


Innovative wellness *Resort*


Powered by biohacking
technologies




**BODY
SENSE**

 SPA

 Infrared saunas


 Salt and snow rooms

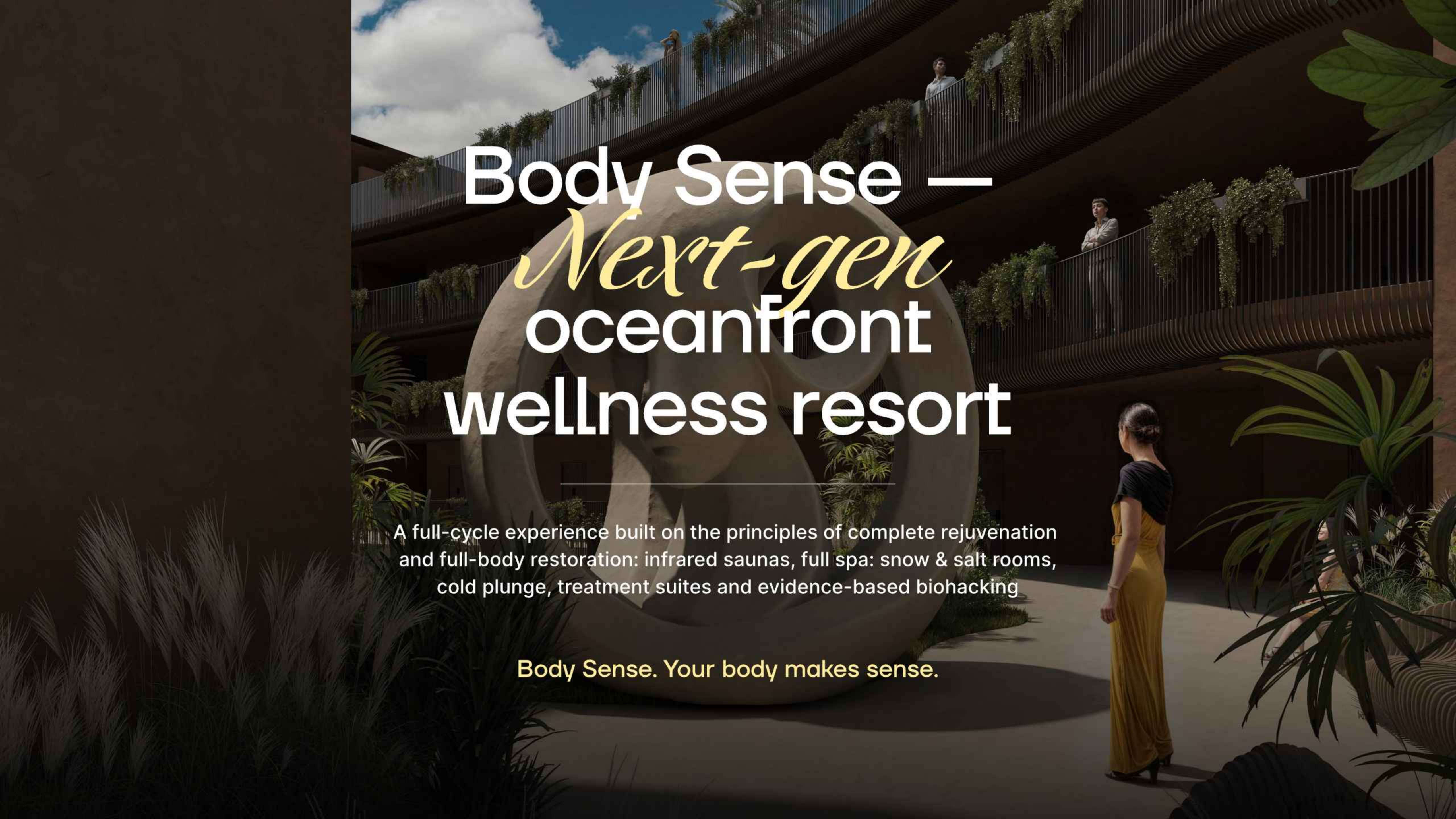
 Ice bath

 Copper tubs

 Biohacking protocols

 Natural skincare

 Gym



Body Sense — *Next-gen* oceanfront wellness resort

A full-cycle experience built on the principles of complete rejuvenation and full-body restoration: infrared saunas, full spa: snow & salt rooms, cold plunge, treatment suites and evidence-based biohacking

Body Sense. Your body makes sense.

