

E C O V E R S E

PRIVATE RESIDENCES

NUCANU × OXO

CONTENTS

PRODUCT

Concept	03
Key facts	04
Sustainable design	05
Unit selection	08
Four bedroom townhouse	10
Three bedroom townhouse	13
Two bedroom townhouse	16
Suite type	19
Apartment type	25
Bespoke design	31

LIFESTYLE

Experiences	32
About Nuanu	34
About Bali	40
Next steps	43

CONCEPT

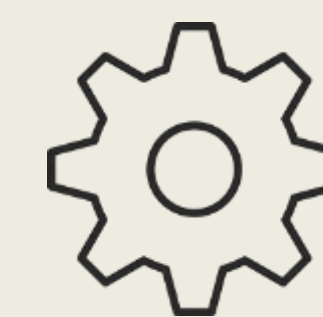


A RESORT THAT FEELS LIKE HOME



EXCEPTIONAL SERVICES

Premium services and a curated program for guests and residents



RESORT FACILITIES

Shared facilities for work and leisure



ECO AND SUSTAINABLE

Sustainability through intelligent design, ecological building materials and smart living technology

OVERVIEW

A NEW GENERATION
OF SUSTAINABLE
INVESTMENT HOMES
WITH A CLUBHOUSE,
SHARED FACILITIES,
PREMIUM SERVICES
AND DIRECT ACCESS
TO NUANU CITY



16 TOWNHOUSES 34 APARTMENTS

1 & 2 bedroom suites and apartments
2, 3 & 4 bedroom townhouses

PROPERTY SIZES

Unit sizes 39,44-381,81 m²
Resort land size 7,260 m² of
residential and back-of-house facilities

