 24 Alma Tapas Bar
- 50 Luna Beach Club
- 51 Comma Cafe
- 53 Riviera Cafe
- 54 Arana Coffee
- 55 The Solimans
- 56 Starbucks, Tanah Lot
- 57 Indigo Restaurant
- 58 Warung Goûthé
- 59 Milk & Madu
- 60 OTAM Baker's Club

## EDUCATION

- 46 Montessori School Bali
- 61 Canggu Community School
- 62 ProEd Global School - Umalas
- 63 Bali Equestrian Center
- 64 Lycée French School
- 65 Umalas Kids Club
- 66 Bloom Boutique Atelier Preschool
- 67 ProEd Global School - Nuanu
- 68 Politeknik Internasional Bali
- 69 Bali Culinary School
- 70 Kandang Kuda Biru

## SHOPPING

- 39 Seseh General Store
- 40 Pepito Market Pererenan
- 41 Frestive Market Pererenan
- 42 Samadi Supermarket
- 43 Pepito Market Eco Beach
- 44 Frestive Berawa
- 71 Pepito Market Buwit
- 72 Popular Market Deli Canggu
- 73 Bali Padel Academy

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RUTGER DE BEER



DENNIS TJON A HEN



WOUTER LAMENS

ARCHITECTS  
IRVA  
ARCHITECTEN

EUROPEAN DESIGN STANDARDS

IRVA Architecten is a Dutch design firm known for its clear, contemporary architecture and strong focus on livability and context. Led by Wouter Lamens, Dennis Tjon A Hen, and Rutger de Beer, the firm operates with a small, dedicated team that brings together creative vision, structural expertise, and pragmatic execution—translating ideas into market-ready designs through flexibility and swift decision-making.



NESTATE  
SPACES

DEVELOPERS

NESTATE SPACES

**QUALITY STARTS WITH FOUNDATIONS**

Nestate Spaces Indonesia is a design-led real estate development company founded by Dutch entrepreneurs Jeroen de Bruin and Wijnand Bos, creating luxury villas and residences in Bali that blend European standards with local soul. With a focus on timeless design, high-quality materials, and personal involvement throughout the process, Nestate delivers homes that are both beautiful and functional.

The company works exclusively with trusted brands, premium finishes, and sustainable construction techniques—ensuring each home not only looks exceptional, but performs exceptionally for years to come.

MANAGEMENT &  
REAL ESTATE SALES



OXO Group Indonesia is a boutique property development and management company, dedicated to creating inspiring and rewarding lifestyles for its guests and investors. More than a traditional operator, OXO is a lifestyle brand that brings vision, creativity, and care into every detail of the guest experience, offering not just a place to stay, but a way to live.

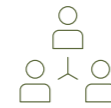
With a reputation of iconic architecture, intelligent design and seamless service, OXO continues to set the benchmark for boutique real estate in Bali, transforming spaces into destinations and homes into experiences.



REAL ESTATE  
INVESTMENT



DEVELOPMENT &  
MANAGEMENT



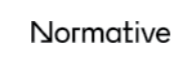
GUEST  
EXPERIENCE

BALI'S MOST SOPHISTICATED LIFESTYLE  
REAL ESTATE COMPANY

PROVEN 10 YEAR TRACK RECORD  
TO DELIVER ATTRACTIVE GAINS AND YIELDS

EFFORTLESS INVESTOR RELATIONS WITH  
SEAMLESS ENTRY AND EXIT PROCESS

AS RECOGNISED BY



# 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.



AS RATED BY GUESTS



SELECTED  
PARTNER



EXCEPTIONAL  
9.2/10  
SUSTAINABILITY L3



EXCELLENT  
9.3/10



★★★★★  
4.83/5



EXCELLENT  
10/10




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.

A woman with her hair in a bun, wearing sunglasses and a white bathrobe, stands in profile under a large white patio umbrella. She is in a tropical outdoor setting with lush greenery in the background. In the foreground, there are two lounge chairs with light blue cushions and white towels featuring the OXO logo. A cocktail is visible on a table to the right.

SOPHISTICATION AWAITS  
AT THE RIVERSIDE

**DISCLAIMER**

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Any images showing signage and tenant names are illustrative only. OXO does not warrant the accuracy of any information or illustrations included in this brochure. The information, illustrations and plans will not form part of any contract for sale, agreement for lease or management.

Intending customers, lessees, purchasers and occupiers must make, and rely on, their own enquiries and evaluation of the information, forecasts, opinions, statements and other material contained within this brochure.