Next-generation wellness complex

built on the principles of complete rejuvenation and full-body restoration



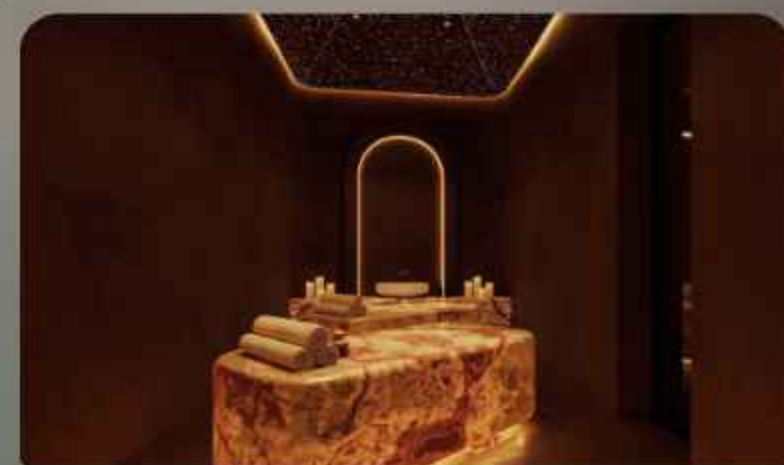
Relaxation zones & ocean-view terraces



Functional Gym



Modern pool



Full-service SPA



Restaurant

About the *Complex*



Relaxation zones &
ocean-view terraces

Total area

4500 m²

designer SPA units

51

Land color

Pink Zone

Leasehold

30+25 years

Beaches

70%

*According to Booking.com,
70% of guests choose hotels
near these locations

Pandawa

3 min

