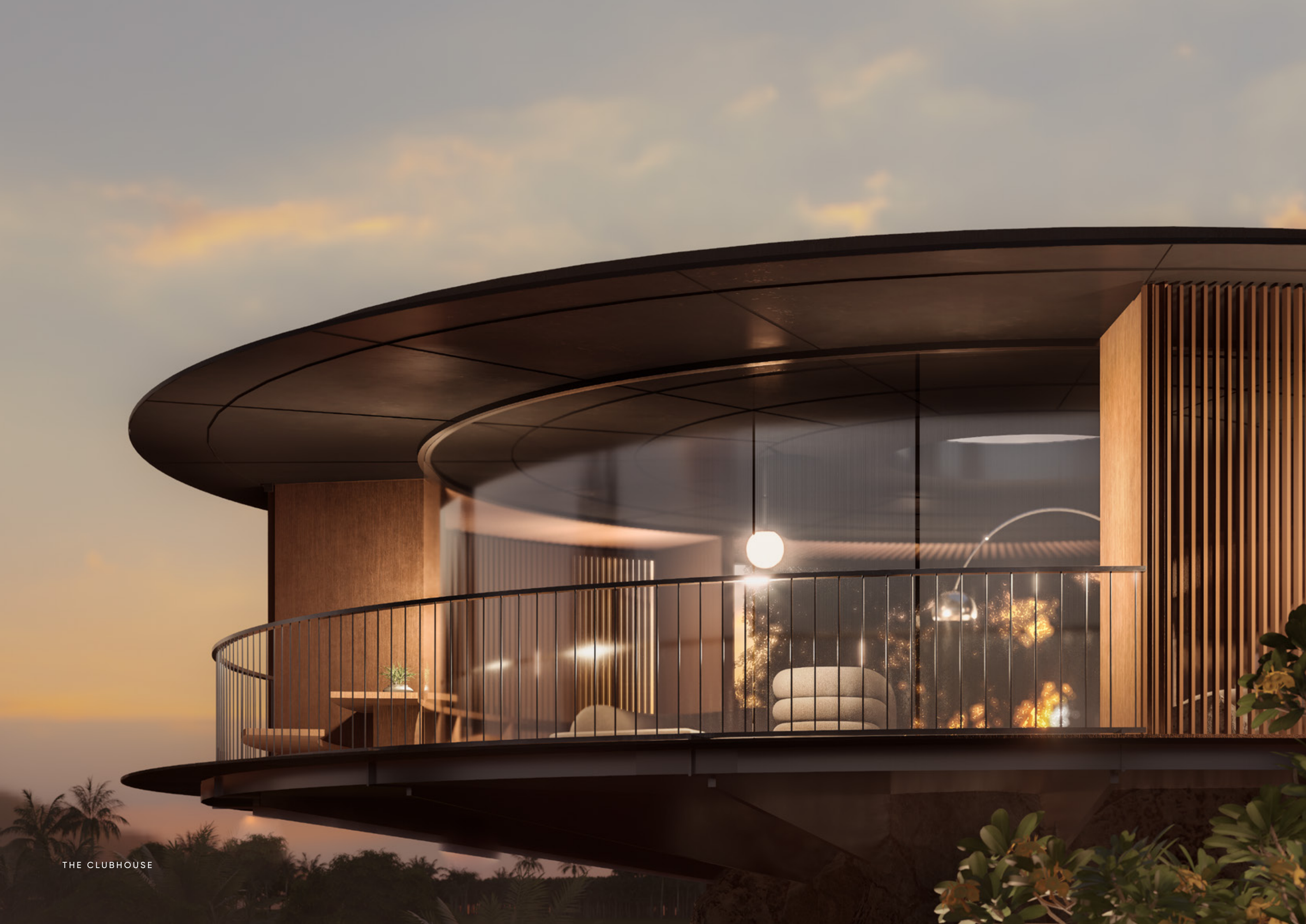


OXO

THE RESIDENCES
NYANYI-BALI



FREEDOM IS A STATE OF MIND
AND FOR SOME, IT WILL BE HERE



PROJECT SUMMARY
The Residences

Project Name	OXO The Residences	
Location	Nyanyi - Bali, Indonesia	
Developer	OXO Living and Nuano	
Architect	Alexis Dornier	
Facilities	<ul style="list-style-type: none"> • Clubhouse • Landscaped garden • BBQ area • Children playground • 24/7 security 	
Ownership	Freehold	
Level	2 Storeys	
Completion Date	Q3 2026	
Product Mix		
40 luxury villas	LAND SIZE	BUILDING SIZE
• 3 Bed, private pool and garden	300 m ² - 474 m ²	230 m ²
• 4 Bed, private pool and garden	391 m ² - 481 m ²	309 m ²
• 5 Bed, private pool and garden	607 m ² - 643 m ²	333 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.

Alexis Dornier

Bali's most sought-after architectural designer. With a portfolio of distinct and renowned villas, Alexis Dornier's design aesthetic offers elements of tropical modernism that stand the test of time.

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.

8.5%

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

Exclusive and limited lifestyle real estate in this unique and sought-after locale.

The only OXO Residences of this kind.

OXO is committed to developing just one premium residential community of this status and configuration in the Nuanu area.

The only residence of this kind.

There is no other freehold residential community of this size and caliber in the making, which means OXO the Residences will always be the first to set a new standard.





Canggu

International Airport

Nuanu Creative City

OXO
THE RESIDENCES
NYANYI-BALI

THE NEW STANDARD

Bali is synonymous with freedom. Freedom of lifestyle, as a place and in financial terms. It is our vision to capture this boundless spirit and set a new standard for what it means to live in Bali.

Johannes Weissenbaeck



THE 5 BEDROOM VILLA



THE 5 BEDROOM VILLA



JOHANNES WEISSENBAECK | FOUNDER & CEO OF OXO GROUP
ALEXIS DORNIER | ARCHITECTURAL DESIGNER & PRINCIPAL OF ALEXIS DORNIER MAKINGS

EXPERIENCE

The New Standard

It is our mission to inspire people with new possibilities, a new standard of living and a better future for Bali.

We imagined tomorrow's modern lifestyle for today. Access to abundant nature, leading education, world-class hospitality and creative technology, all within an international community.



THE BRIEF

Redefining Space

DESIGN PHILOSOPHY

Alexis Dornier's design aesthetic mediates between elements of tropical modernism and industrial architecture with an underlying ambition to maximise the user's experience and financial benefits within a predefined space.

