

NUONU | Real Estate



Welcome to Bali Indonesia

Bali is consistently one of the top tourist and investment locations known for its stunning beaches, world-class surfing, rich culture and outstanding hospitality

- Top 3 Travelers' Choice Awards **TripAdvisor**
- Top 5 best places to live and invest **Forbes**
- Bali cities are among the Top 5 most hospitable destinations **Travel+Leisure**
- Top 5 most photographed places on the planet **Instagram**

The Premier Destination for Real Estate Investment

12-17% Average ROI

Total investment increased
by **50%** in 2023 compared
to 2022

High occupancy
up to **80-90%**

The local currency, Indonesian
Rupiah, is linked to the US dollar.
You get your returns in dollars

365-day season
25-32 °C all year round



Tanah Lot Temple   **Nuanu**

Canggu 

Airport 

10 minutes from Tanah Lot Temple
20 minutes from Canggu
60 minutes from Airport

Nuanu creative city

Hub for creatives and business people


Festivals and events for adults and children

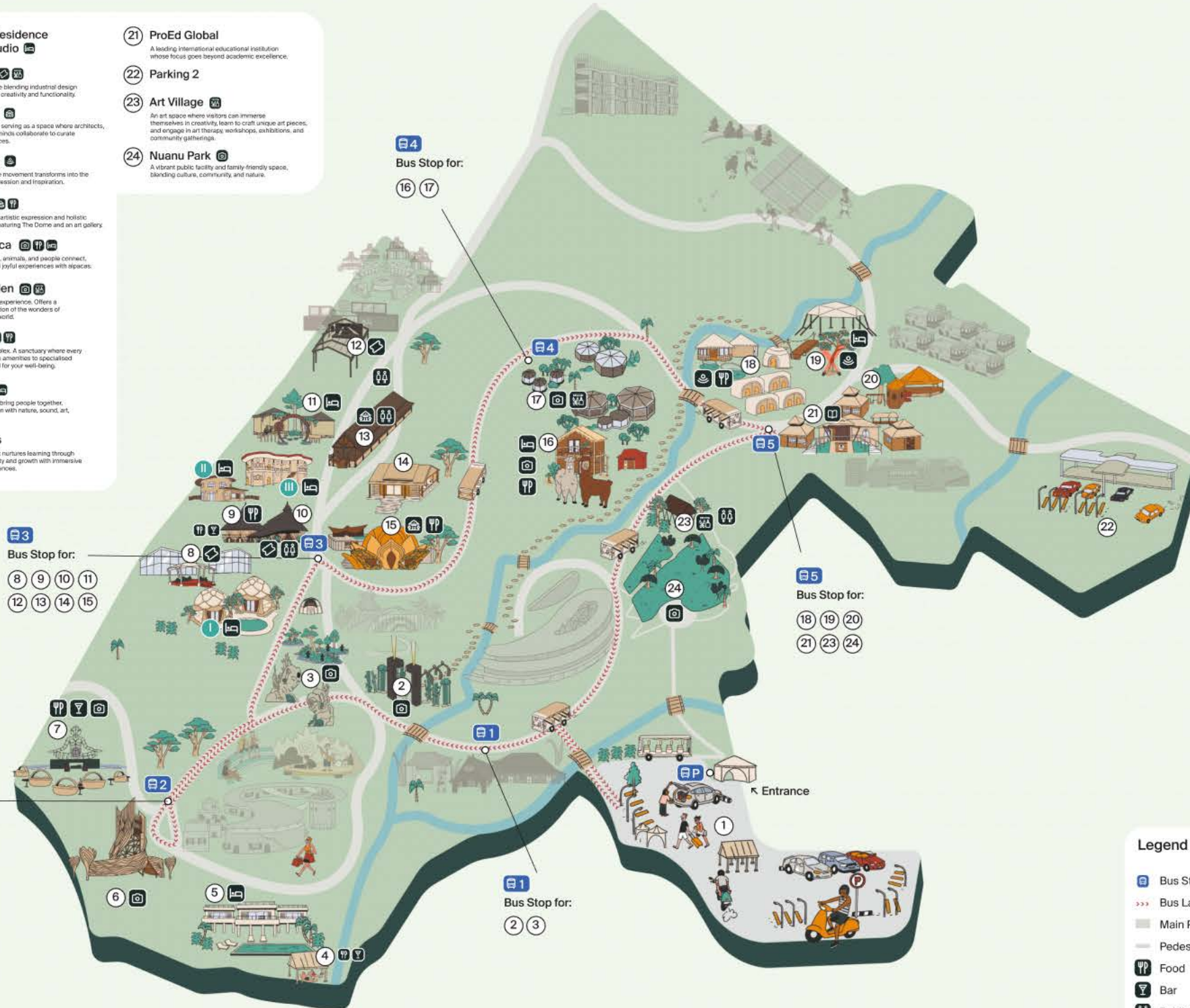
Environmentally-friendly development

Social fund and charity projects in Bali

Nuanu Creative City

Follow us on instagram
@nuanucreativecity

- 1 Parking 1
- 2 Aurora Media Park  Bali's first outdoor multimedia park featuring 8 interactive art installations along 1km of Nuanu's jungle riverbank.
- 3 The Earth Sentinels  An art installation symbolising our deep connection to nature and its purity. As night falls, it transforms with an enchanting light projection.
- 4 Bonjuk Beach Shack    By Nyanyi Beach's black sands, enjoy seafood BBQ, drinks, and music from day to night.
- 5 Oshom  A luxury boutique hotel offering a serene atmosphere filled with wonder, tranquility, and harmony.
- 6 THK Tower  The largest AI-generated art installation in Bali, inspired by the golden ratio and constructed from reclaimed timber from an old railway bridge, with a rattan exterior.
- 7 Luna Beach Club     A seaside sanctuary that promises to redefine the beach club experience globally, offering an unparalleled destination for relaxation, culinary delights, and entertainment.
- 8 Odyssey Garden  A vibrant co-working space with an octagon stage for talks and gatherings, surrounded by lush tropical trees.
- 9 Bonjuk Lounge    A cozy restaurant, bar, and cafe with healthy dishes, and drinks. Perfect for dining, meetings, or unwinding in a relaxed setting.
- 10 Ash    A multi-functional venue, serving as a hub for live music events, theater performances, networking events, and conferences and a cafe featuring fusion cuisine.
- 11 Labyrinth Residence & Music Studio   A unique urban space blending industrial design with nature to inspire creativity and functionality.