Calm vibe, cliffs, white sand

Melasti

10 min

Cliffs, white sand, beach clubs

Nusa Dua

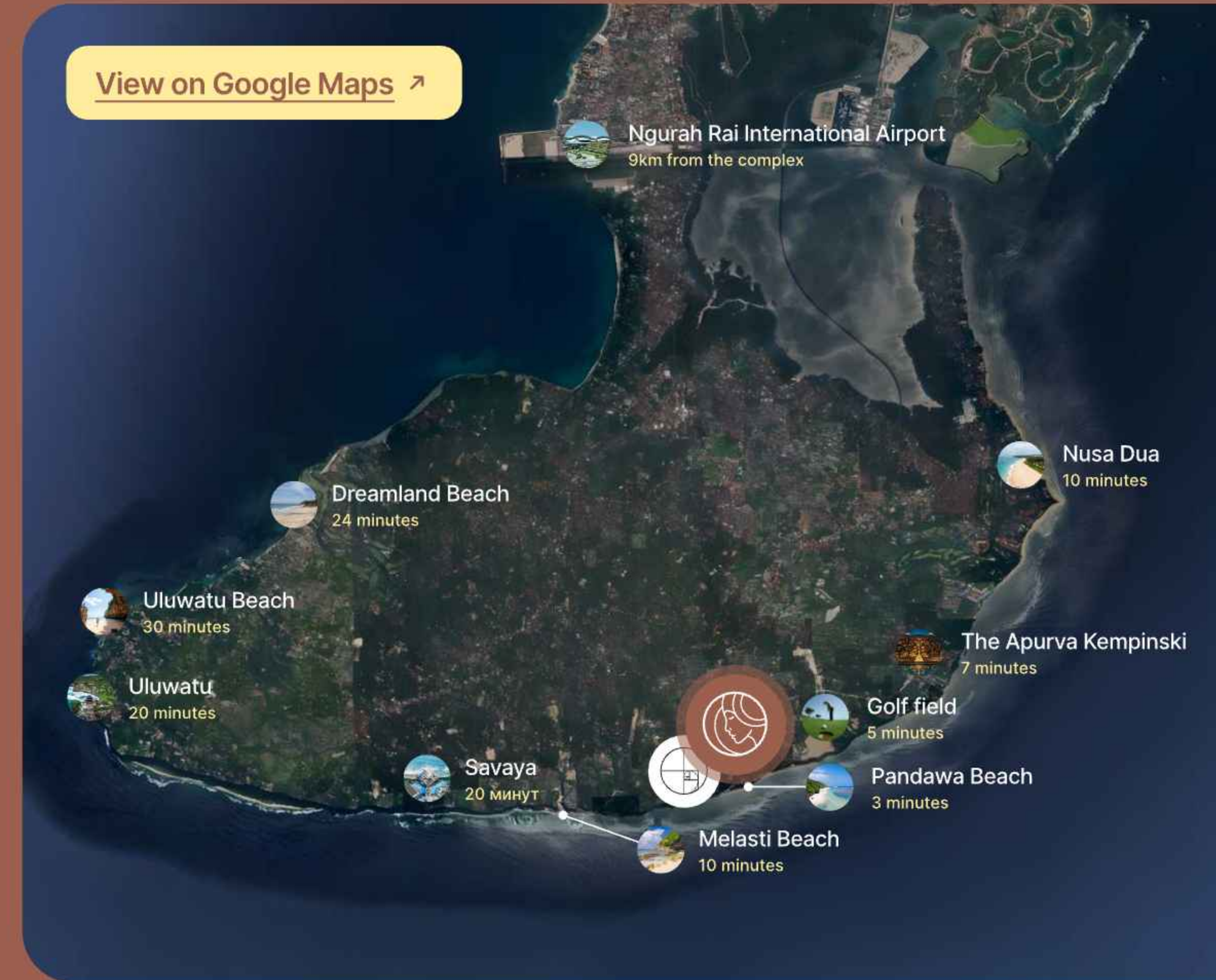
15 min

Elegant beach in a lagoon

Infrastructure of the district

in an area with the best beaches

- ✓ 6 beaches in 15min: sand, lagoons, cliffs, surf
- ✓ Bali's top landmark, GWK Park: just 18 minutes
- ✓ Legendary club Savaya in 20 minutes
- ✓ Leisure: golf courses, helipad, paragliding
- ✓ More than 30 restaurants within a radius of 3 km
- ✓ 25 minutes to Ngurah Rai Airport via toll road