The aesthetic is realised through a collaborative design process and careful selection of locally available natural materials, spatially composed to respond to the site and natural setting in which they are placed.

SUSTAINABLE DESIGN

The studio optimises its designs in relation to the sun path and air flow specific to the site to limit the necessity of resource use and general energy consumption. In OXO The Residences, we took the opportunity to create a residential project which addresses the bigger cultural and environmental issues, ultimately developing and contributing to Bali's local community.

ALEXIS DORNIER MAKINGS

Alexis Dornier



YOUR Home

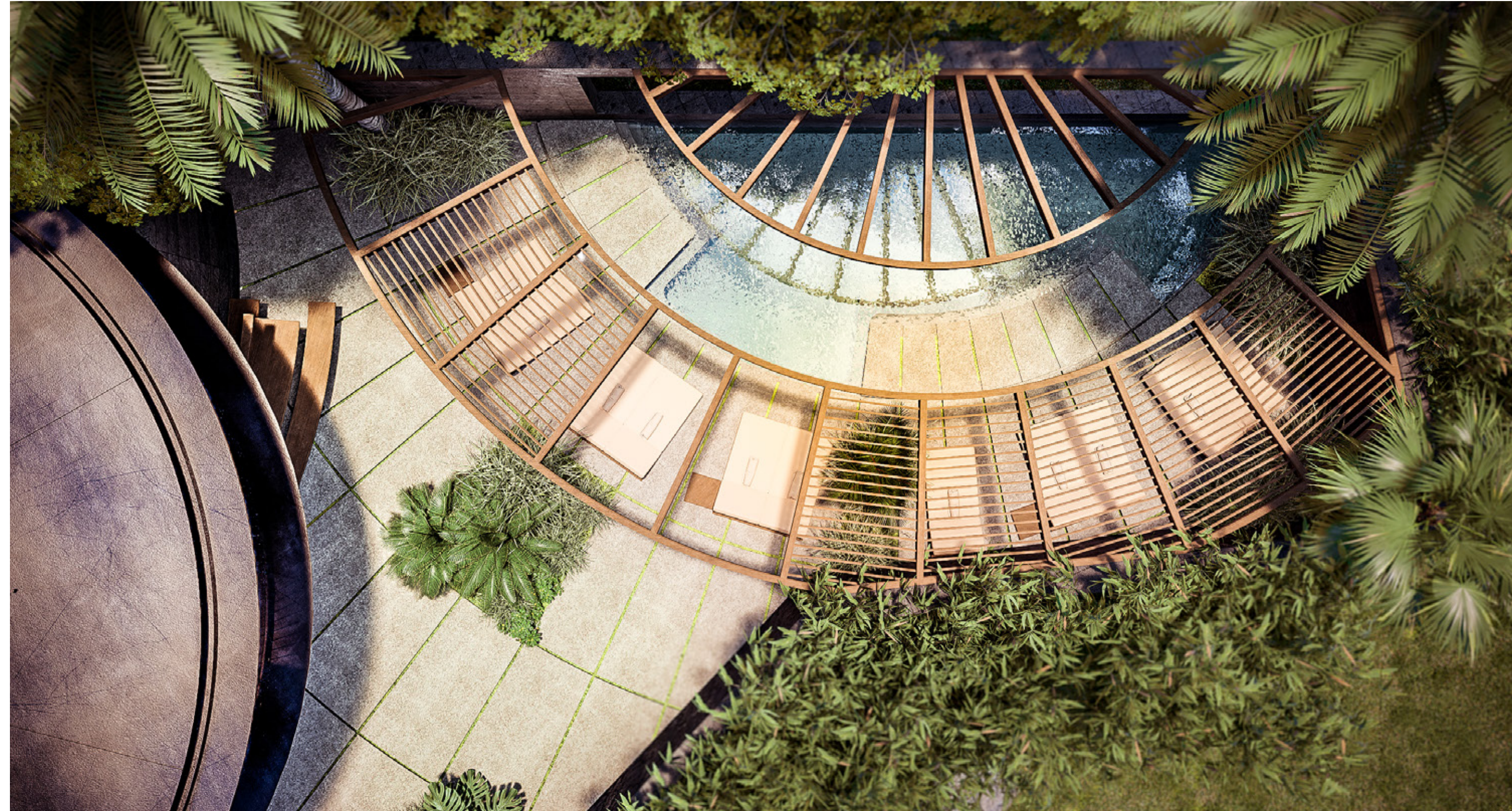
OXO The Residences is an exciting villa development in the heart of Nyanyi – Bali, created to fill the gap for those looking for Western standards of living whilst in a vibrant tropical paradise.

The result is a comfortable, safe haven for kids and a vibrant, upscale community of adults. A culturally respectful, family-friendly oasis at the doorstep of Bali's most anticipated lifestyle destination, Nuanu Creative City.

THE NEIGHBOURHOOD

SENSE OF
Place

Experience a sophisticated and refined lifestyle in a tranquil, aspirational designer home. With easy access to education, amenities, beaches restaurants and leisure facilities, connect with an international and creative community of like-minded people who simply desire to live the good life.