- 12 BLOCK42    A unique urban space blending industrial design with nature to inspire creativity and functionality.
- 13 Longhouse  A multicultural space serving as a space where architects, artists, and creative minds collaborate to curate meaningful experiences.
- 14 SOL Studio  A dance studio where movement transforms into the language of self-expression and inspiration.
- 15 Labyrinth   An arts centre where artistic expression and holistic experiences thrive, featuring The Dome and an art gallery.
- 16 Pacha Alpaca     A place where nature, animals, and people connect, offering peaceful and joyful experiences with spaces.
- 17 Magic Garden    Immersive botanical experience. Offers a multisensory exploration of the wonders of the plant and insect world.
- 18 Lumeira    Social wellness complex. A sanctuary where every moment, from unique amenities to specialised treatments, is crafted for your well-being.
- 19 Hearth    A space designed to bring people together, fostering a connection with nature, sound, art, and culture.
- 20 Jungle Kids    A daycare centre that nurtures learning through play, fostering curiosity and growth with immersive nature-based experiences.
- 21 ProEd Global   A leading international educational institution whose focus goes beyond academic excellence.
- 22 Parking 2
- 23 Art Village  An art space where visitors can immerse themselves in creativity, learn to craft unique art pieces, and engage in art therapy, workshops, exhibitions, and community gatherings.
- 24 Nuanu Park  A vibrant public facility and family-friendly space, blending culture, community, and nature.



- Nuanu Suites**
-  Pool Suite
 -  Shell House
 -  Family Suite

Legend

 Bus Stop	 Accommodation
 Bus Lane	 Attractions
 Main Path	 Museums & Galleries
 Pedestrian Only	 Shopping Centre
 Food	 Event Venues
 Bar	 Wellness
 Public Toilet	 School
 Workshop	

Bali's largest infrastructure project with a 44-hectare master plan

School and kindergarten

Beachclub and ocean access

Open amphitheater

Art park

Music recording studio
and much more

Arts & Culture

In this spiral-shaped space,
**Art Residency, Ash, Aurora Media Park,
The Earth Sentinels** and artist studios
will come together to share
and incorporate expression
and creativity

Labyrinth Collective

Labyrinth Collective is an immersive and interactive experience park, consisting of two areas

First one is **The Labyrinth Studio** and **Artist Residency** with a wellness and spa experience



Labyrinth Collective

Second one is **The Dome**, the **Art Gallery**, and the **Museum** for exhibitions, expositions, and cultural events to preserve the heritage and identity of Bali in collaboration with local and international artists