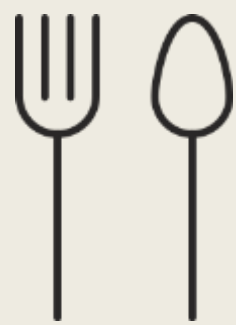
COMPLETION

Completion in Q3 2025

PRICE RANGE

USD 160,000 - USD 998,000
Payment plans are available

AMENITIES



RESTAURANT
& POOL BAR



GYM &
WELLNESS



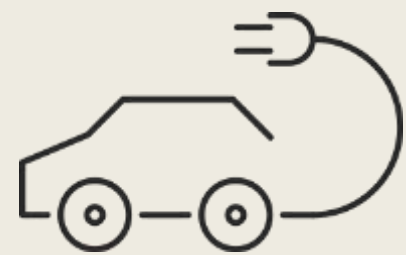
CO-
WORKING



CONCIERGE
SERVICE



GREEN ROI
& IMPACT



ELECTRIC
MOBILITY

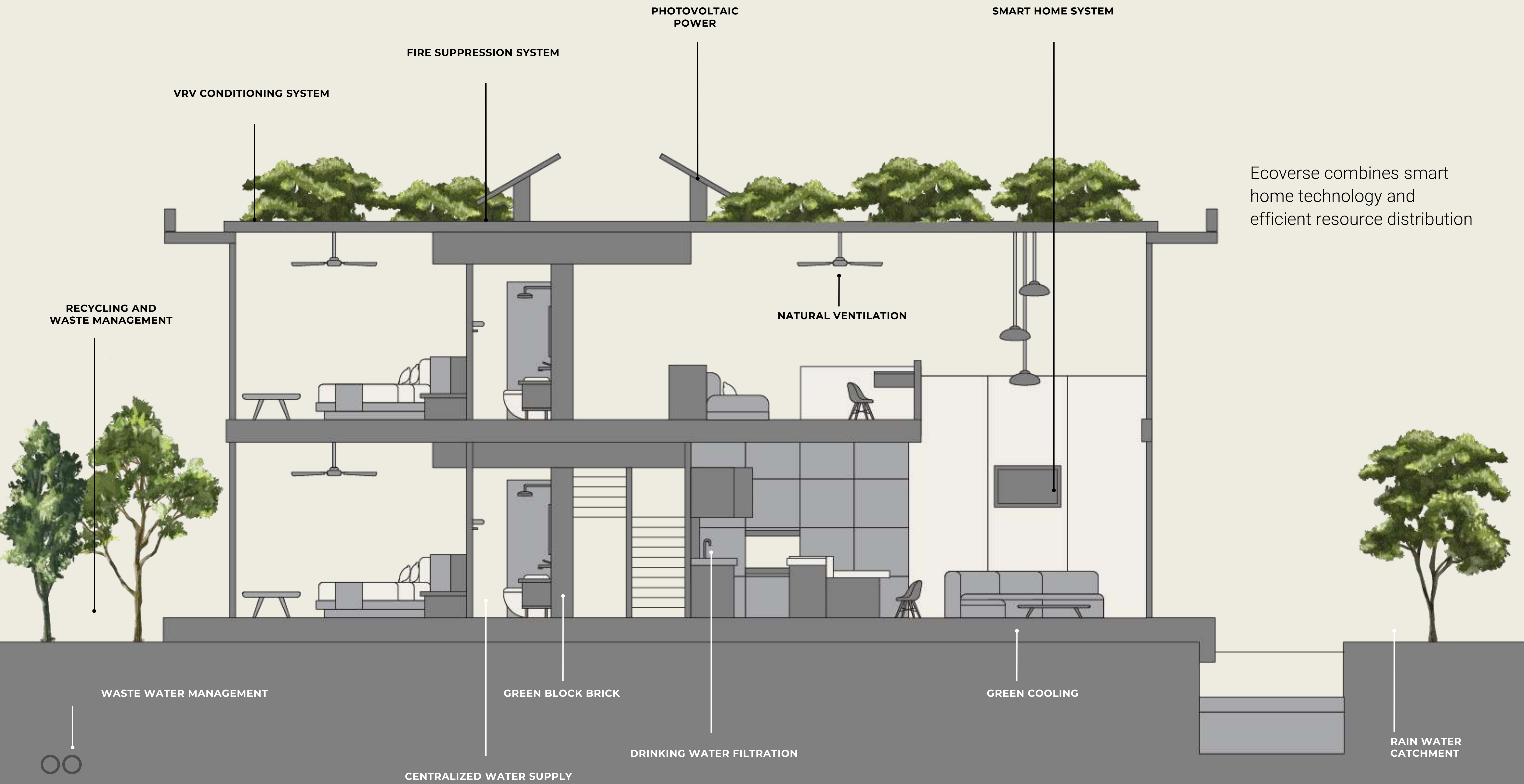
LEASEHOLD 28 + 30 YEARS

28 year leasehold with the option to
extend for another 30 years.

WITH THE FUTURE IN MIND

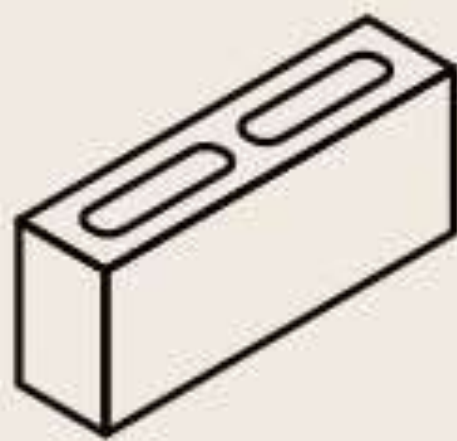
STATE-OF-THE-ART
ENVIRONMENTAL
FEATURES FOR
MAXIMUM
EXPERIENCE WITH
MINIMUM IMPACT





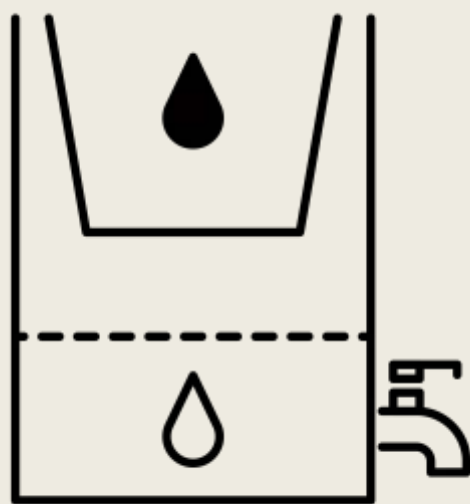
LOW IMPACT

Responsibility for our environment and recognizing our impact on the earth and community is at the core of our integrity, guiding everything we do