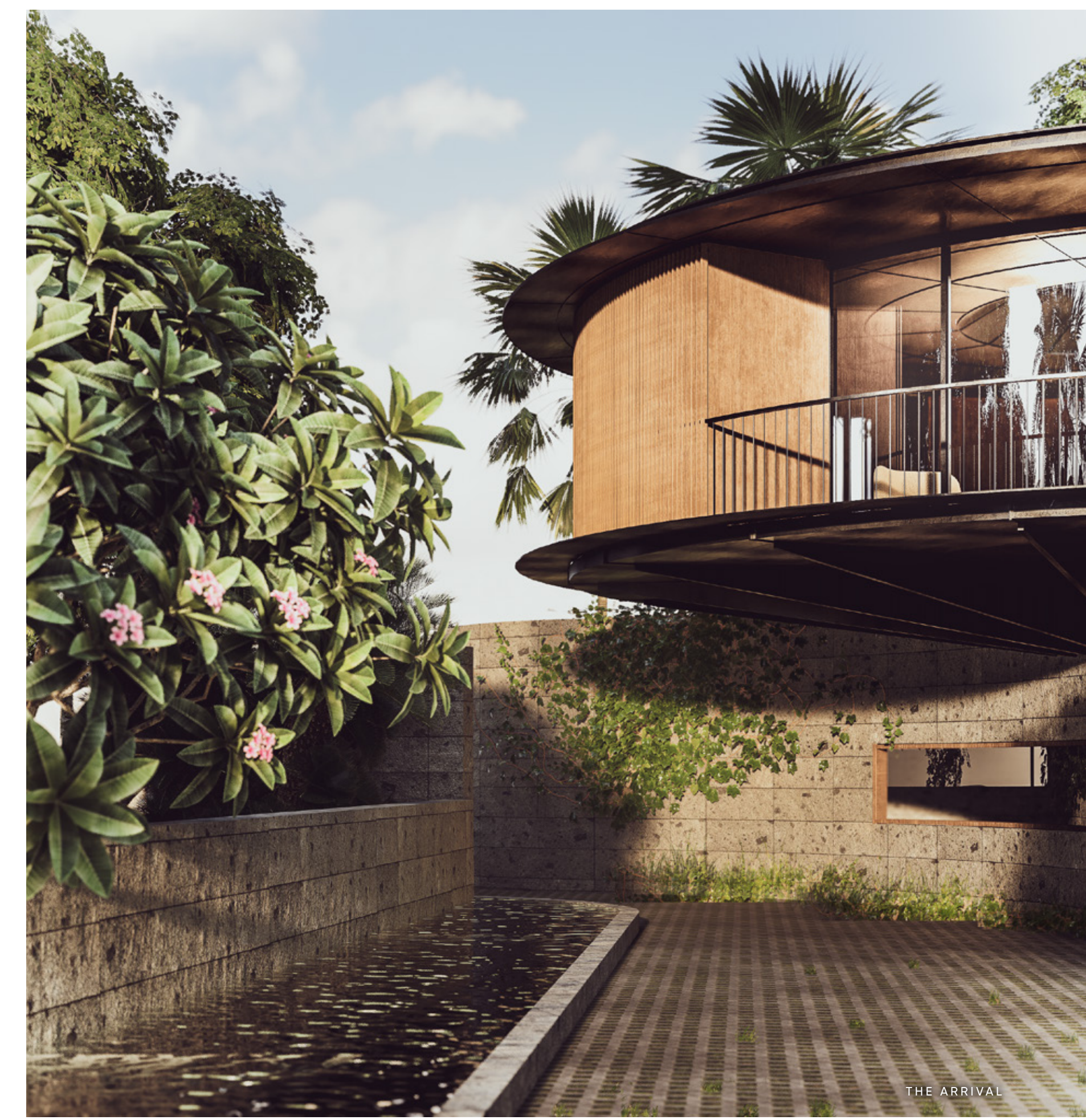
THE CLUBHOUSE INTERIOR



THE ENTRANCE

AN IDYLIC Arrival

Within a gated community with wide streets and lush greenery, you will find sleek contemporary villas designed with people, nature and the community in mind. This is a rare residential property in Bali, created for those looking for a culturally respectful, family-first living experience at Bali's most up-coming lifestyle destination.



THE ARRIVAL



THE VILLA EXTERIOR

THE 5 BEDROOM VILLA GARDEN AND POOL

ALL ABOUT
Flow

Experience the fluidity of indoor and outdoor living as our villa expertly blends the interior spaces to the lush garden area. Separated only by floor-to-ceiling window facades that blur the lines between the exterior and interior, the result is a seamless connection to nature.



INDOOR AND OUTDOOR AREA

A SUBSTANTIAL
Presence

With full-height windows that offer maximal light, practical open-plan layout for versatility, as well as sleek angles and visual alignments that provide aesthetic beauty – the result created is an inspiring and uplifting living environment.



THE KITCHEN

MAKE IT
Personal



DARK FINISH



LIGHT FINISH

Make your home your own. With a variety of layout options, add-ons and interior schemes to choose from, every house will feel different, yet hold the same highest level of standard and design.



THE MASTER BEDROOM



THE BEDROOM



THE WALK-IN CLOSET

UNDERSTATED Luxury

Designed with meticulous attention to detail, every bedroom offers a effortless blend of elegance and comfort. A true private sanctuary to relax and unwind, with adjacent walk-in closets that provide a touch of luxury with ample storage space.





THE MASTER BATHROOM

INDULGE IN Essentials

Invest in the time you spend with yourself. Every detail in the en-suite bathrooms is designed for serenity and comfort, from luscious materials to the spacious layouts. These are thoughtfully designed personal spaces for the most intimate moments.



THE BATHROOM

TRULY For You

Discover limitless possibilities with the multifunction room, a space that you can tailor to suit your lifestyle.

Whether you envision a stylish home office for a relaxing work environment, a private gym for active living, or an entertainment suite for the family, this room transforms effortlessly to accommodate your needs. Embrace the freedom to design your sanctuary – a space that is uniquely yours.



THE MULTIFUNCTION ROOM AS A HOME OFFICE



THE MULTIFUNCTION ROOM AS AN ENTERTAINMENT SPACE



THE MULTIFUNCTION ROOM AS A PRIVATE GYM



A MINDFUL Community

Thoughtfully and sustainably designed with only a handful of villas, OXO The Residences offers a rare blend of privacy, community and green living.

Enjoy a safe environment where your children and pets can explore the lush grounds and dedicated recreational areas. Whether it is a leisure stroll along landscaped pathways, or gatherings in the communal spaces, every moment offers a sense of privacy and serenity. An unparalleled lifestyle tailored for the modern family in Bali's emerging neighbourhood.

THE COMPLEX

- Entrance Gate
- The Clubhouse
- Themed Garden
- Children Playground
- Outdoor BBQ Area
- Outdoor Fitness Area
- EV Charging Station



DISCOVER
Beyond

Beyond the villas is a place made for adults to relax, for kids to play authentically and for families to spend quality time. The clubhouse provides a comfortable indoor lounge area to gather, meet and play, elevated with OXO's refined touch of hospitality. Outside the clubhouse you'll find a communal barbecue and pizza oven with dining areas, as well as outdoor fitness equipment integrated into the landscape.



AUTHENTIC
Amenities



COMMUNAL PIZZA OVEN



THE PULL-UP BAR AT THE GARDEN

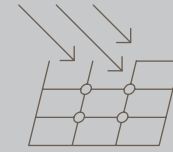
A selection of thoughtfully curated communal amenities that truly resonate with the OXO philosophy of everything you need and nothing you don't. All the shared spaces are designed for community, authentic interactions and quality time.

Reconnect with nature and indulge in the lush gardens, with outdoor fitness and dining areas that provide residents with the perfect blend of relaxation and recreation amidst the natural beauty of our community.

REWARDING Features

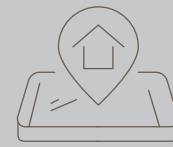
Experience the harmony of neo-luxury and sustainability with advanced features that redefine modern living.

