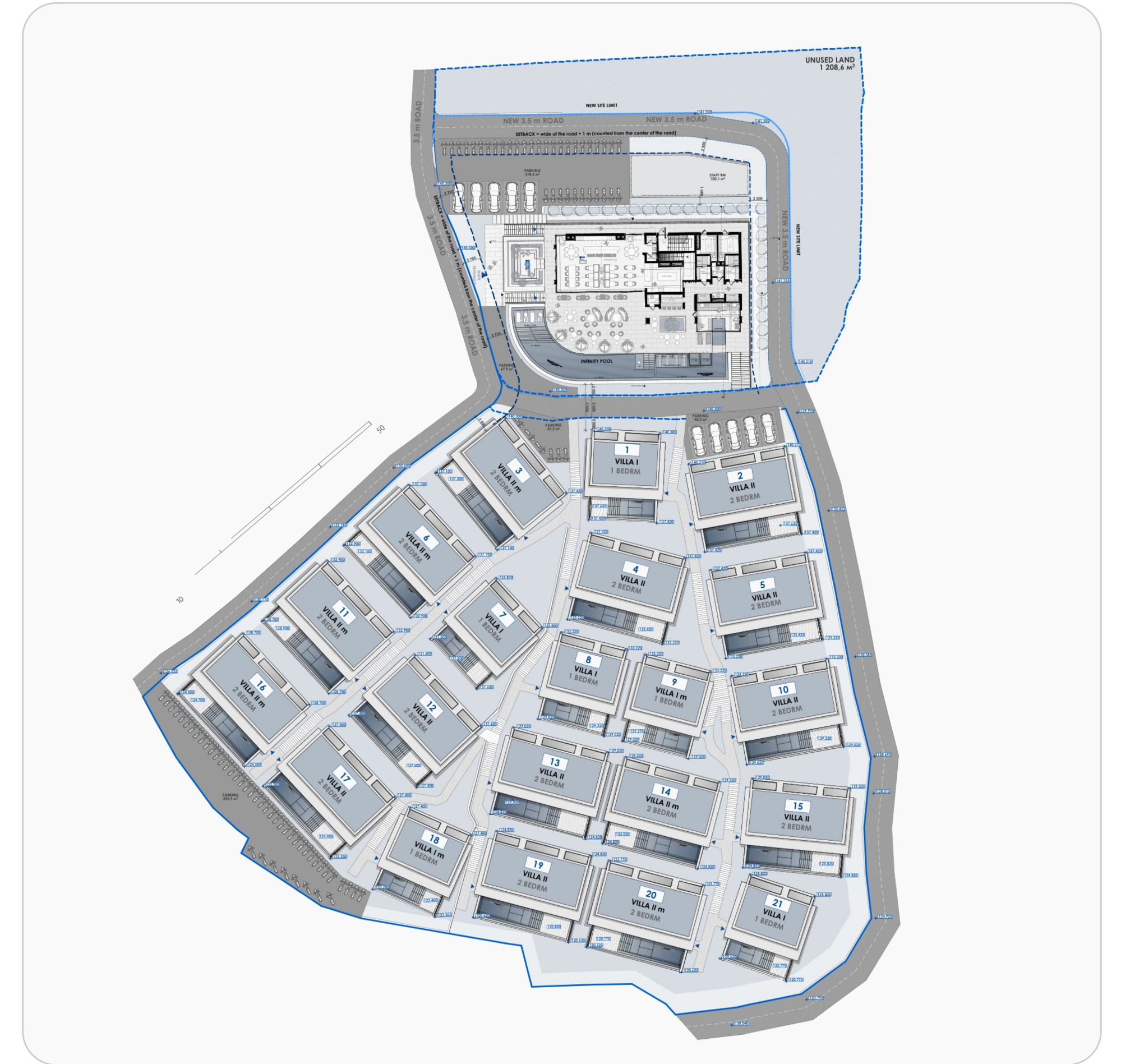




# A premium complex of villas and apartments just 100 meters from the ocean



With direct ocean views



Featuring private infrastructure covering over 10,000 m<sup>2</sup>



Unmatched anywhere on Nusa Penida

About

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

x2

Winner of the Asia Pacific Property Awards

90%

of the first development phase successfully completed

**AKTIVO**

partnership with the AKTIVO fund led by Oskar Hartmann



OceaniQ is more than just  
a brand everyone already knows



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



Our quality is confirmed by independent  
technical audits.