Luna Beach Club

A destination that combines natural beauty, groundbreaking artistry, and a diverse range of experiences for its guests. Set against a backdrop of verdant green landscapes, **Luna Beach Club** offers direct access to **Nyanyi Beach**

Nuanu creative city

Luna Beach Club

Created with curiosity to push the boundaries of music, entertainment, gastronomy and design, LUNA seamlessly blends innovation with the natural environment to create a newly defined immersive beach club experience

Luna Beach Club





THK Tower by Arthur Mamou-Mani



Luna by Alexander Milov



A multifaceted complex to find optimal health and transformation

The Complex embraces both ancient and modern technologies, traditions, treatments and therapies to exist in tandem with; conscious community events, education, research and training

Health & Wellness



Lumeira

Nuanu Run



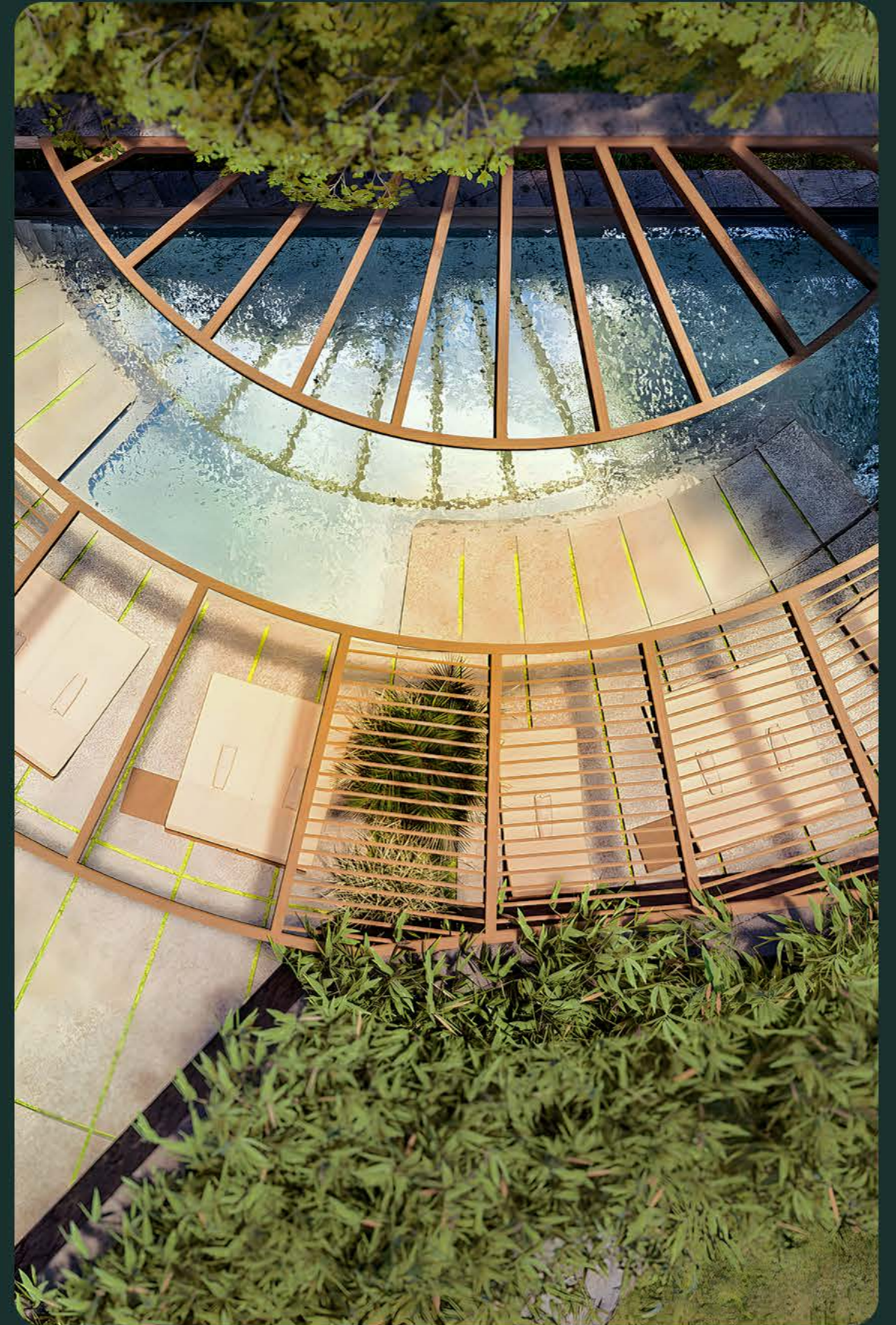
Aurora Park



Sustainable agri-tech showcase and production gardens, aquaponics, water management, special garden with butterflies, education space, where environment is restored and preserved