From the use of innovative materials, energy-efficient design and solar panels, to waste management and recycling systems, every aspect of this home is eco-consciously crafted to set a new standard in quality living while preserving the environment for generations to come.



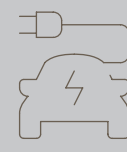
PHOTOVOLTAIC POWER

Solar panels reduce the dependence on fossil fuels and create more secure power stability.



SMART HOME SYSTEM

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



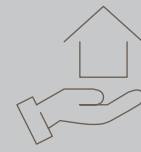
EV CHARGING

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



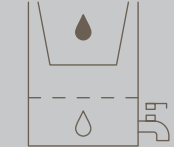
WATER MANAGEMENT

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 Residences comes with the opportunity of having a branded property management service 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			
Clubhouse & Facility Cleaning	✓	✓	\$ ₪
Public Roads, Landscape and Building Maintenance	—	—	\$ ₪
Outdoor Public Pool, Gym and Community Area 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	\$ ₪	\$ ₪	—
In-home 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 & 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
Largest Playground
for Adults and Kids



NYANYI BEACH



THE NEXT Destination

The ultimate playground for adults and kids, Nuanu is a creative city spanning 44 hectares in Nyanyi, Bali. This vibrant community of creators, leaders, and changemakers is empowered to foster a culture of positive change and embodies a commitment to harmonious living.

Designed as an integrated ecosystem, the city features dedicated spaces for education, art, culture, wellness, entertainment and nature-inspired living.

TOTAL AREA

44 ha

NATURE

70%



THE 5 PILLARS

Art & Culture

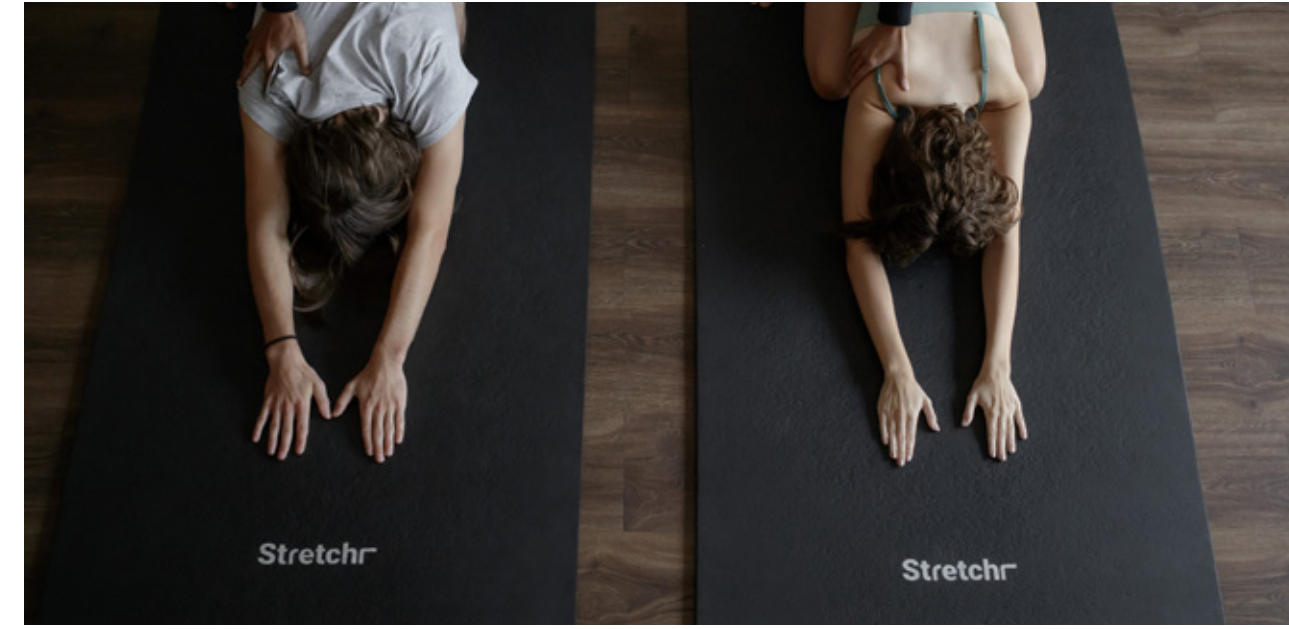
Nuanu is a vibrant community where creativity thrives and diverse artistic expression blossoms. Here, global inspirations mingle with local talents, creating an eclectic fusion of creativity that resonates throughout the community embracing languages, culture and traditions.

THE 5 PILLARS

Education

As an educational haven, Nuanu prides itself on nurturing inquisitive minds and fostering lifelong learning through innovative methods and interactive experiences. You'll find many curated programs offering learning experiences, classes in fitness and arts, festivals and much more.





THE 5 PILLARS
-
Nature

At the core of Nuanu's heart is nature. As an emission-free zone, it is a scalable solution designed to create global impact. With most of the land to remain green and untouched, here is where you'll find the true beauty of this tropical island. Kids playing outdoors, peaceful sounds of nature, lush green surroundings and integration with the local culture – this is the true essence of Bali.