Watch the interview:

[vk.com](https://vk.com)

The founder of AKTIVO talks about  
profitable real estate investments in Bali 



Oskar Hartmann

President of AKTIVO and one  
of the investors in OceaniQ Nusa Dua

# Andrey Khazov

Founder of OceaniQ

Started his career in construction project management. **Has delivered over 124,000 m<sup>2</sup>.**

## Completed projects:

OceaniQ Bali Project – 52 villas

2 World Class clubs

Class A business center  
(CRE Awards gold brick)

2 premium apartment buildings

20 deluxe villas

Wine park building (30,000 m<sup>2</sup>)

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

## Offices and headquarters for

Booking.com

Karcher

NIVEA

Yandex

World Class



# Alexey Nikolashin

Project architect, founder of SI Architects bureau



INTERNATIONAL  
PROPERTY  
AWARDS

BEST INTERIOR  
DESIGN APARTMENT  
EUROPE

Apartment in House on  
Mosfilmovskaya  
by SL Project

Has extensive experience in designing private villas and residential and public interior design.

SI Architects bureau works with clients from Qatar, Thailand, Russia, UAE (Dubai), Monaco and other countries.

Over 400 projects have been completed by the architectural bureau worldwide.

## Bureau Awards:

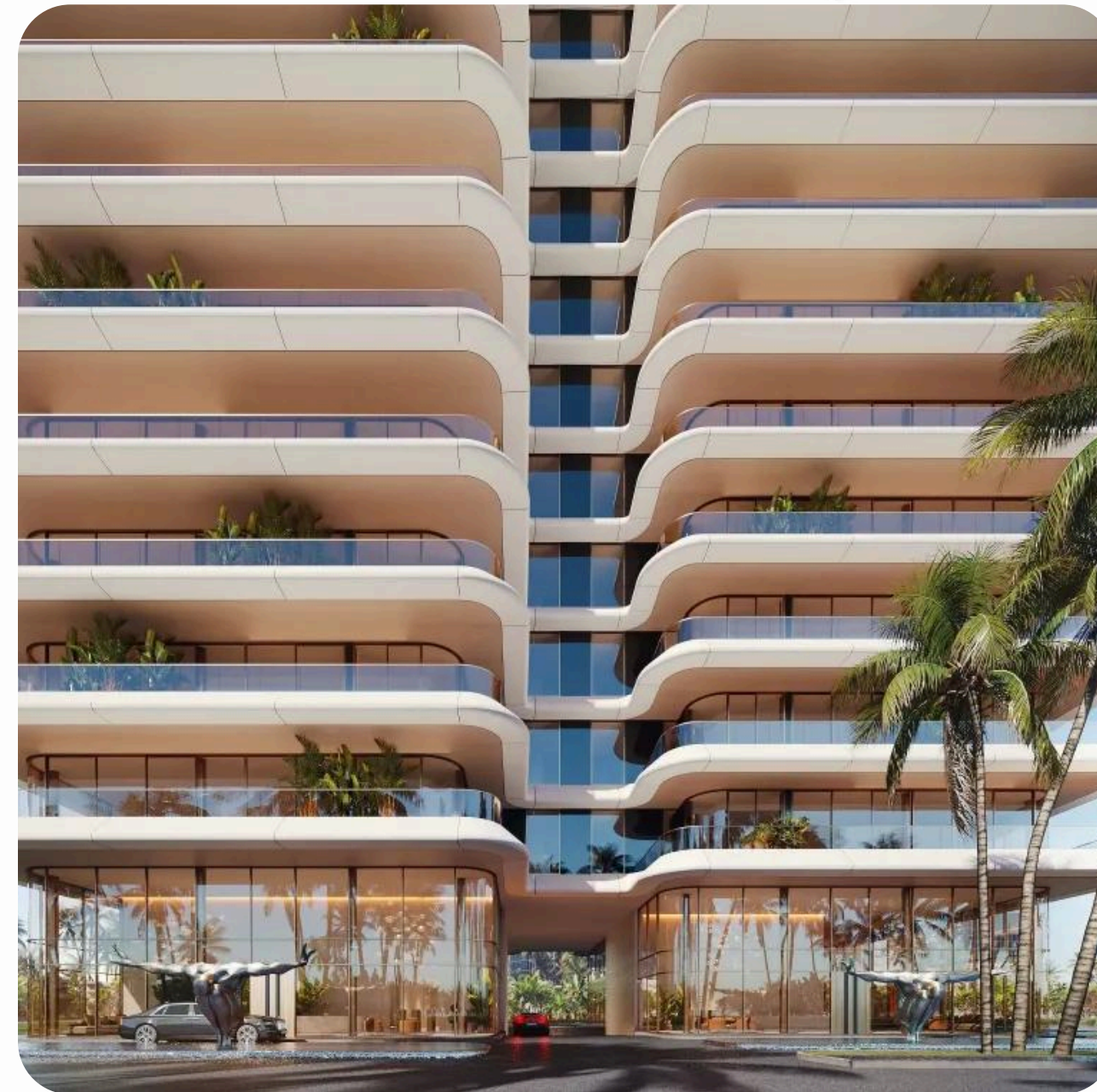
Best Interior Design Apartment Europe (2019-2020)