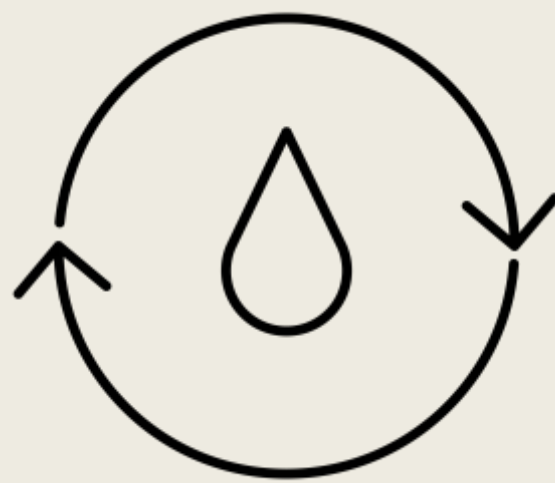
GREEN BLOCK BRICK

Repurposed coal byproducts - transformed into lighter, stronger geo-polymer concrete blocks



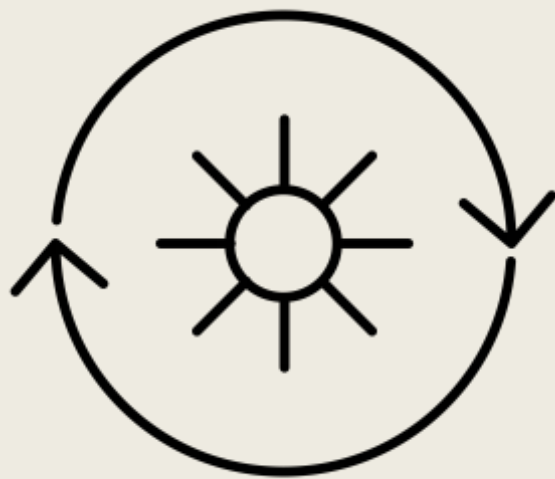
DRINKING WATER FILTRATION

Drinking water taps with sophisticated water filtration



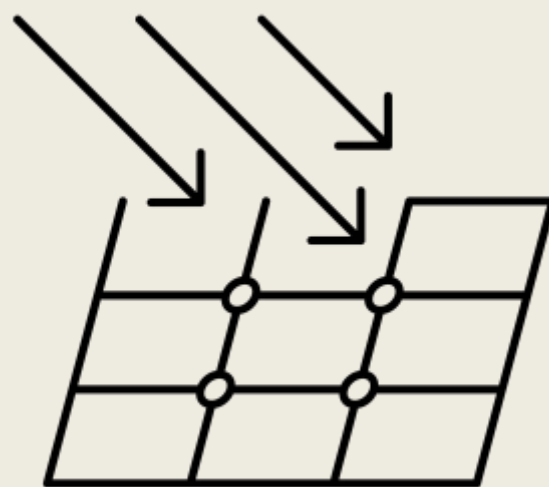
WATER MANAGEMENT

Rainwater catchments, sprinkler systems and wastewater treatment minimize water usage



SUSTAINABLE COOLING

Smart thermostats, high-quality insulation and innovative cooling technology ensure a better experience and reduces operational costs