Nuanu offers an unique blend of beauty and tranquility, with peaceful walking paths, a pavilion dedicated to butterflies in a serene setting free from traffic thanks to an electric-only transportation policy

Nature heritage



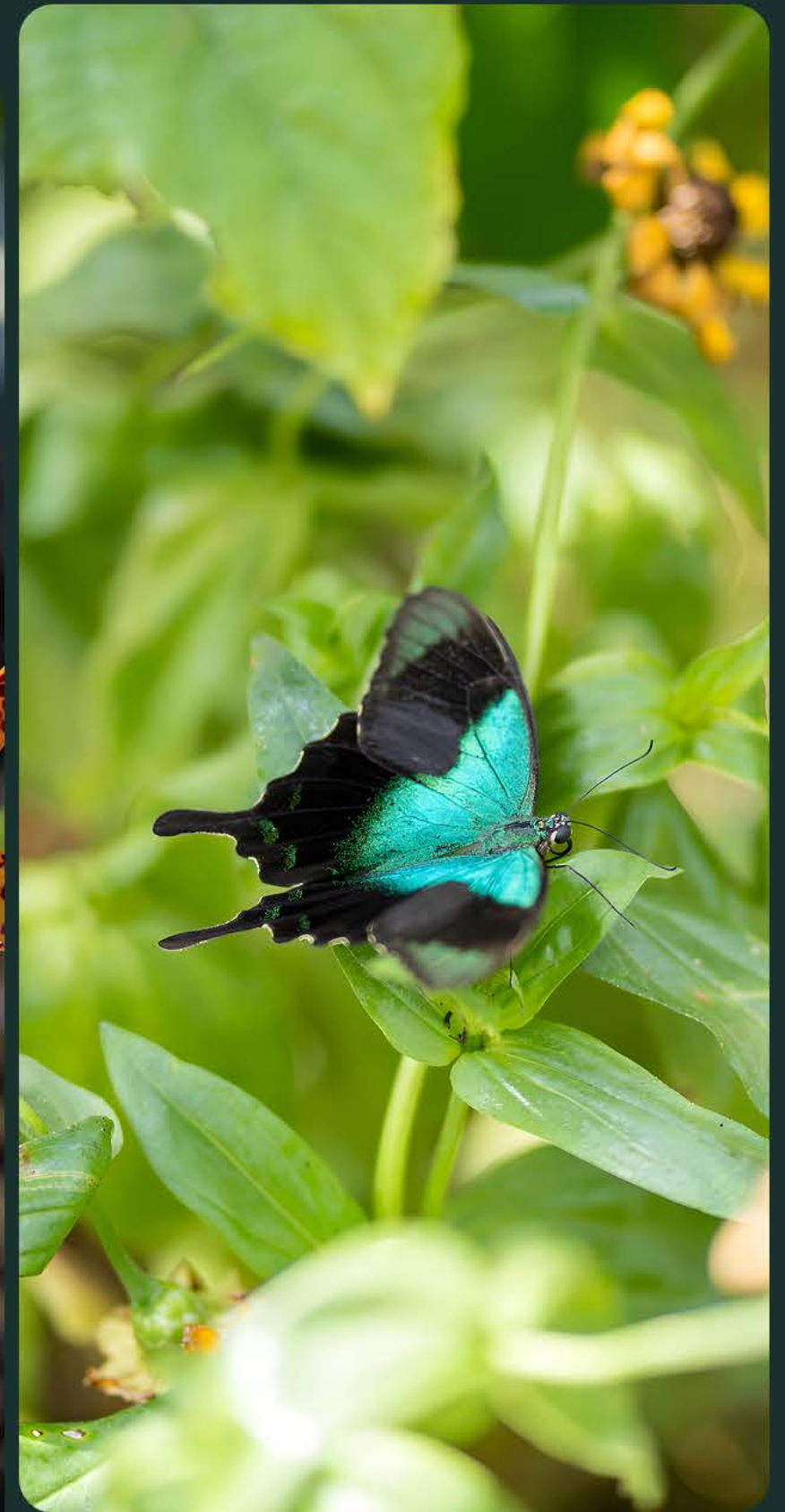


**Premium property owners
are granted a private gateway
to Nuanu and early notice
of all significant events**



Insect Lab

Orchid Galore Garden



Butterflies Dome

Living & Lifestyle

A new generation
of investment villas and
units, premium services,
and direct access
to Nuanu