SPA

Full-service SPA & wellness centre

 Aufguss Sauna

 Hammam

 Roman Bath

 Ice bath

 Salt room

 Snow Room

 Hydromassage Room

 Massage Rooms

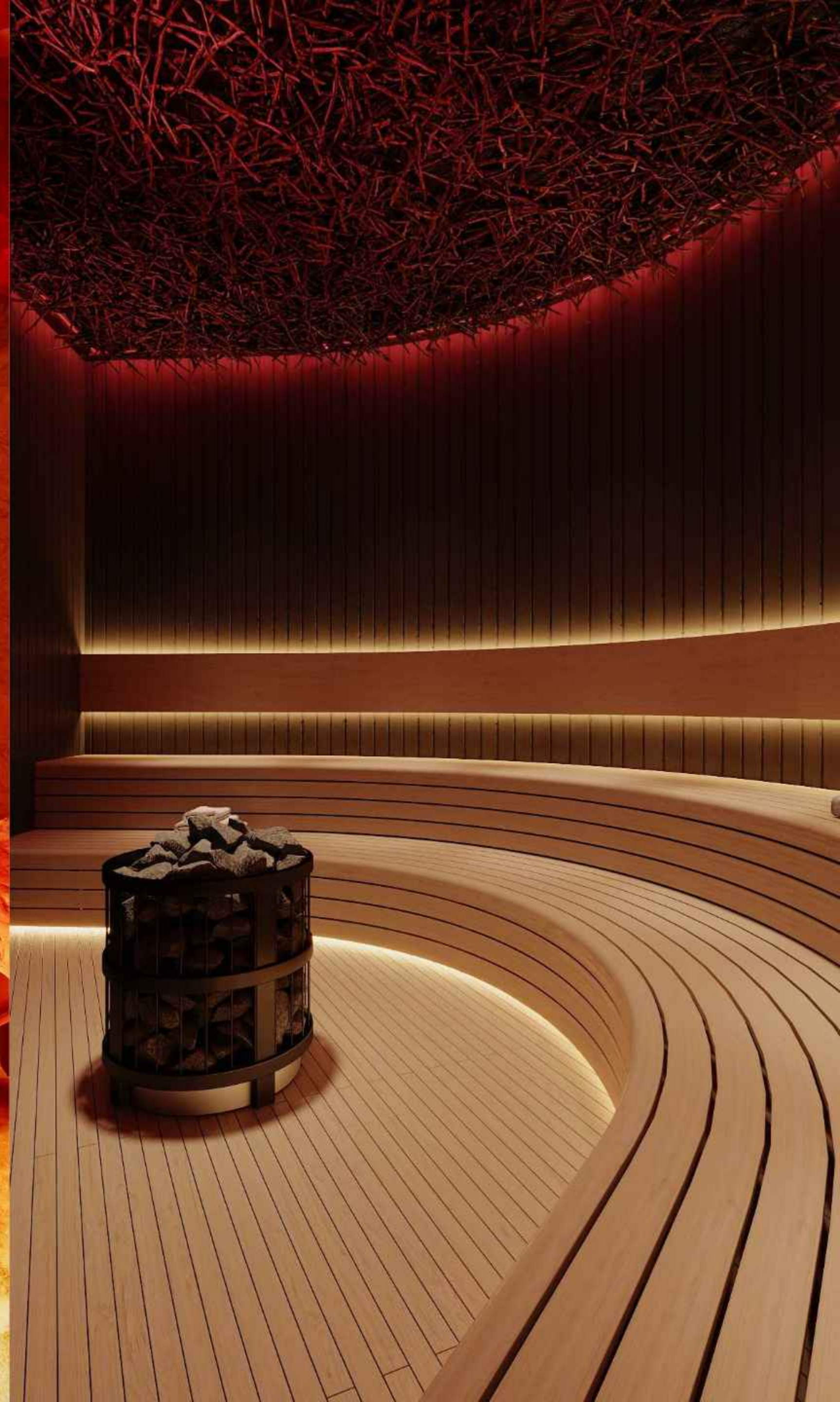
SPA

Spa & bath cultures complex,
with public and individual sections



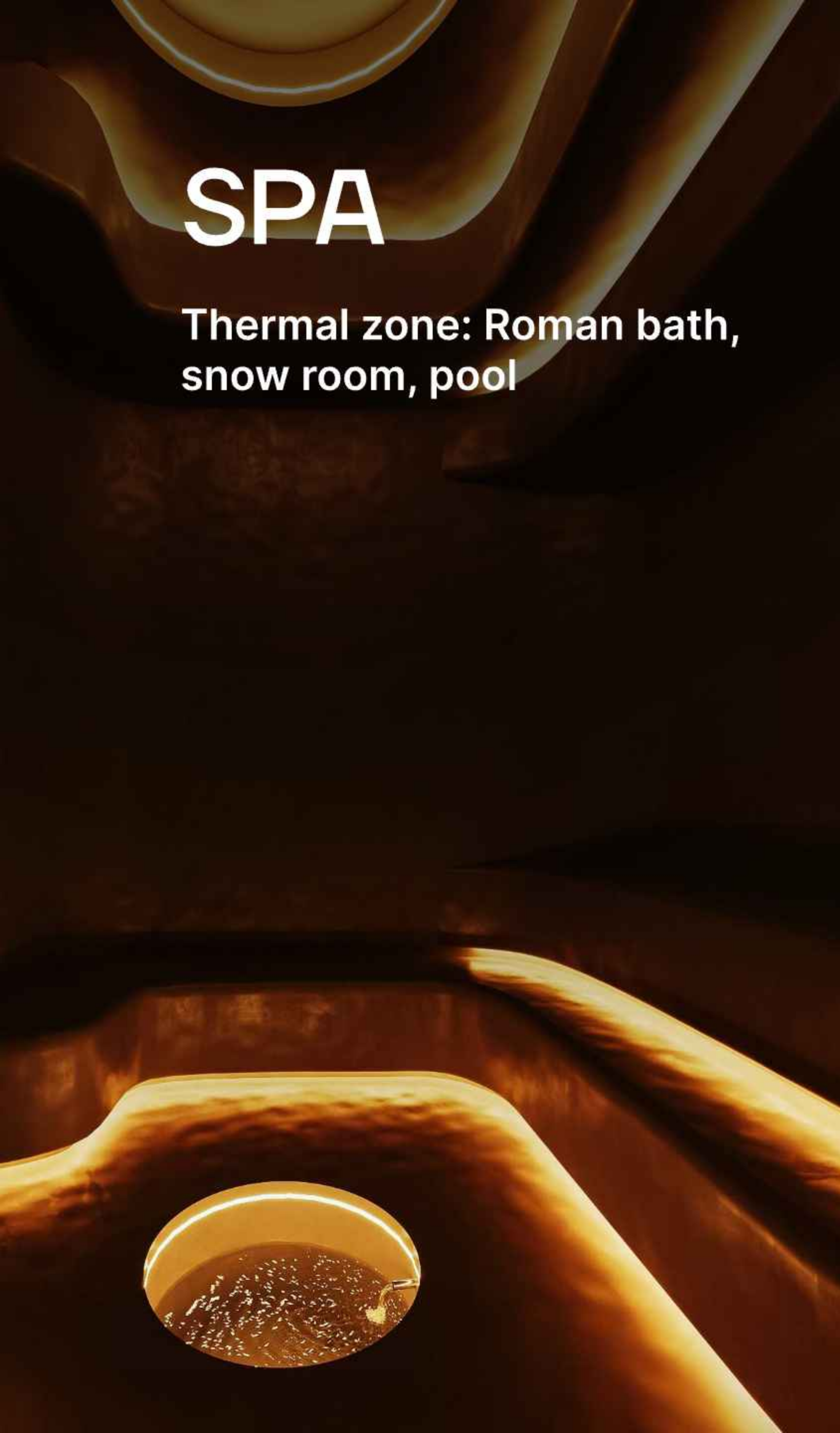
SPA

Thermal zone: hammam,
salt room, sauna



SPA

Thermal zone: Roman bath,
snow room, pool



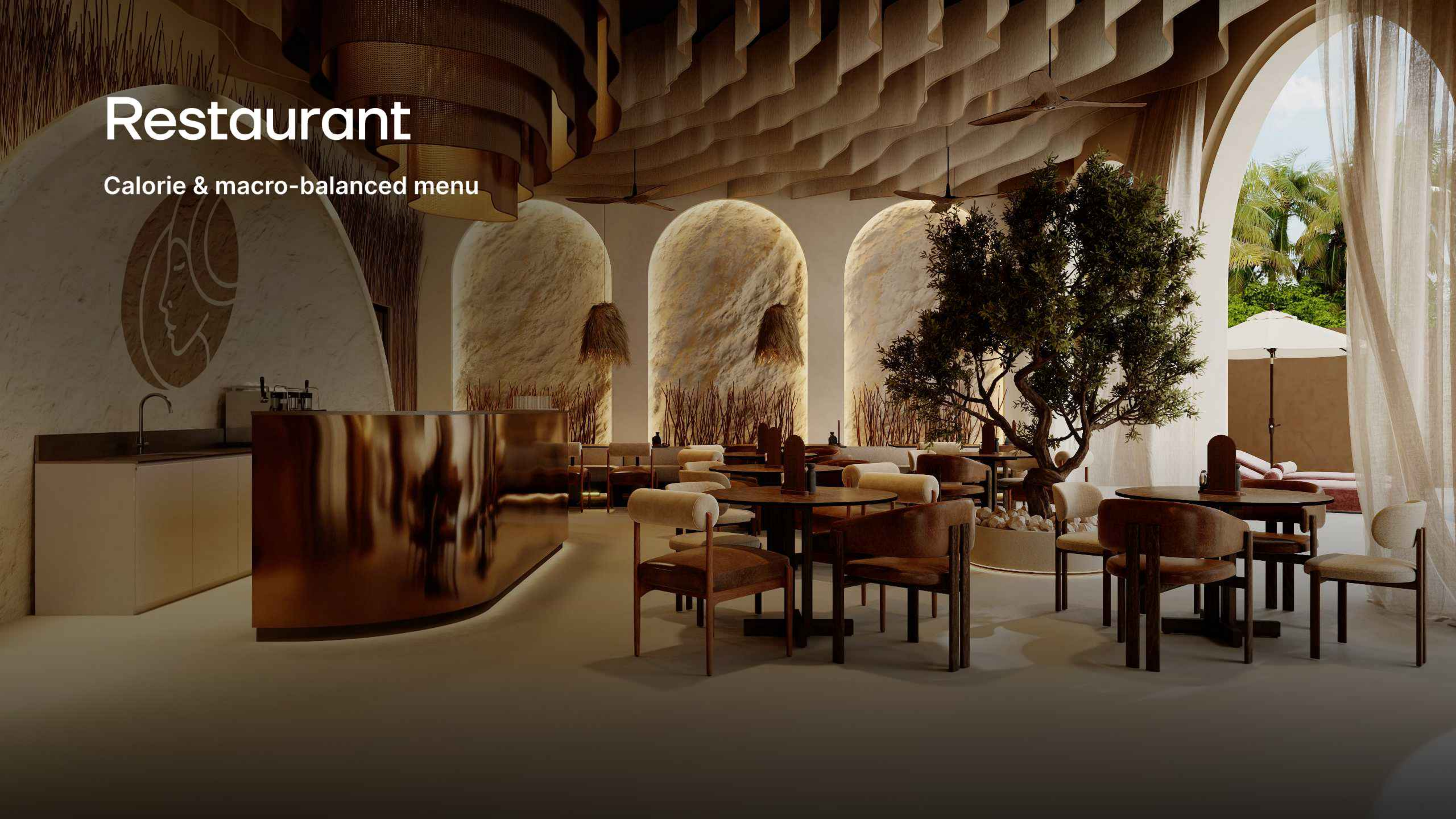
SPA

Hydro zone: massage suites,
hydromassage bathtub, jacuzzi



Restaurant

Calorie & macro-balanced menu




Restaurant