THE 5 PILLARS
-
Health & Wellness

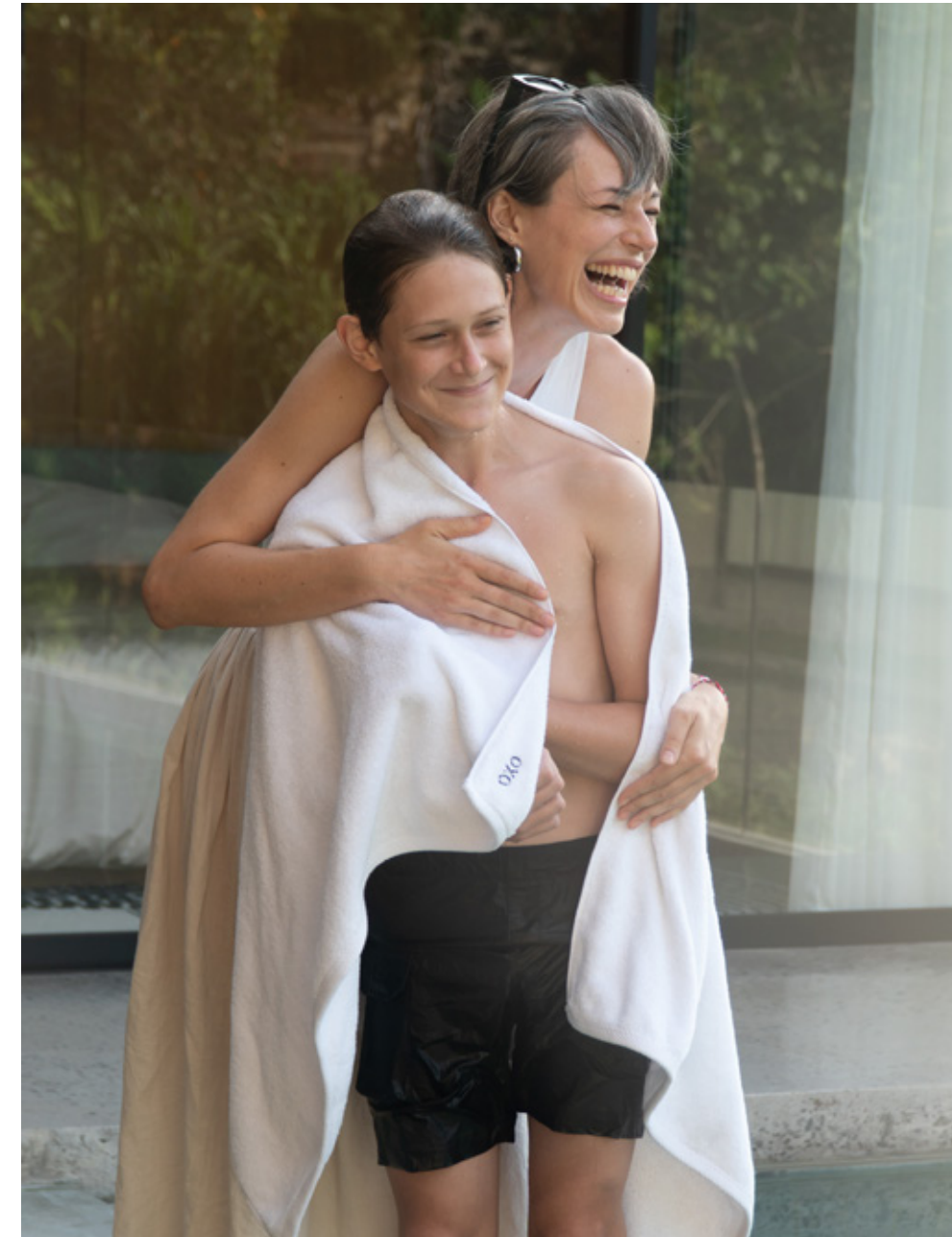
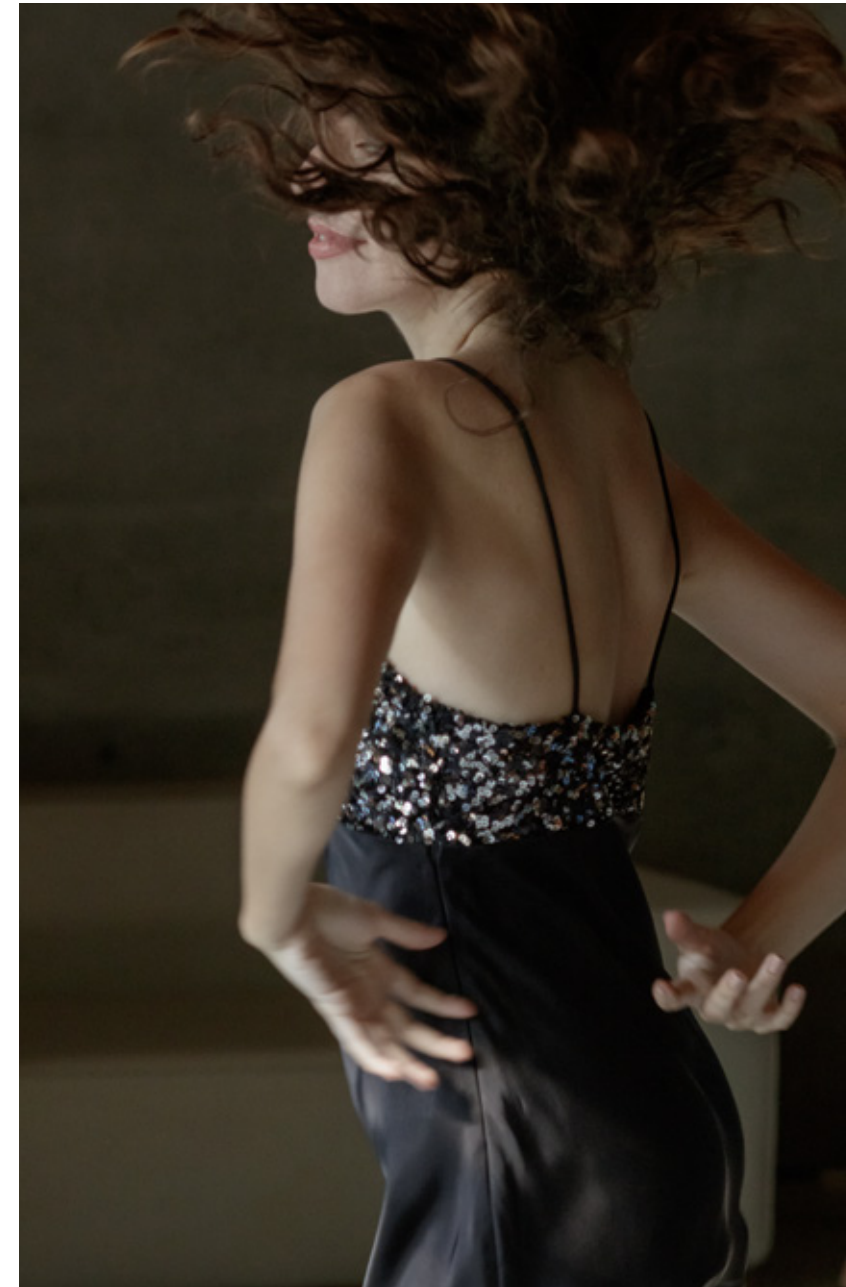
A sanctuary for holistic well-being, promoting mental, physical and spiritual harmony. Nuanu's tranquil spaces and wellness offerings provide rejuvenation and balance for residents and visitors alike.





THE 5 PILLARS
-
Living

Promoting nature-inspired recreational spaces and lifestyle experiences that ensure harmony between urban life and the natural world, Nuanu is a world-class lifestyle destination. There are private beaches, international restaurants, entertainment, exhibitions, experiential parks, and latest wellness amenities alongside educational facilities, events, retreats and retail.