PHOTOVOLTAIC POWER

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

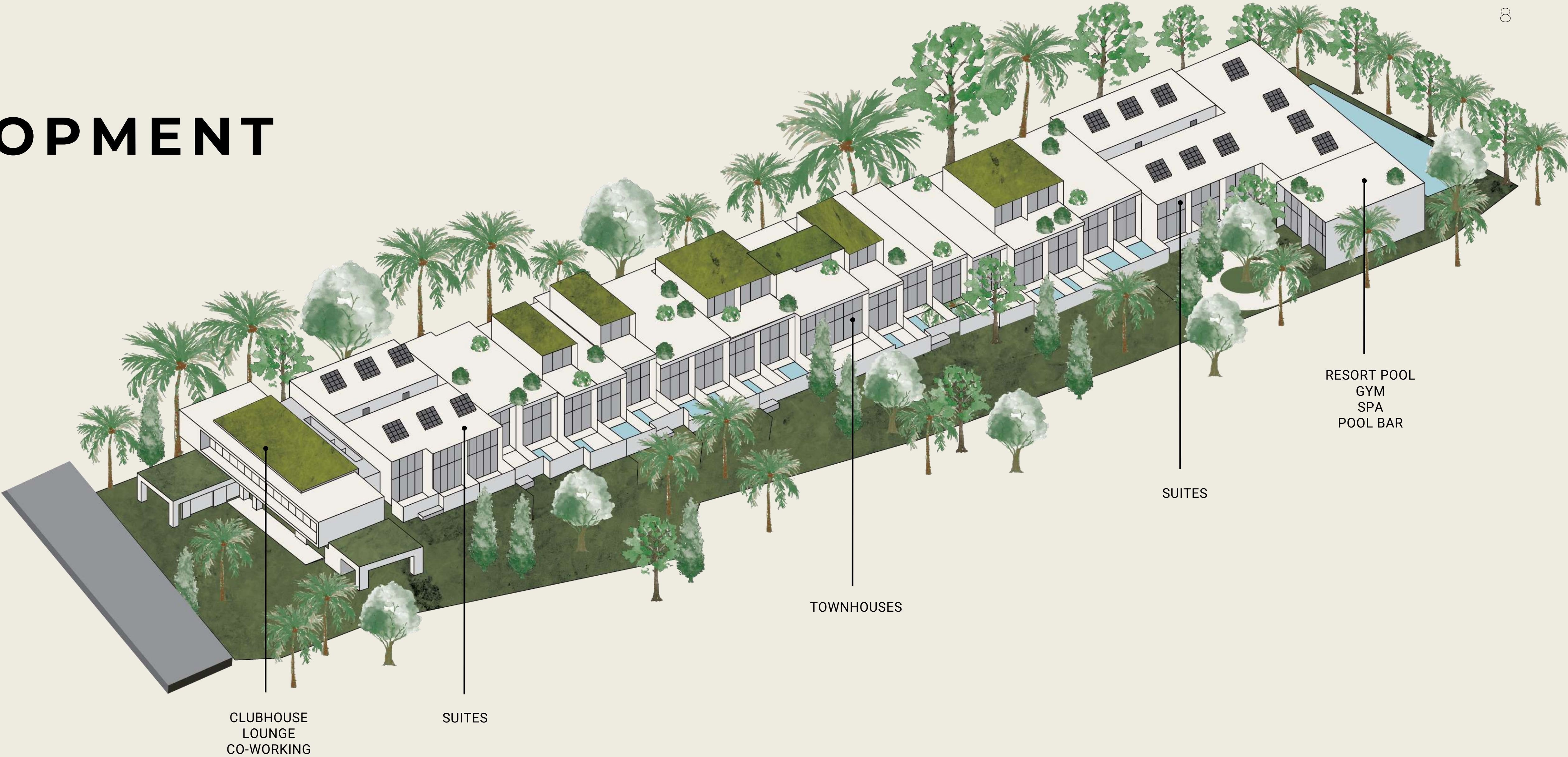


RECYCLING & WASTE MANAGEMENT

On-site recycling and waste management practices integrated into resort operations

THE DEVELOPMENT

Professional and reliable
property development with
efficiency in mind



A TURNKEY
DEVELOPMENT

Fully furnished units ready for
living

EXCEPTIONAL
MANAGEMENT

Highest quality construction
materials and project
management

SUPERIOR
CONSTRUCTION

Highest quality construction
and construction
management

COMPREHENSIVE
CERTIFICATION

Construction, building
and engineering
certification

BUILDING
WARRANTY

25 year construction
structural warranty

UNIT KEY



4-BEDROOM TOWNHOUSE WITH GARDEN AND POOL



HIGHLIGHTS

- Only one 4-bedroom unit
- Double-width townhouse
- 18 m² pool, high-end show kitchen, spacious entrainment areas, roof terrace and stunning scenery