Award Winner (2017-2018) Interior Design Private Residence

Professional Design Award 2020

# Completed projects by SI Architects

Residences, interiors and architecture around the world: Dubai, Moscow, Delhi, Ontario, Manama, Qatar, Bali, Thailand, Amman, Abu Dhabi



# Indonesia. One of the Most Promising Investment Markets

2,37%

Among the lowest inflation rates globally

Rupiah

One of the most stable currencies in Asia

2nd place

Indonesia ranks 2nd in economic growth in Southeast Asia

4th place

Ranked 4th in investment attractiveness according to Forbes experts



# 📍 Nusa Penida

An island located 30–40 minutes from  
the southeastern coast of Bali (Sanur Port)

# Nusa Penida

## TOP-destination

One of Indonesia's leading destinations in tourism growth

[Source](#)



Unique, captivating nature and swimmable beaches

## ~200 km<sup>2</sup>

Limited land supply creates natural scarcity and long-term asset value growth



An island featuring Indonesia's most breathtaking landscapes: Kelingking Beach, Diamond Beach, Broken Beach

## 100% Effect

A blend of cliffs, turquoise water, and scenic viewpoints ensures a 100% Instagram-worthy appeal

## 12% ROI

Annual ROI from 12% through short-term rentals

# Nusa Penida. A Promising Investment Zone

80-90%

Average villa and apartment occupancy during peak season



Growing demand for villas, boutique hotels, and eco-projects driven by the outdated hotel stock



Active infrastructure development: expansion of roads, electricity networks, and ports through public and private investments



# Strategic Proximity to Bali



Convenient boat connections to the island every 30–45 minutes from various parts of Bali  
Ticket prices start from \$10



The trip takes 28 minutes by speedboat or 10 minutes by private helicopter



All while preserving the atmosphere of a secluded island — free from dense development and tourist noise

# Every second tourist in Bali visits Nusa Penida

The hotel infrastructure  
is outdated



There is a shortage of modern  
real estate solutions on the island



Rising demand among visitors for new premium-level  
developments on Nusa Penida



OceaniQ Nusa Penida

Only 100 meters from the beach  
with direct ocean views

OCEANIQ  
NUSA PENIA



Located on the island's western coast, each villa is designed with panoramic 180° views of the ocean, sunsets, and Mount Agung.

Nearby — the best beaches for snorkeling and diving, along with well-developed infrastructure.

# Key Features of the Nusa Penida Project

**10 000 m<sup>2</sup>**

Total area of the complex

**End of 2026 года**

Project completion and handover

## Investment Security

Pink-zoned land, PBG  
construction permit obtained

## Primary View

Impeccable 180° view  
of the Indian Ocean  
from every villa

## Investment Attractiveness

ROI of 12–15% annually, payback in 8–10 years;  
land value expected to grow 2–3 times in 3–5 years