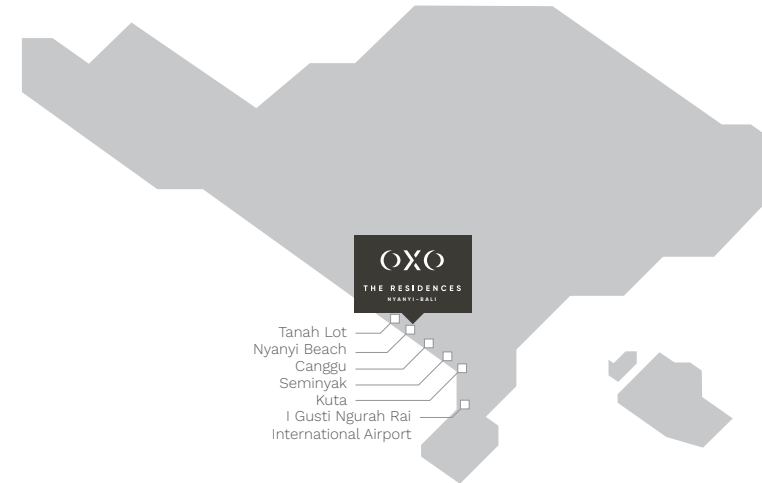
PERFECTLY Situated

Renowned as one of the world's most sought-after destinations, Bali is experiencing rapid development along its picturesque coastline. New hot spots and emerging destinations are sprouting up organically, particularly on the west side of the island, gradually expanding northwards from the vibrant hub of Kuta towards the iconic Tanah Lot. Blending modern amenities with its natural and cultural charm, this upcoming area attracts global travelers and settlers seeking both sophistication and authenticity.

12 min
from Tanah Lot

18 min
from Canggu

60 min
from I Gusti Ngurah Rai International Airport



OXO
THE RESIDENCES
NYANYI-BALI

NYANYI BEACH
 🚶 18 minutes walk
 🚲 5 minutes bicycle

PROEDUCATION INTERNATIONAL SCHOOL
 🚶 13 minutes walk
 🚲 3 minutes bicycle

LEGEND

- 01 Willow
- 02 Biom
- 03 Nursery
- 04 LaFabrica
- 05 Nusantara Longhouse
- 06 Taman Terra
- 07 Ash
- 08 Odyssey
- 09 PhiCamp
- 10 Labyrinth
- 11 Popper's Triangle
- 12 Popper's Statue
- 13 IFarm
- 14 Luna Beach Club
- 15 Head
- 16 Amphitheater
- 17 Oshom
- 18 Tree House
- 19 Jungle Gym
- 20 ProEducation
- 21 Stone Stage
- 22 EugeneMuseum
- 23 ArtVillage,
- 24 Bamboo Club & Jungle Kids
- 25 Tower of Bhuma
- 26 Harmony Spa
- 26 Parking 1
- 27 Parking 2

SURF BREAKS

RESTAURANTS & CAFÉ

- 01 Nirghara
- 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
- 47 Passo by Nook
- 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
- 45 Mason Bar & Grill
- 48 Finns Beach Club
- 49 St. Ali
- 50 Alma Tapas Bar
- 57 07AM Baker's Club
- 53 Pepito Express Umalas
- 54 Cafe del Mar
- 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 Sarnadi Yoga & Wellness Center
- 67 Siloam Medika Canggu
- 68 Canggu Medical Batu Bolong
- 69 Bali Veterinary Clinic Pererenan



- ODYSSEY COMMUNITY LIVING
- PHICAMP
- ASH EVENT VENUE
- LABYRINTH EVENT VENUE
- PARKLANDS
- PROED SCHOOL
- EUGENE MUSEUM
- HARMONY SPA
- JUNGLE KIDS
- POPPER'S STATUE
- AMPHITHEATRE
- THE HEAD 24 Restaurants
- TOWER OF BHUMA
- PARKING 2
- PARKING 1
- TREE HOUSES
- OSHOM
- LUNA BEER GARDEN
- ELYSIUM
- LUNA BEACH CLUB
- PLAYGROUND
- ART PARK
- UTOPIA
- SURF BEACH

← TANAH LOT

CANGGU 10 KM →

THE PROMISE

One Trusted Partner

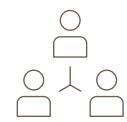
OXO Group Indonesia is a boutique property development and management company with a vision to create an inspiring and rewarding lifestyle for our guests and investors.



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



NOVA BY OXO



THE CHAMELEON BY OXO



WONDERLAND BY OXO



OXO TOWNHOUSES



ECOVERSE



SPLENDOR BY OXO



ETHER BY OXO

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.



AS RATED BY GUESTS

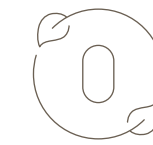
SELECTED PARTNER	EXCEPTIONAL 9.2/10 SUSTAINABILITY L3	EXCELLENT 9.3/10	★★★★★ 4.83/5	EXCELLENT 10/10	●●●●●



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.



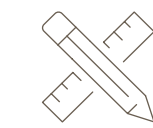
ZERO EMISSIONS

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>

THANK YOU TO
The Collaborators

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



“WE EXTEND OUR HEARTFELT GRATITUDE TO THE PEOPLE OF BALI FOR THEIR OPENNESS AND GRACIOUS HOSPITALITY. THANK YOU FOR MAKING BALI A TRUE HOME FOR ALL.”

Johannes Weissenbaeck
Founder and CEO, OXO Group

NUANU

Bali'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.

globalxtreme.

Bali's most premier fiber optic internet service provider. Since 1999 GlobalXtreme has been serving Bali with unrivalled connectivity and service, notably concentrating on the continued development of their products and investing in the skills of their team members. In their pursuit of service excellence, they continue to provide Bali and other cities in Indonesia with world-class internet service, connecting individuals, communities and businesses to the modern world we live in today.



ALEXIS DORNIER MAKINGS

Bali's most sought-after architectural designer. With a portfolio of distinct and renowned villas under his belt, Alexis Dornier's design aesthetic mediates between elements of tropical modernism and industrial architecture with an underlying ambition for formal and tectonic innovation. The result is architectural masterpieces that stand the test of time.

ProEd Global School

Bali'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.

HARIANTO & PARTNERS



THIS IS WHAT WE CALL
THE NEW STANDARD

Masterplan



- 5 Bedroom Villa
- 4 Bedroom Villa
- 3 Bedroom Villa

- FACILITIES**
- The Clubhouse
 - Themed Garden
 - Children Playground
 - Outdoor BBQ Area
 - Outdoor Fitness Area
 - EV Charging Station



4 Bedroom VILLA

This 4-bedroom sanctuary offers a retreat from the ordinary, where every detail exudes refined sophistication.