Functional gym

Gym & Yoga

 Equipment

 Yoga

Functional gym




Ritual-*by*-Room

 Infrared sauna or lamp

 Copper bath

 Yoga mat and accessories

 Tea ceremony set


 Skincare fridge with natural cosmetics



Each element extends the spa
experience into your room

Delux *spa* suite


 Infrared sauna

 Copper bath

 Yoga mat and accessories

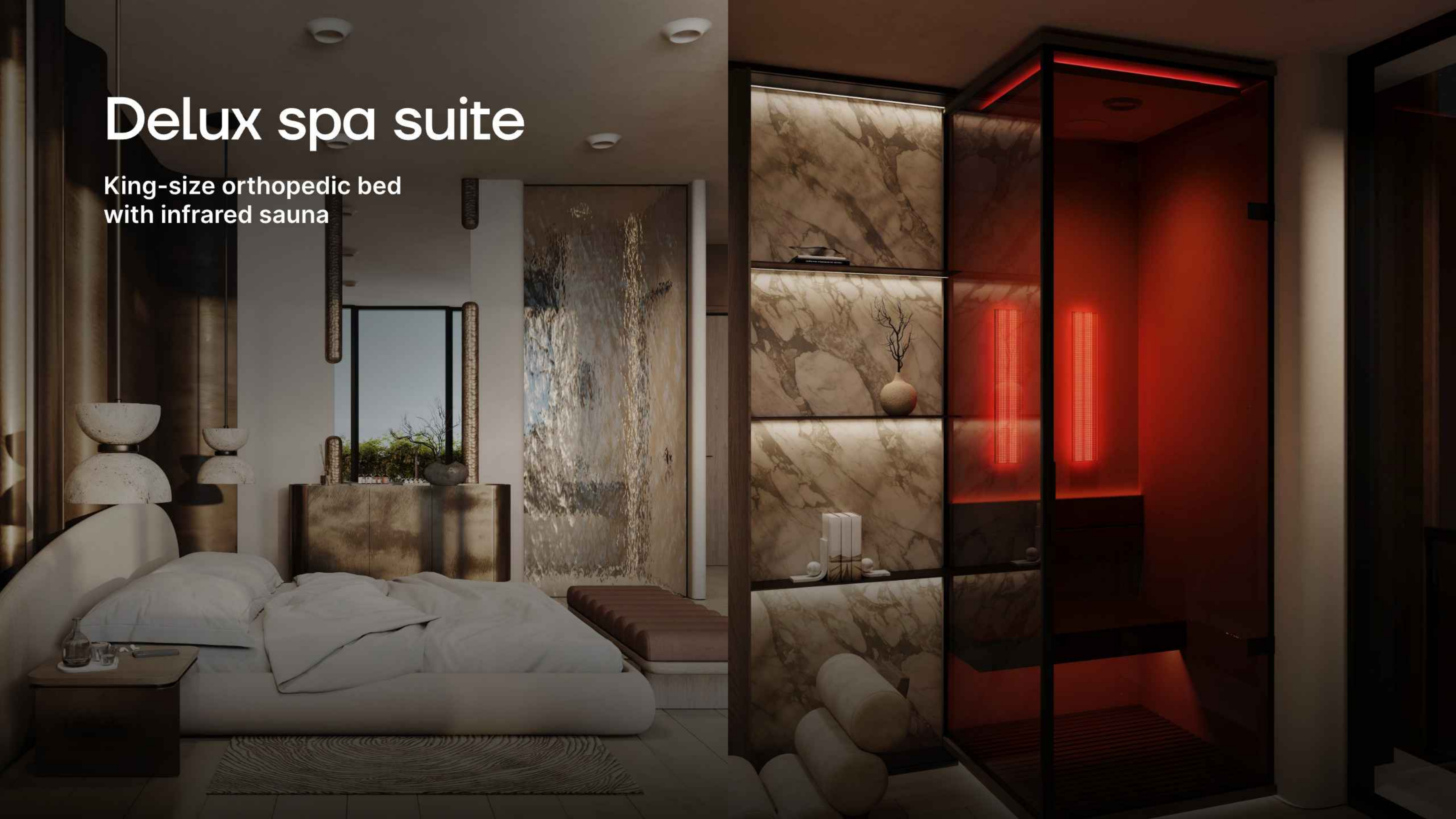
 Tea ceremony set

 Skincare fridge with natural cosmetics

 Refined with suite an infrared sauna, copper bath and balcony

Delux spa suite

King-size orthopedic bed
with infrared sauna