Top Residential Real Estate Investment Opportunities

Project	Type of ownership	Type of Property	ROI %	Price from, \$
Ecovese	Leasehold for 28 years with a renewal up to 30 years	Units, Villas	11.9-15	181 500
The Collection Vol.1	Leasehold for 26 years with a renewal up to 25 years	Villas	13.5	790 000
The Collection Vol.2	Freehold	Villas	11-12	1 014 000
Origins	Leasehold for 25 years with a renewal up to 30 years	Villas	14-15	536 972

* USD is used for marketing purposes,
payment is made in IDR

Ecoverse



ROI 11,9-15%
payback period
6-8 years



Minimum price

2,87B IDR* / \$181 500

* at the exchange rate as of 09.12.2024

Handover

Q4 2025

Leasehold

for 28 years
with a renewal
up to 30 years

Amenities

Private area, concierge service, valet parking,
24-hour security, sports areas, 25 m swimming pool,
lounge area, walking areas, terraces, restaurant
and premium co-working space

Model	Bedrooms	View	m ²	Price from, \$
Suite Option 1	Studio	Scenic view	40	181 500
Suite Option 2	Studio	Scenic view Scenic garden Jungle view	46-57	184 000
Unit Option 1	1	Scenic garden	92	278 000
2 Bedroom Townhouse	2	Pool Scenic view	163	378 000
3 Bedroom Townhouse	3	Pool Scenic view	229-233	506 000
4 Bedroom Townhouse	4	Pool Scenic garden Terrace	455	983 000

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payment is made in IDR

Master plan

16 townhouses 34 Units

41-458 m² unit sizes



Suite Type 1

A cozy suite with stunning views, seamlessly blending functionality and style

SPECIFICATIONS

- 1 bedroom
- 1 bathroom
- Interior 35 m²
- Terrace 4 m²
- Fully furnished
- Scenic view
- Price from \$181 500*

* USD is used for marketing purposes, payment is made in IDR



Suite Type 2

A suite with an open layout, modern design, and stunning views through panoramic windows

SPECIFICATIONS

- 1 bedroom
- 1 bathroom
- Interior 42 m²
- Terrace 4 m²
- Fully furnished
- Sky view
- Price from \$184 000*

* USD is used for marketing purposes, payment is made in IDR



Unit Option 1

Bright and airy apartments with large windows that fill the space with natural light

SPECIFICATIONS

- 1 bedroom
- 1 bathroom
- Interior 62 m²
- Terrace 9 m²
- Fully furnished
- Scenic garden view
- Price from \$278 000*

* USD is used for marketing purposes,
payment is made in IDR



2 Bedroom Townhouse

A cozy two-bedroom townhouse with a nature-inspired design, featuring a private garden and pool

SPECIFICATIONS

- 2 bedrooms
- 2 bathrooms
- Interior 117 m²
- Terrace 10 m²
- Fully furnished
- Sunset, garden views
- Price from \$379 500*

* USD is used for marketing purposes, payment is made in IDR



3 Bedroom Townhouse

A three-story townhouse with a private garden and pool, perfect for couples and families who value style, privacy, and comfort

SPECIFICATIONS

- 3 bedrooms
- 3 bathrooms
- Interior 157 m²
- Terrace 34 m²
- Fully furnished
- Scenic garden views
- Price from \$506 000*

* USD is used for marketing purposes,
payment is made in IDR



4 Bedroom Townhouse

A spacious townhouse with four bedrooms, a sauna, and a jacuzzi – perfect for those who seek ultimate comfort and generous space

SPECIFICATIONS

- 4 bedrooms
- 6 bathrooms
- Interior 260 m²
- Terrace 123 m²
- Fully furnished
- Stunning views
- Price from \$983 000*