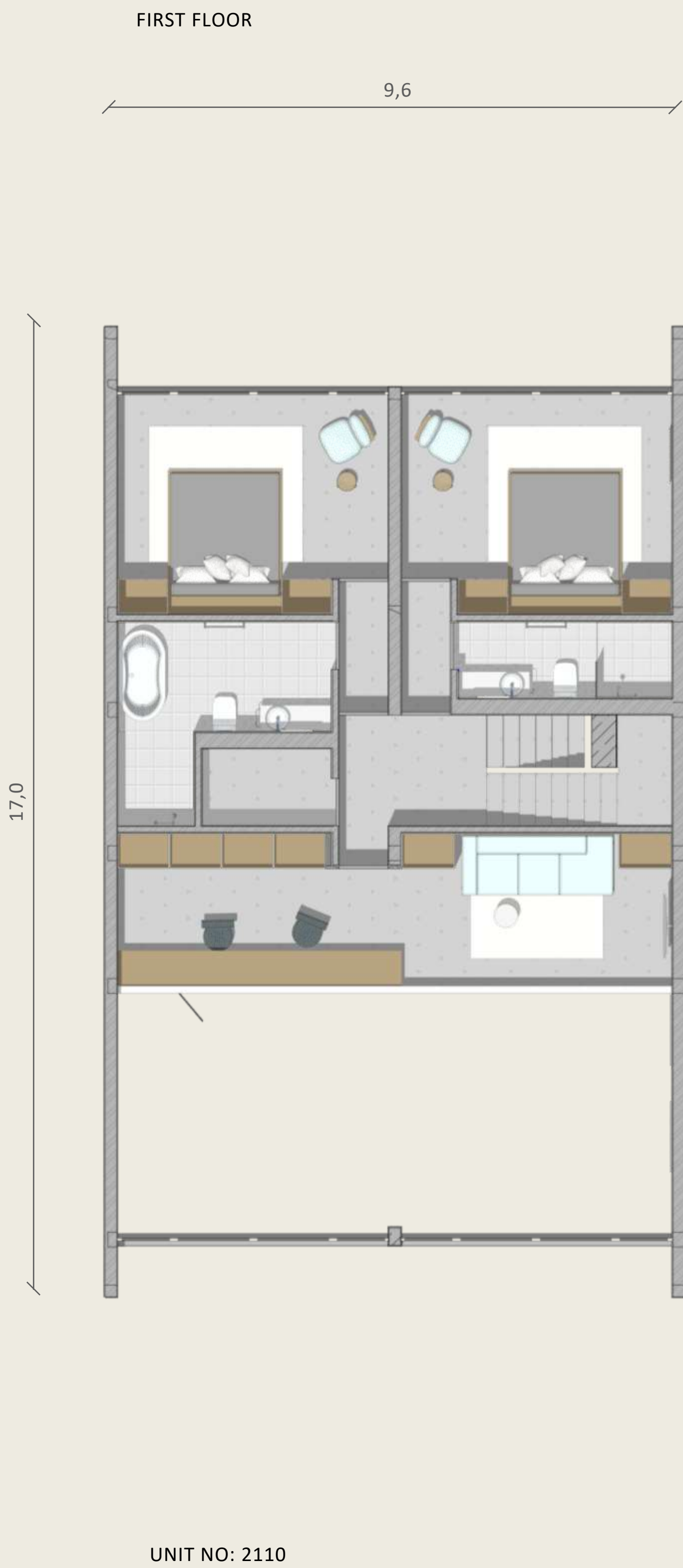
4 BEDROOM TOWNHOUSE



SPECIFICATIONS

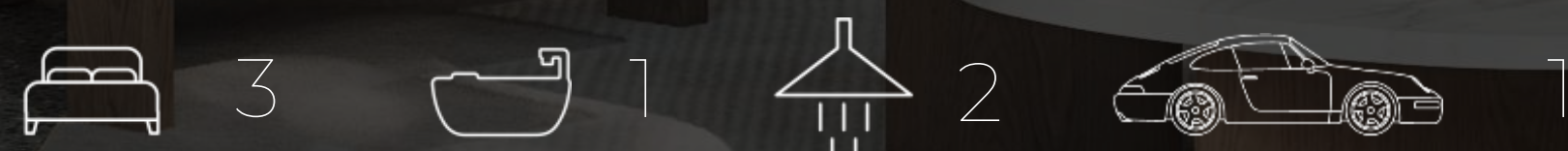
- 4 Bedrooms
- 6 Bathrooms
- Interior 260,46 m²
- Terrace 121,35 m²
- Garden and outdoor area 75,94 m²
- **Total area 457,75 m²**
- Terrace with rooftop bar
- Sauna and jacuzzi
- Mezzanine office
- Private pool 18 m²
- 2 car parking spaces (underground)
- Scenic garden
- Double-height ceilings
- State-of-the-art appliances
- 2 Bathtubs
- Windows with a height of 2.8 m