Delux spa suite



Premium *spa* suite

 Infrared lamp

 Yoga mat and accessories

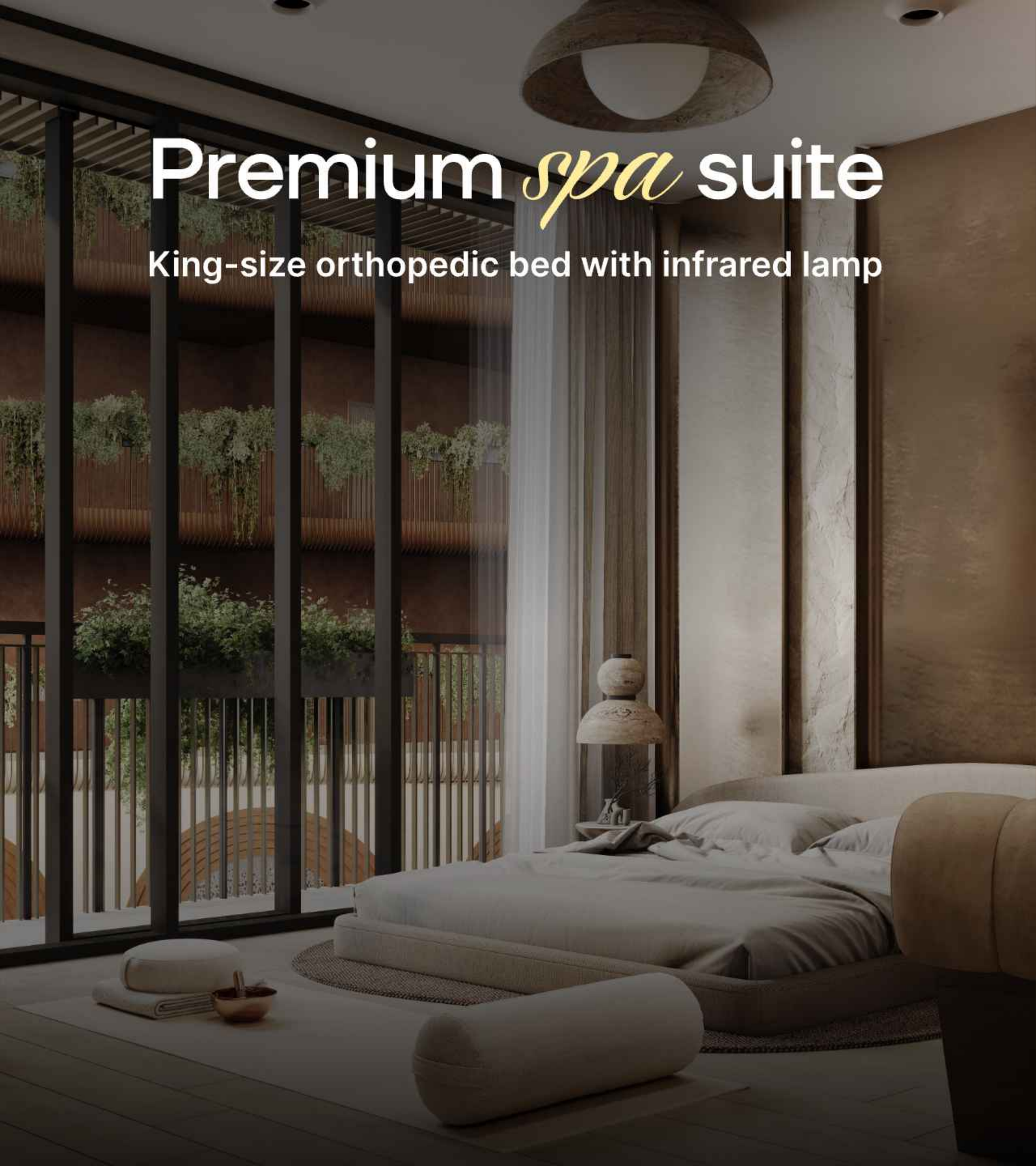
 Tea ceremony set

 Skincare fridge with natural cosmetics

 Thoughtfully designed suite
with an infrared lamp and balcony

Premium *spa* suite

King-size orthopedic bed with infrared lamp



Premium *spa* suite



Investment *Advantages*

A man and a woman are standing together in a large, multi-layered stone archway. They are looking at each other and smiling. The archway frames a beautiful landscape featuring a body of water, lush green trees, and distant mountains under a clear blue sky. The woman is wearing a light-colored, long-sleeved top and striped pants, while the man is wearing a light-colored button-down shirt and dark pants. The ground they are standing on is a light-colored concrete or stone surface.

01

High occupancy rate

Driven by 7 / 14 / 21-day programs —
detox, recovery and body
rejuvenation

02

Higher rental value

Developed infrastructure & premium
services = longer guest stays

03

Year-round occupancy

Wellness format
with no seasonality

04

Higher rental value

Sales through wellness operators
and in-house team = higher investor
returns

Financial terms

installment plan

for 18 months

first payment

30%

How to pay:

- ✓ We accept easy international payments
- ✓ All transactions are official and fully documented
- ✓ First payment is made only after signing the contract



Own *management* company

80%

Average annual occupancy
rate of the properties



9,3

Average rating

Our Projects



**RAHYA VILLAS
COMPLEX**

Started off in:
2024

RAHYA VILLA
COMPLEX



**EIGHTH
SENSE**

Completion date:
IQ 2027

EIGHTH
SENSE



**BODY
SENSE**

Completion date:
2Q 2028