* USD is used for marketing purposes, payment is made in IDR



618 Development

The Collection Vol.1

ROI 13,5%
payback period
7-8 years



Minimum price

12,53B IDR* / \$790 000

* at the exchange rate as of 09.12.2024

Handover

Q2 2025

Leasehold

for 26 years
with a renewal
up to 25 years

Amenities

A luxurious villa complex
with stunning ocean views,
300 m from the beachfront

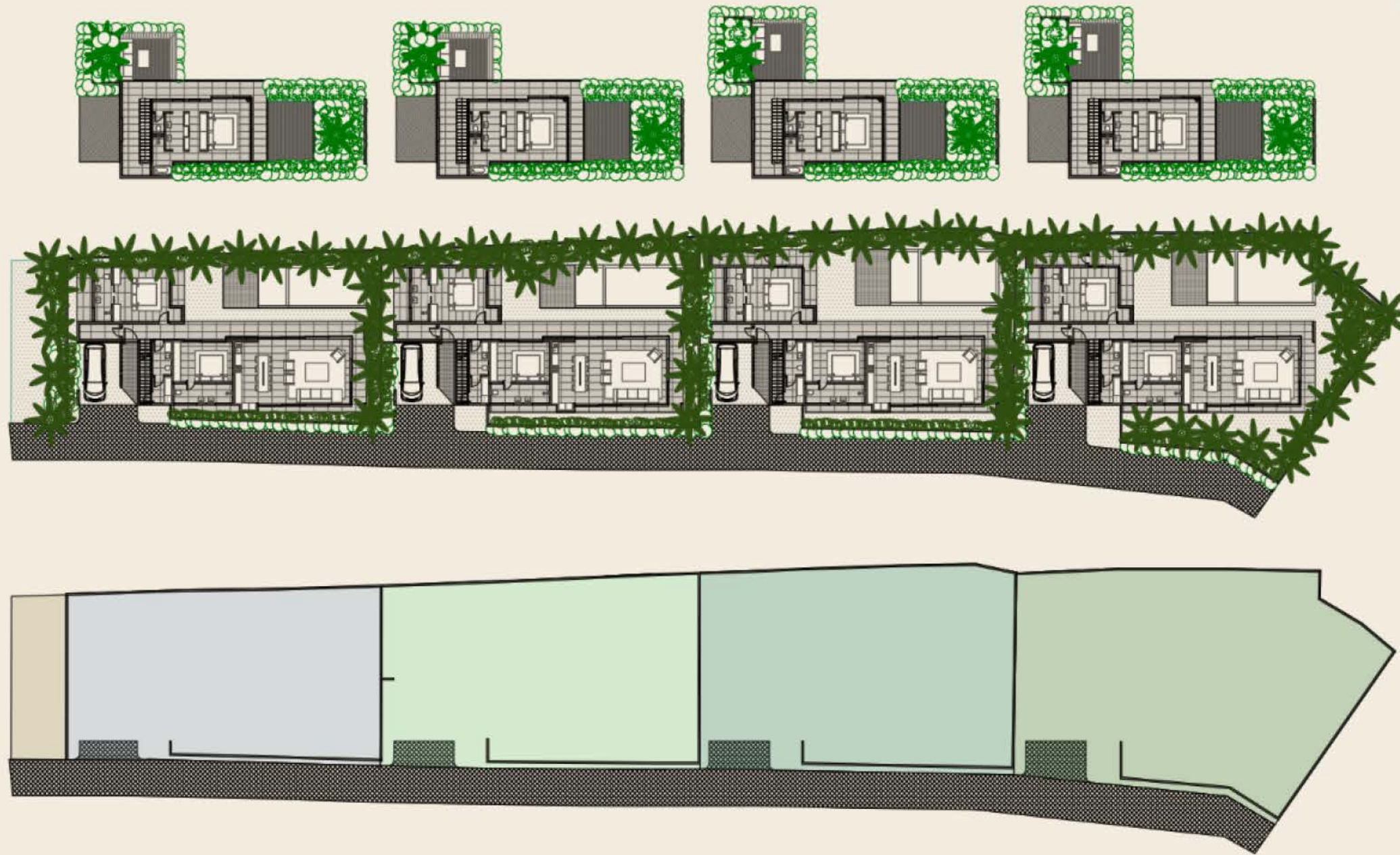
Model	Bedrooms	Villa area, m ²	Land area, m ²	Price from, \$
Villa 1	3	490	385	Sold out
Villa 2	3	490	426	820 000
Villa 3	3	490	455	820 000
Villa 4	3	490	522	890 000