3-BEDROOM TOWNHOUSE WITH GARDEN AND POOL

NUONU × OXO



HIGHLIGHTS

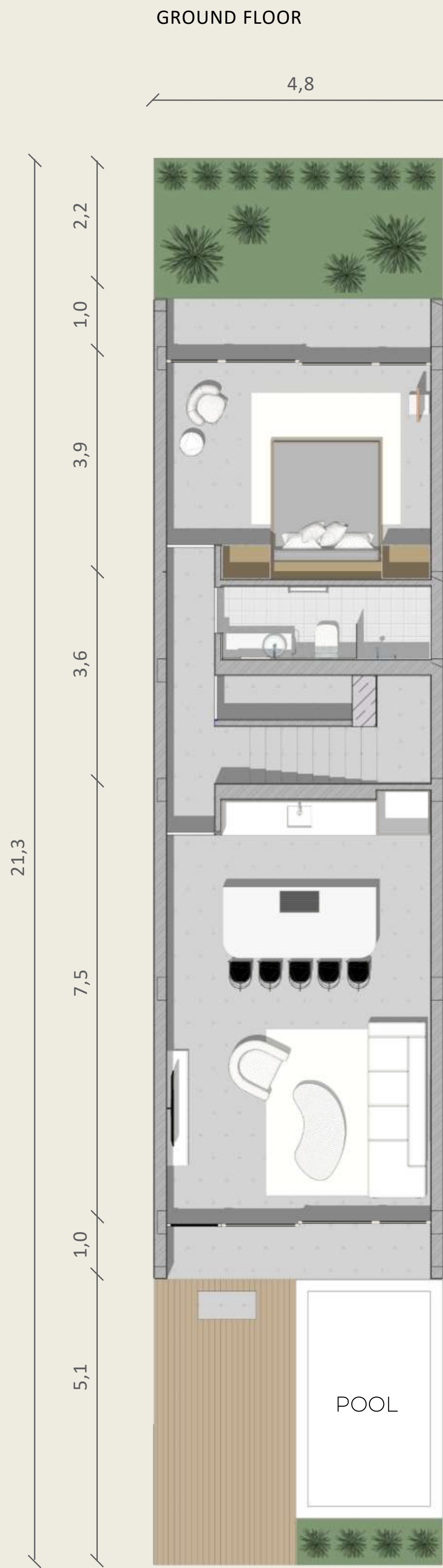
- Elegant townhouse
- Three levels, with a roof terrace, master bedroom and ensuite bathrooms, featuring expansive sunrise and sunset views

3 BEDROOM TOWNHOUSE



SPECIFICATIONS

- 3 Bedrooms
- 3 Bathrooms
- 3 Floors
- Interior 153,73 m²
- Garden and outdoor area 38-44 m²
- Terrace 32 m²
- Roof terrace
- Mezzanine office
- Scenic garden
- Double-height ceilings
- Underground car parking space
- 1 Ensuite master bedroom
- State-of-the-art appliances
- Bathtub
- Windows with a height of 2.8 m
- Private pool 10.5 m²
- **Total area 224-230m²**



UNIT NO: 2102, 2104, 2106, 2108, 2112, 2114, 2116

2 BEDROOM TOWNHOUSE

2-BEDROOM TOWNHOUSE WITH GARDEN AND POOL



HIGHLIGHTS

- Set over two floors
- Features a grand, double-height living area with a mezzanine office space, a state-of-the-art show kitchen, floor-to-ceiling windows, and premium bathrooms

2 BEDROOM TOWNHOUSE



SPECIFICATIONS

- 2 Bedrooms
- 2 Bathrooms
- Interior 117,75 m²
- Garden area 34,5-46 m²
- Terrace 9 m²
- **Total area 161,5-173 m²**
- Sweeping rice-field views
- Mezzanine office
- Private pool 10,5 m²
- Scenic garden
- Double-height ceilings
- Pull-out sofa guest suite
- State-of-the-art appliances
- 2 Floors
- Intelligent storage
- Underground car parking space
- Windows with a height of 2.8 m



2 BEDROOM TOWNHOUSE

FIRST FLOOR



GROUND FLOOR

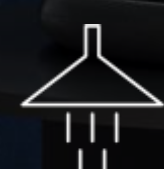


UNIT NO: 2101, 2103, 2105, 2107, 2109, 2111, 2113, 2115

SUITE TYPE 01 GARDEN | SKY

HIGHLIGHTS

- A single floor suite features a platform bed with intelligent storage, a compact kitchen with premium appliances, an elegant seating area and a smart fold-away dining table





SPECIFICATIONS

- 1 Bed
- 1 Bathroom
- Interior 35 m²
- Terrace 4.5 m² (on the ground floor)
- Balcony (4,41 m² on the first floor)
- Floor-to-ceiling windows with a height of 2.8 m
- Elegant seating area
- Intelligent storage areas
- Compact and versatile kitchen island bench
- Underground motorbike parking
- Ground floor: scenic garden 10,5-11,5 m²
- First floor: balcony, sky view
- **Total area 39,44-51 m²**

SUITE TYPE 01

GROUND FLOOR



UNIT NO: 1202, 1204, 1206, 1102, 1104, 1106

SUITE TYPE 02
GARDEN | SKY



HIGHLIGHTS

- Single floor suite features an Island bed with intelligent storage, a compact kitchen with premium appliances and an elegant seating area