## Management Company

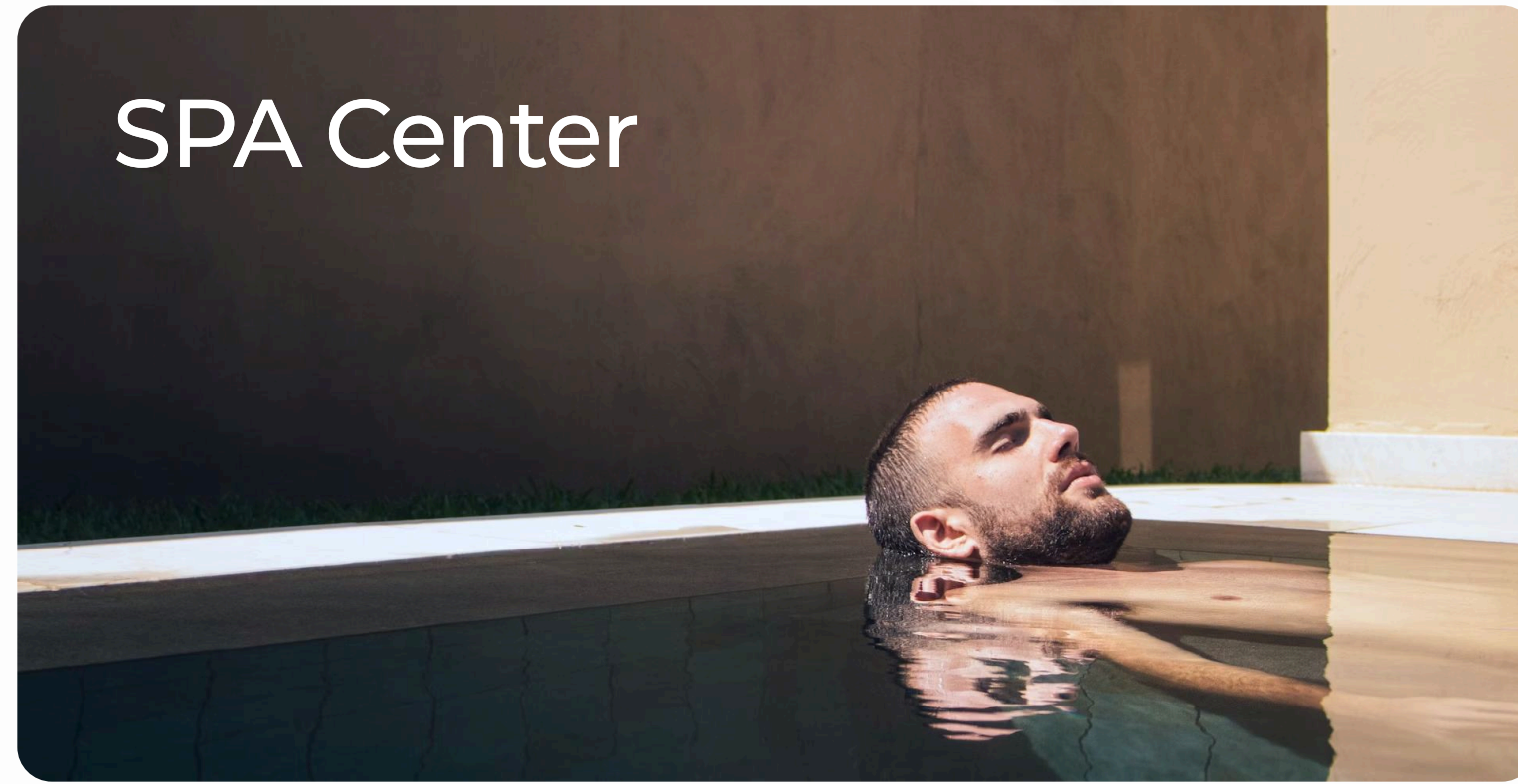
Full property management handled by the operator;  
net income distributed to investors quarterly