* USD is used for marketing purposes,
payment is made in IDR

Master plan

4 exclusive 3BR villas

490 m² villas size | 385-522 m² land size



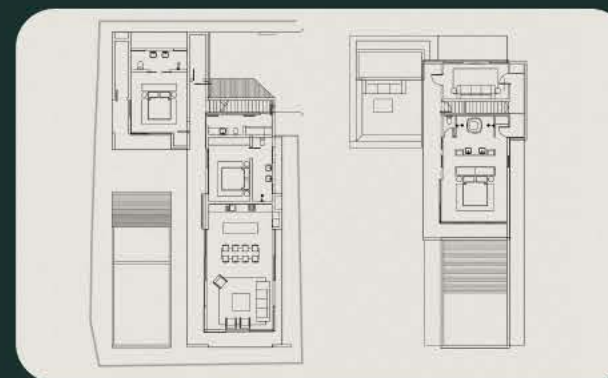
3 Bedroom villa

Large living room with 3-side glass walls, swimming pool, single balcony with outdoor bath, 2 private terraces

SPECIFICATIONS

- 3 bedrooms
- 4 bathrooms
- Interior 250 m²
- Land 385-522 m²
- Fully furnished
- Sunset ocean view
- Prices \$790 000-\$890 000*

* USD is used for marketing purposes,
payment is made in IDR



618 Development

The Collection Vol.2

ROI 11-12 %
payback period
8-9 years



Minimum price

16,08B IDR* / \$1 014 000

* at the exchange rate as of 09.12.2024

Handover

Q4 2025

Freehold

for foreigners
and Indonesian
citizens

Amenities

Villa complex with stunning views inside
Nuanu City. Construction techniques address
Bali's humid climate, prioritising waterproofing
for foundations, walls, and roofs

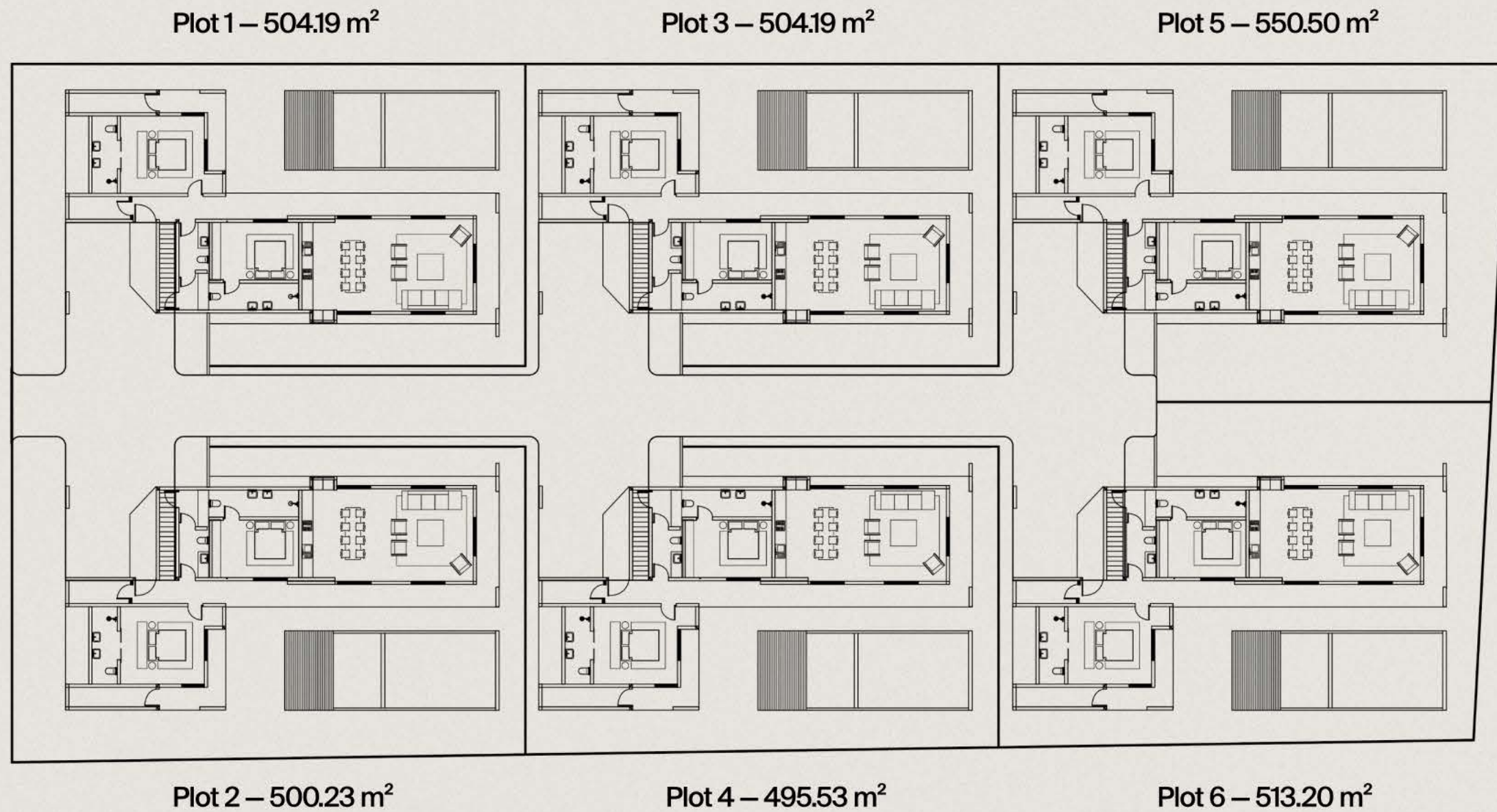
Model	Bedrooms	Villa area, m ²	Land area, m ²
Villa 1	3	490	504
Villa 2	3	490	500
Villa 3	3	490	504
Villa 4	3	490	492
Villa 5	3	490	550
Villa 6	3	490	513