SPECIFICATIONS

- 1 Bed
- 1 Bathroom
- Interior 40,5 m²
- Terrace 4.5 m² (on the ground floor)
- Park, sky or pool view
- Underground motorbike parking
- **Total area 40,29-69,62 m²**
- Intelligent storage areas
- Floor-to-ceiling windows with a height of 2.8 m
- Elegant seating area
- Compact and versatile kitchen island bench
- Ground floor: scenic garden 10-25 m²
- First floor: sky view

GROUND FLOOR



UNIT NO: 1201, 1203, 1205, 1101, 1103, 1105, 4202, 4203, 4204, 4205, 4206, 4104, 4103, 4102, 3107, 3105, 3103, 3101, 3207, 3205, 3203, 3201

APARTMENT TYPE 01 GARDEN | SKY



HIGHLIGHTS

- Set over one floor, this apartment features a grand double-width living area with a state-of-the-art kitchen, floor-to-ceiling windows, and premium bathrooms

APARTMENT TYPE 01



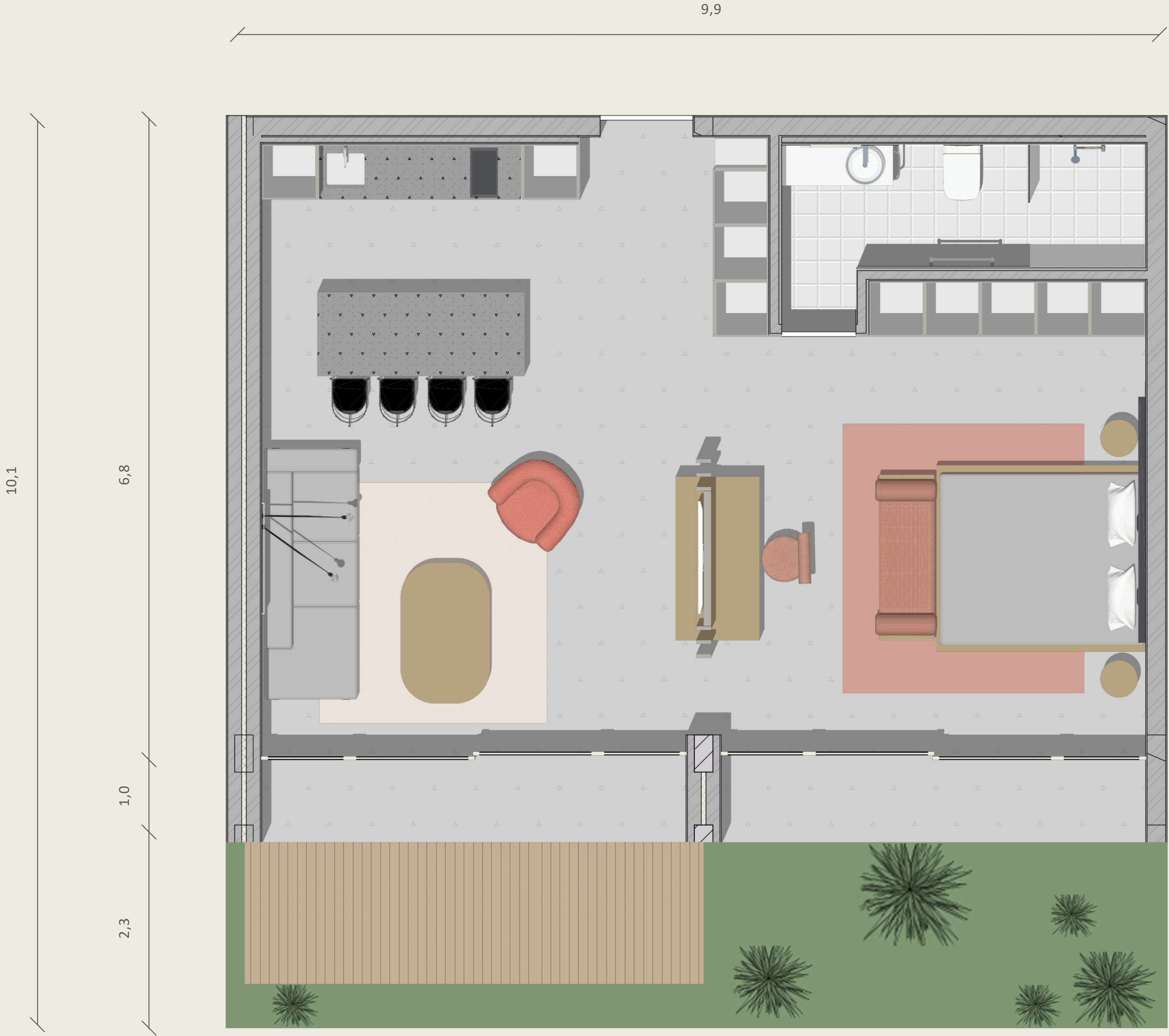
SPECIFICATIONS

- 1 Studio bedroom
- 1 Bathroom
- Interior 62,76 m²
- Terrace 8,82 m² (on the ground floor)
- Underground motorbike parking