As it represents an artistic blend between contemporary architectural design and natural, local elements, this villa introduces the perfect getaway for your family.



3 Bedroom VILLA

The 3-bedroom villa introduces the harmonious blend of modern architecture and the neighborhood's tropical allure.

A compact home with great functionality, still boasting plenty of garden space and rooms for the whole family, this villa promises a remarkable living experience where every detail is curated for your comfort.



SCHEDULE OF FINISHES AND MATERIALS

- Kitchen**
- Kitchen unit with veneer/laminate drawers and doors, marble top, lighting
 - Kitchen island with veneer/laminate drawers and doors, marble top, lighting
 - Marble floor tiles
 - Gypsum off-white paint or veneer wooden (optional) ceiling
 - Ceiling LED lights
 - 4 burner electric stove
 - Built-in Oven
 - Refrigerator
 - Mirror splashback
 - Sink & Faucet
 - Reverse Osmosis Drinking Water System
 - Backdrop LED lighting
 - Powder coated aluminium window/door frames

- Living / Dining Area**
- Ceiling LED lights
 - Wall mounted lamps
 - Gypsum off-white paint or veneer wooden (optional) ceiling
 - Polished concrete floor tiles
 - Powder coated aluminium window/door frames

- Master Bedroom**
- Built-in walk-in closet with veneer/laminate drawers and doors & lighting
 - Walk In closet mirror
 - Gypsum off-white paint ceiling
 - Ceiling lights
 - Wall mounted lamps
 - Queen size head board and bed base (built in)
 - Built-in night stands
 - Powder coated aluminium window/door frames
 - Veneer wooden ceiling (optional)
 - Polished concrete floor tiles

- Other Bedrooms**
- Built-in closet with veneer/laminate drawers and doors & lighting
 - Gypsum off-white paint or veneer wooden (optional) ceiling
 - Ceiling lights
 - Wall mounted lamps
 - Queen size head board and bed base (built in)
 - Built-in night stands
 - Powder coated aluminium window/door frames
 - Veneer wooden ceiling (optional)
 - Polished concrete floor tiles

- Master Bathroom**
- Ceramic floor tiles
 - Marble tiled walls
 - Gypsum off-white paint ceiling
 - Ceiling lights
 - Fixed mirror
 - Veneer/Laminate storage and shelves
 - Shower head and handle
 - Sink faucet
 - White ceramic
 - Copper plated faucets and handles
 - Wall mounted toilet
 - Glass shower screen
 - Powder coated aluminium window frames
 - Towel rail & toilet paper holder
 - Wall mounted lamps
 - Marble clad bathtub

- Bathrooms**
- Ceramic floor tiles
 - Marble tiled walls
 - Gypsum off-white paint ceiling
 - Ceiling lights
 - Fixed mirror
 - Veneer/Laminate storage and shelves
 - Shower head and handle
 - Sink faucet
 - White ceramic
 - Copper plated faucets and handles
 - Wall mounted toilet
 - Glass shower screen
 - Powder coated aluminium window frames
 - Towel rail & toilet paper holder
 - Wall mounted lamps

- Multi-purpose**
- OPTION 1**
- **Office**
 - Built-in shelving with veneer/laminate drawers and doors & lighting
 - Desk with veneer/laminate drawers and doors & lighting
 - Gypsum off-white paint or veneer wooden (optional) ceiling
 - Ceiling lights
 - Wall mounted lamps
 - Powder coated aluminium window/door frames
 - Polished concrete floor tiles or veneer wooden floor tiles (optional)

- **TV Room**
 - Built-in shelving with veneer/laminate drawers and doors & lighting
 - Gypsum off-white paint or veneer wooden (optional) ceiling
 - Ceiling lights
 - Wall mounted lamps
 - Powder coated aluminium window/door frames
 - Polished concrete floor tiles or veneer wooden floor tiles (optional)

- OPTION 2**
- **Fitness Room**
 - Built-in shelving with veneer/laminate drawers and doors & lighting
 - Gypsum off-white paint or veneer wooden (optional) ceiling
 - Ceiling lights
 - Wall mounted lamps
 - Powder coated aluminium window/door frames
 - Polished concrete floor tiles or veneer wooden floor tiles (optional)

- OPTION 3**
- **Staffroom**
 - Built-in shelving with laminate drawers and doors
 - Gypsum off-white paint ceiling
 - Ceiling lights
 - Wall mounted lamps
 - Shower head and handle
 - Sink faucet
 - Floor mounted toilet
 - Towel rail & toilet paper holder
 - Powder coated aluminium window/door frames
 - Polished concrete floor tiles

- OPTION 5**
- **Empty Shell**
 - Gypsum off-white paint ceiling
 - Ceiling lights
 - Powder coated aluminium window/door frames
 - Polished concrete floor tiles

- External Outdoors**
- Tiled swimming pool
 - Pump room and equipment (pool)
 - Exterior garden LED lighting
 - Perimeter wall with Kerobokan stone clad
 - Natural Stone Pool Deck
 - Balcony tiled floors
 - Powder coated aluminium balustrade
 - Lawn and Landscape
 - Landscape LED lighting
 - Main entrance unit number and lighting
 - Paved entrance
 - Tiled parking area

- Outdoor Walls**
- Kerobokan stone
 - Batten lattice – synthetic wood viridi

- Outdoor Ceiling**
- Synthetic wood viridi

- Overall Unit**
- Air conditioning units per indoor areas
 - Water heater
 - Powder coated aluminium door & window frames
 - Laminated doors and door frames
 - Door handles
 - Ceiling LED lights
 - Light switches
 - Power & USB outlets
 - Gypsum ceilings
 - Tiled Roof
 - Off-white painted walls