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payment is made in IDR

Master plan

6 exclusive 3BR villas

490 m² villas size | 492-559 m² land size



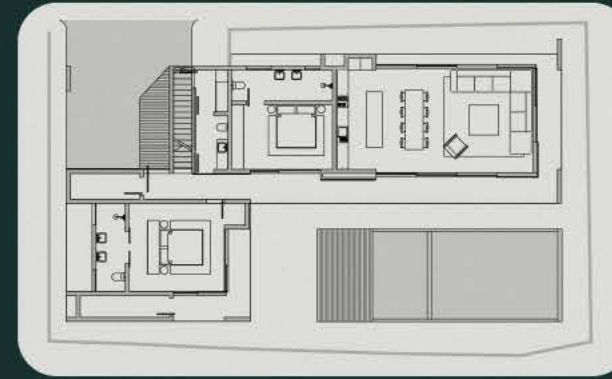
3 Bedroom villa

Large living room with 3-side glass walls, swimming pool, single balcony with outdoor bath, 2 private terraces

SPECIFICATIONS

- 3 bedrooms + 1 multi-function room
- 4 bathrooms
- Interior 250 m²
- Land 492-559 m²
- Fully furnished
- Sunset ocean view
- Prices \$1014 000*

* USD is used for marketing purposes, payment is made in IDR



Origins

ROI 14-15%
payback period
6-7 years



Minimum price

8,5B IDR* / \$536 972

* at the exchange rate as of 09.12.2024

Handover

Q2 2026

Leasehold

for 25 years
with a renewal
up to 30 years

Amenities

24/7 concierge service, electric bike
and charging station available in each villa,
Starlink Satellite Internet, lobby with lounge
area and a restaurant in the complex

Model	Bedrooms	View	Buildings area, m ²	Land area, m ²	Price from, \$
Villa	2	Jungle view	131.6	247-267	536 972
Villa	3	Jungle & Ecotrail view	235	251-277	862 466
Villa	4	River view	258	436-464	1445 974

* USD is used for marketing purposes,
payment is made in IDR

Master plan

18 exclusive villas

110-186 m² villas size | 250-464 m² land size



2 Bedroom villa

A luxurious two-bedroom villa with a private pool, spacious living areas, and premium amenities for ultimate comfort

SPECIFICATIONS

- 2 bedrooms
- 4 bathrooms
- Interior 110 m²
- Land 247-267 m²
- Fully furnished
- Jungle and garden view
- Price from \$536972*

* USD is used for marketing purposes, payment is made in IDR



3 Bedroom villa

Contemporary villa with a spacious layout with an open kitchen-living area, private pool, rooftop terrace, and luxurious bedrooms, perfect for modern living

SPECIFICATIONS

- 3 bedrooms
- 4 bathrooms
- Staff house
- Interior 186 m²
- Land 250-277 m²
- Fully furnished
- Jungle and ecotrail view
- Price from \$862466*

* USD is used for marketing purposes, payment is made in IDR



4 Bedroom villa

Three levels, featuring a spacious open kitchen-living area, a private pool, rooftop terrace, and luxurious bedrooms, all designed for elegant waterfront living

SPECIFICATIONS

- 3 bedrooms + Guest house
- 5 bathrooms
- Staff house
- Interior 186 m²
- Land 436-464 m²
- Fully furnished
- River view
- Price from \$1 445 974*

* USD is used for marketing purposes,
payment is made in IDR



What's next

Step 1

Request detailed information about available units from our manager

Step 2

Schedule a meeting with us

Step 3

Request a price list and the full package of documents to reserve your unit

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