Sports Area



SPA Center



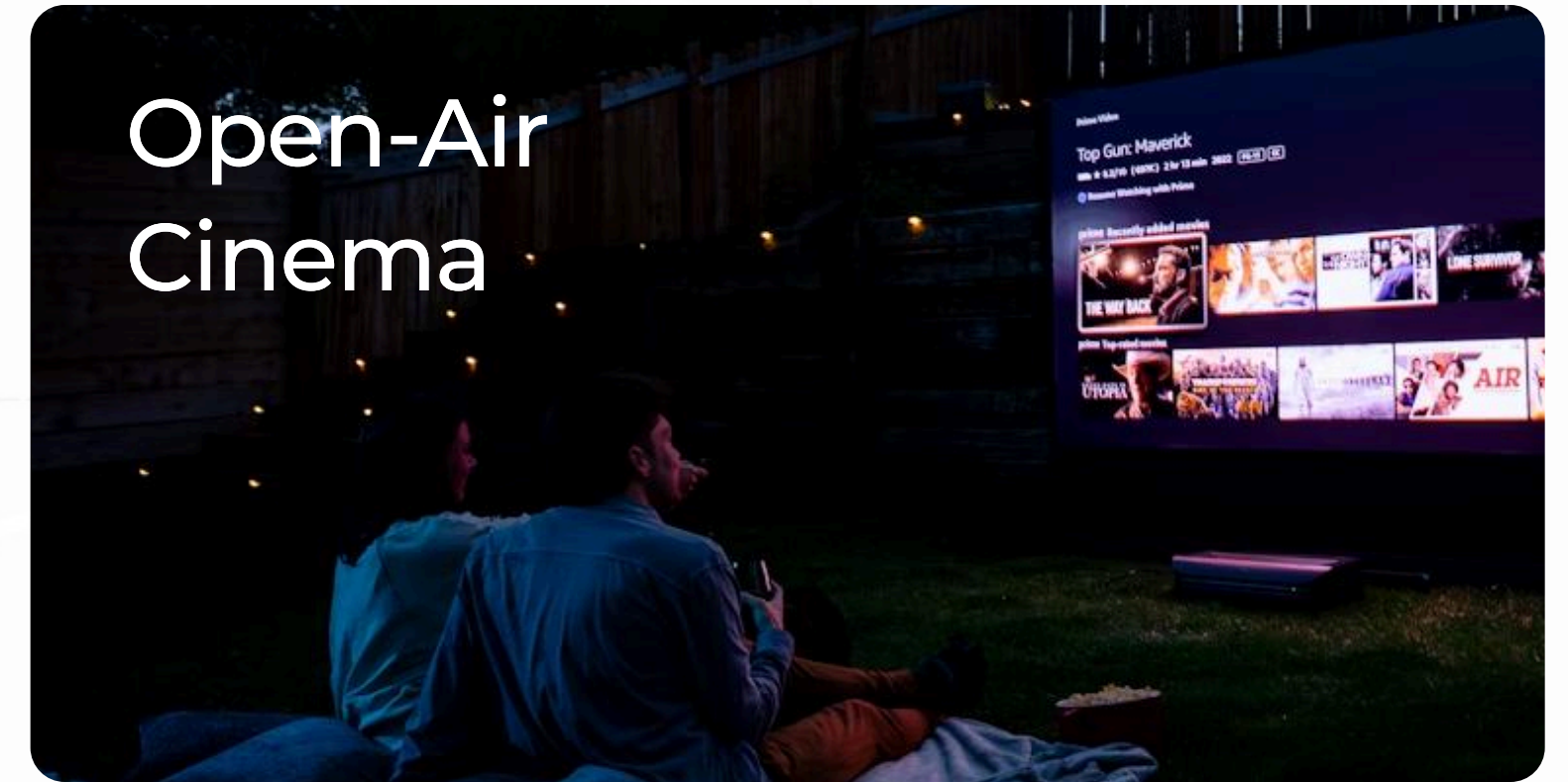
Restaurant



Autonomous Laundry



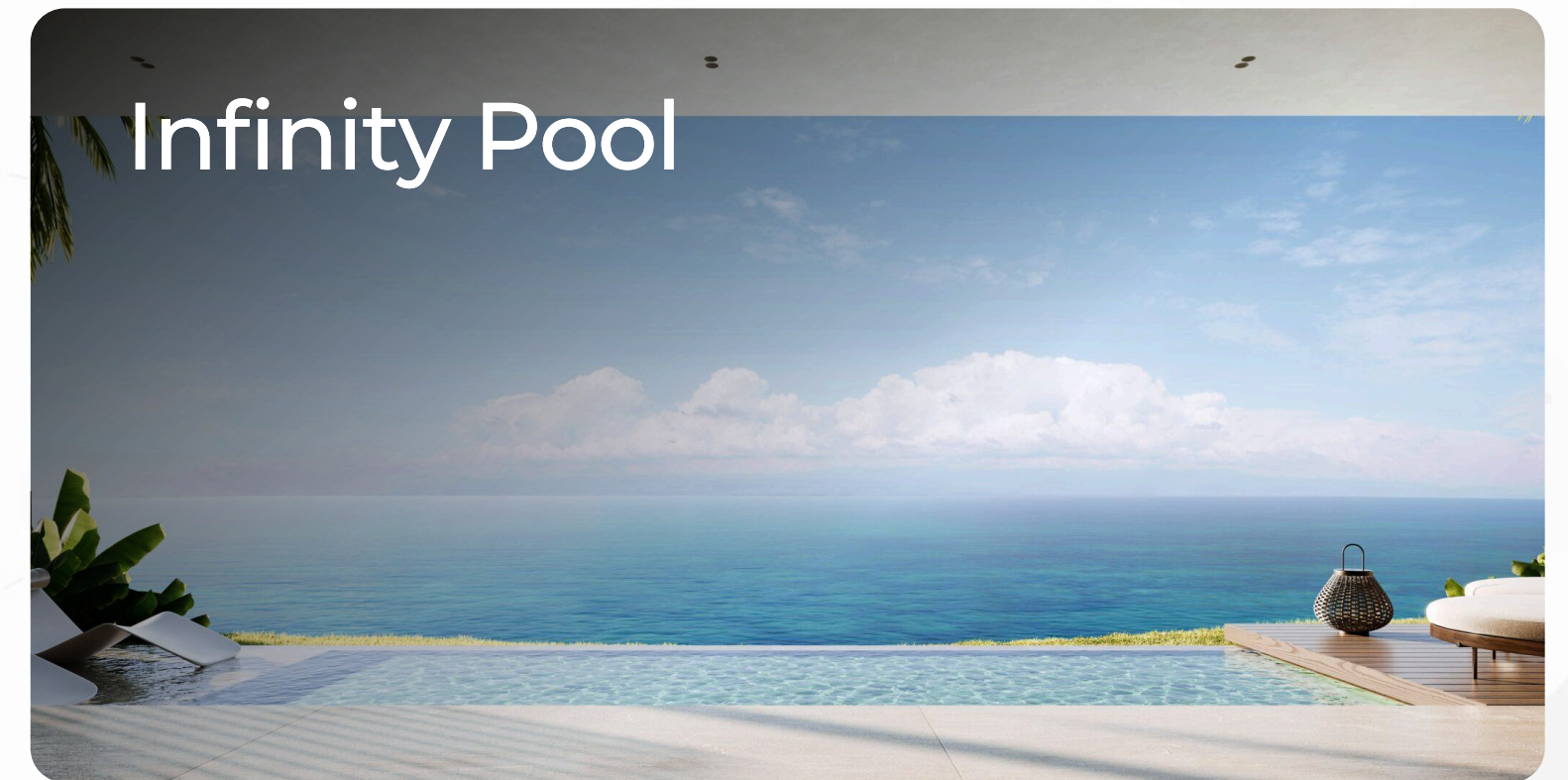
Open-Air Cinema



Secured Parking



Infinity Pool



# Nearby Infrastructure



Beach Club

## AMARTA Penida

🕒 3 minutes from the villa



Beach Club

## Amok Sunset Bar

🕒 25 minutes from the villa



Beach Club

## Secret Penida

🕒 20 minutes from the villa



Activities

## Cliff Jumping

🕒 5 minutes from the villa



Activities

## Snorkeling

🕒 15 minutes from the villa



Activities

## Zipline

🕒 35 minutes from the villa



Activities

## Helicopter

🕒 1 minute from the villa



+35

and over 35 other exciting adventures nearby!