- Electric**
- Black power & USB plugs and electric switches

- IT**
- Fiber optic outlet or broadband outlet connection
 - Wifi Access points

OWNER
Profile and Preferences

Ownership	<input type="checkbox"/> INDONESIAN CITIZEN	<input type="checkbox"/> FOREIGN CITIZEN				
Investment Profile	<input type="checkbox"/> INVESTOR	<input type="checkbox"/> OWNER OCCUPIER				
Investment Objective	<input type="checkbox"/> BUY TO SELL	<input type="checkbox"/> BUY TO HOLD				
Investment Horizon	<input type="checkbox"/> LESS THAN 3 YEARS	<input type="checkbox"/> 3-6 YEARS	<input type="checkbox"/> 6 OR MORE			
Tax Status	<input type="checkbox"/> TAX RESIDENT	<input type="checkbox"/> NON-TAX RESIDENT				
Property Type	<input type="checkbox"/> 3 BEDROOM	<input type="checkbox"/> 4 BEDROOM	<input type="checkbox"/> 5 BEDROOM			
Price Range	<input type="checkbox"/> 500-600K	<input type="checkbox"/> 600-700K	<input type="checkbox"/> 700-800K	<input type="checkbox"/> 800-900K	<input type="checkbox"/> 900-1,000K	<input type="checkbox"/> 1,000K OR MORE
Fitout Options	<input type="checkbox"/> SEMI-FURNISHED	<input type="checkbox"/> FULLY-FURNISHED	<input type="checkbox"/> TURN KEY			
Parking Options	<input type="checkbox"/> OUTDOOR	<input type="checkbox"/> CARPORT	<input type="checkbox"/> GARAGE			

PAYMENT PLAN IN IDR

	IDR	
Base Price	7.750.000.000	
Notary fee	77.500.000	1,00%
Value Added Tax	852.500.000	11,00%
Buyers Tax	387.500.000	5,00%
Total	9.067.500.000	VAT will be added to the individual payments (as shown in the table below)

BASE PRICE	VAT 11% (IDR)	NOTARY FEE 1% (IDR)	BUYERS TAX 5% (IDR)	TOTAL (IDR)	18.06.2024 1 ST DOWN PAYMENT 30% (IDR)	30.06.2025* 2 ND DOWN PAYMENT 30% (IDR)	30.06.2024 - 30.06.2025 OR 12X MONTHLY INSTALLMENTS (IDR)	30.09.2026** FINAL PAYMENT 40% (IDR)
7.750.000.000	852.500.000	77.500.000	387.500.000	9.067.500.000	2.580.750.000	2.580.750.000	215.062.500	3.906.000.000
8.525.000.000	937.750.000	85.250.000	426.250.000	9.974.250.000	2.838.825.000	2.838.825.000	236.568.750	4.296.600.000
9.300.000.000	1.023.000.000	93.000.000	465.000.000	10.881.000.000	3.096.900.000	3.096.900.000	258.075.000	4.687.200.000
10.075.000.000	1.108.250.000	100.750.000	503.750.000	11.787.750.000	3.354.975.000	3.354.975.000	279.581.250	5.077.800.000
10.850.000.000	1.193.500.000	108.500.000	542.500.000	12.694.500.000	3.613.050.000	3.613.050.000	301.087.500	5.468.400.000
11.625.000.000	1.278.750.000	116.250.000	581.250.000	13.601.250.000	3.871.125.000	3.871.125.000	322.593.750	5.859.000.000
12.400.000.000	1.364.000.000	124.000.000	620.000.000	14.508.000.000	4.129.200.000	4.129.200.000	344.100.000	6.249.600.000
13.175.000.000	1.449.250.000	131.750.000	658.750.000	15.414.750.000	4.387.275.000	4.387.275.000	365.606.250	6.640.200.000
13.950.000.000	1.534.500.000	139.500.000	697.500.000	16.321.500.000	4.645.350.000	4.645.350.000	387.112.500	7.030.800.000
14.725.000.000	1.619.750.000	147.250.000	736.250.000	17.228.250.000	4.903.425.000	4.903.425.000	408.618.750	7.421.400.000
15.500.000.000	1.705.000.000	155.000.000	775.000.000	18.135.000.000	5.161.500.000	5.161.500.000	430.125.000	7.812.000.000
16.275.000.000	1.790.250.000	162.750.000	813.750.000	19.041.750.000	5.419.575.000	5.419.575.000	451.631.250	8.202.600.000
17.050.000.000	1.875.500.000	170.500.000	852.500.000	19.948.500.000	5.677.650.000	5.677.650.000	473.137.500	8.593.200.000
17.825.000.000	1.960.750.000	178.250.000	891.250.000	20.855.250.000	5.935.725.000	5.935.725.000	494.643.750	8.983.800.000
18.600.000.000	2.046.000.000	186.000.000	930.000.000	21.762.000.000	6.193.800.000	6.193.800.000	516.150.000	9.374.400.000

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

PAYMENT PLAN IN USD

	USD	
Base Price	500.000	
Notary fee	5.000	1,00%
Value Added Tax	55.000	11,00%
Buyers Tax	25.000	5,00%
Total	585.000	VAT will be added to the individual payments (as shown in the table below)

BASE PRICE	VAT 11% (USD)	NOTARY FEE 1% (USD)	BUYERS TAX 5% (USD)	TOTAL (USD)	18.06.2024 1 ST DOWN PAYMENT 30% (USD)	30.06.2025* 2 ND DOWN PAYMENT 30% (USD)	30.06.2024 - 30.06.2025 OR 12X MONTHLY INSTALLMENTS (USD)	30.09.2026** FINAL PAYMENT 40% (USD)
500.000	55.000	5.000	25.000	585.000	166.500	166.500	13.875	252.000
550.000	60.500	5.500	27.500	643.500	183.150	183.150	15.263	277.200
600.000	66.000	6.000	30.000	702.000	199.800	199.800	16.650	302.400
650.000	71.500	6.500	32.500	760.500	216.450	216.450	18.038	327.600
700.000	77.000	7.000	35.000	819.000	233.100	233.100	19.425	352.800
750.000	82.500	7.500	37.500	877.500	249.750	249.750	20.813	378.000
800.000	88.000	8.000	40.000	936.000	266.400	266.400	22.200	403.200
850.000	93.500	8.500	42.500	994.500	283.050	283.050	23.588	428.400
900.000	99.000	9.000	45.000	1.053.000	299.700	299.700	24.975	453.600
950.000	104.500	9.500	47.500	1.111.500	316.350	316.350	26.363	478.800
1.000.000	110.000	10.000	50.000	1.170.000	333.000	333.000	27.750	504.000
1.050.000	115.500	10.500	52.500	1.228.500	349.650	349.650	29.138	529.200
1.100.000	121.000	11.000	55.000	1.287.000	366.300	366.300	30.525	554.400
1.150.000	126.500	11.500	57.500	1.345.500	382.950	382.950	31.913	579.600
1.200.000	132.000	12.000	60.000	1.404.000	399.600	399.600	33.300	604.800

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

FX rate IDR vs USD 15.500

PLEASE NOTE

- All transaction will be based on IDR price, USD price shown below is for comparison 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