Uniqueness & Awards



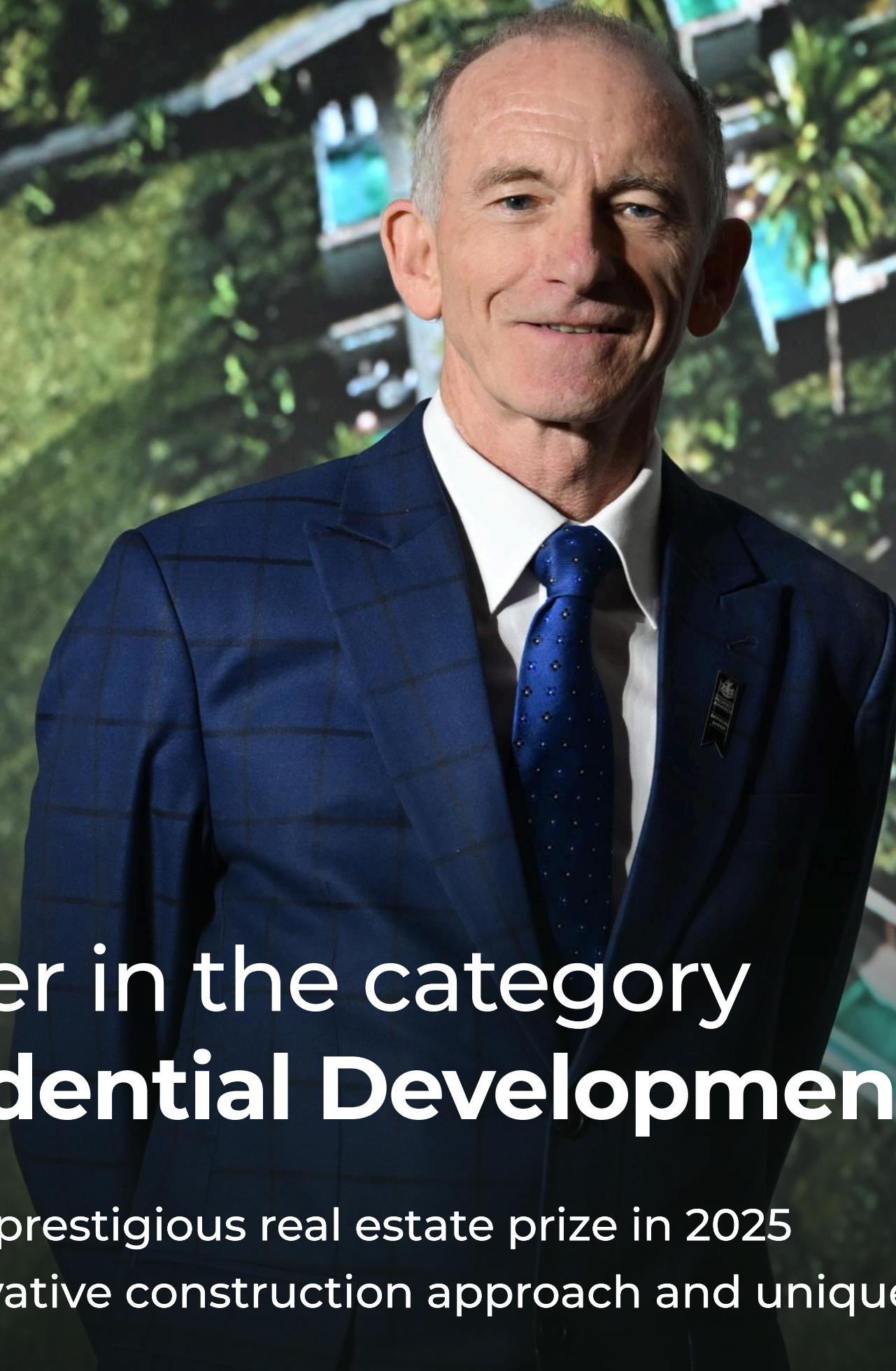
ASIA PACIFIC  
PROPERTY  
AWARDS

in association with

GROHE

AWARD  
WINNER

2025-2026



# Winner in the category «Residential Development 20+ Units»

Awarded a prestigious real estate prize in 2025  
for its innovative construction approach and unique concept.

This distinction highlights the quality and reliability of the project for investors.

A wide-angle photograph of a tropical villa's outdoor area. In the foreground, there is a concrete deck with a modern, white lounge chair. To the left, a tall palm tree and a large green plant are visible. In the middle ground, a clear blue infinity pool extends towards the horizon. The background features a vast, calm ocean under a bright blue sky with scattered white clouds. The overall atmosphere is serene and luxurious.

## Privacy & Views

OceaniQ ensures the highest level of privacy for every villa, offering access to breathtaking sunsets and unobstructed views of the ocean and Mount Agung.

# Engineering Excellence by Global Standards

**OceaniQ projects** — are the embodiment of architectural art created by leading specialists from SI Architects bureau, holders of numerous prestigious awards.

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



Roof drainage system designed to handle tropical downpours



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

# Leasehold

75 Years

25-year Leasehold

+ guaranteed 50-year extension

A long-term land contract with construction timelines  
and quality strictly regulated by agreement.

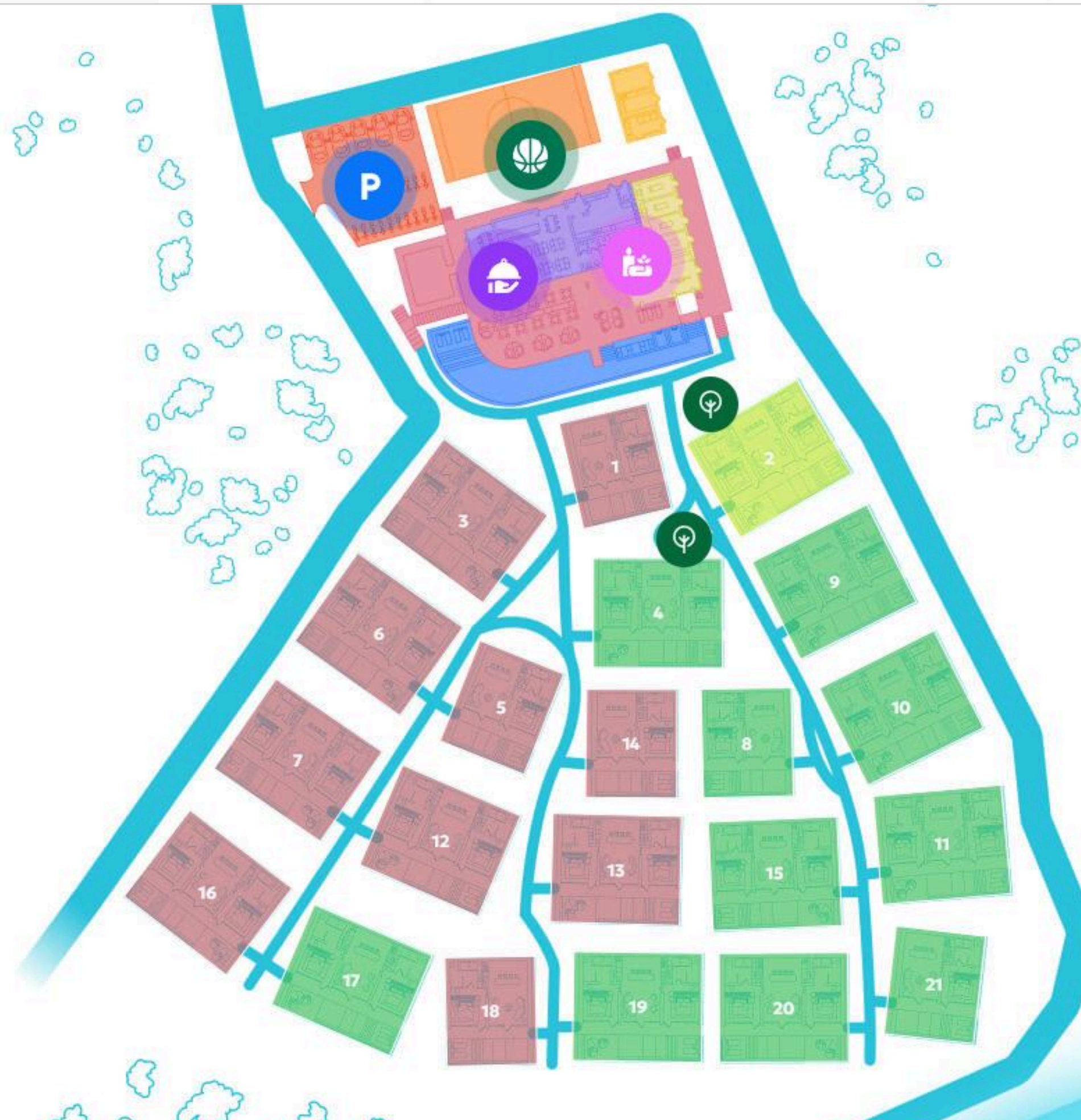


# Residential Types

Includes apartments and 1BR-2BR villas



[View the current master plan online by clicking the text or scanning the QR code](#)



Unit

# One-Bedroom Apartment (1BR)

Price starts from

## \$99 000

IDR\* 1 647 855 000

\* Rupiah calculation is made at the current  
exchange rate at the time of property acquisition

ROI

## 12%

Value Growth by Completion

## +35%

Payback Period

## from 8 years

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Unit

# Two-Bedroom Apartment (2BR)

Price starts from

## \$250 000

IDR\* 4 161 250 000

\* Rupiah calculation is made at the current  
exchange rate at the time of property acquisition

ROI

## 12%

Value Growth by Completion

## +35%

Payback Period

## from 8 years

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Unit

# One-Bedroom Penthouse (1BR)

Price starts from

## \$105 000

IDR\* 1 751 400 000

\* Rupiah calculation is made at the current  
exchange rate at the time of property acquisition

ROI

## 12%

Value Growth by Completion

## +35%

Payback Period

## from 8 years

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Unit

# One-Bedroom Villa (1BR)

Price starts from

## \$299 000

IDR\* 4 990 310 000

\* Rupiah calculation is made at the current  
exchange rate at the time of property acquisition

ROI

## 12%

Value Growth by Completion

## +35%

Payback Period

## from 8 years

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Unit

# Two-Bedroom Villa (2BR)

Price starts from

## \$455 000

IDR\* 7 593 950 000

\* Rupiah calculation is made at the current  
exchange rate at the time of property acquisition

ROI

## 12%

Value Growth by Completion

## +35%

Payback Period

## from 8 years

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Resort Infrastructure



Villa Exterior



Villa Interior



Villa Interior



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Villa Interior



Villa Interior



Villa Interior



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Apartment Exterior



Apartment Interior



Apartment Interior



Resort Infrastructure



Resort Infrastructure



Resort Infrastructure