- Intelligent storage areas
- Compact and efficient kitchen island bench
- Elegant seating area

- Floor-to-ceiling windows with a height of 2.8 m
- Ground floor: scenic garden 20.5 m²
- First floor: sky view
- **Total area 62,76-92 m²**

GROUND FLOOR



UNIT NO: 3104, 3102, 3204, 3202

APARTMENT TYPE 02 GARDEN | SKY



HIGHLIGHTS

- Set over one floor, this 81 m² apartment features a grand double-width living area with a state-of-the-art kitchen, floor-to-ceiling windows, premium bathrooms and a private terrace



SPECIFICATIONS

- 2 Bedroom
- 2 Bathroom
- Interior 81-82 m²
- Terrace 8,82 m² (on the ground floor)
- Underground motorbike parking

- Intelligent storage areas
- Compact and versatile kitchen island bench
- Elegant seating area

- Floor-to-ceiling windows with a height of 2.8 m
- Ground floor: scenic garden 82 m²
- First floor: sky view
- **Total area 81-171 m²**

GROUND FLOOR



UNIT NO: 4101, 4201

BESPOKE DESIGN

HIGH QUALITY,
HAND SELECTED
NEO LUXURY
INTERIOR

ALL UNITS ARE
DELIVERED
COMPLETELY
TURNKEY

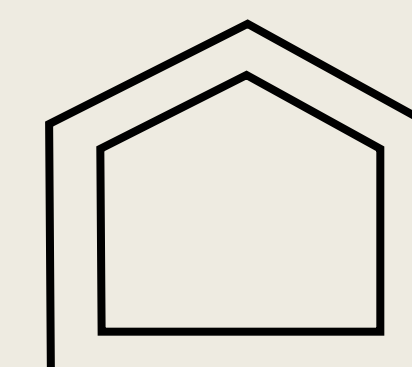
NUONU x OXO



FACILITIES AND SERVICES



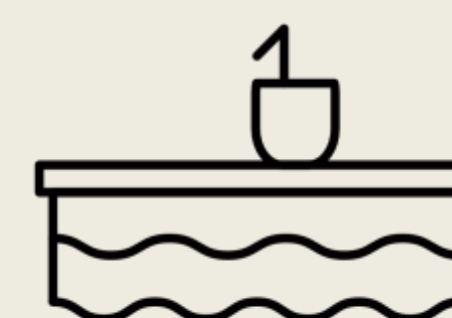
RESTAURANT



CLUBHOUSE



COWORKING



POOL BAR



**FITNESS
CENTER**



**SWIMMING
POOL**

A variety of hotel and residential facilities for the convenience of both guest and investors, including restaurant, spa, swimming pool and clubhouse



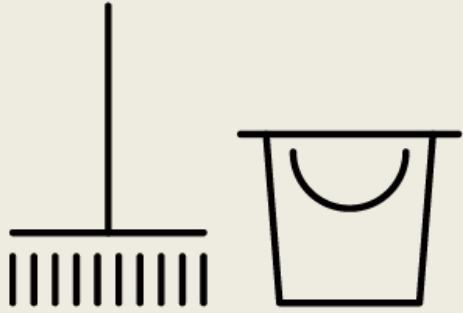
GUEST SERVICES



PRIVATE
DINING



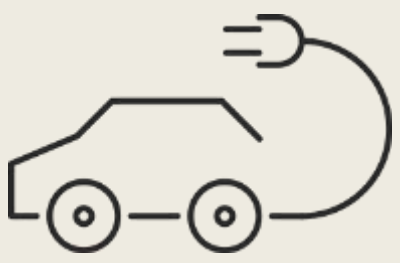
CONCIERGE
SERVICE



HOUSE
KEEPING



CURATED
PROGRAM



ELECTRIC
MOBILITY



F&B
SERVICE

ABOUT NUANU

**NUANU IS A TOP TOURIST
DESTINATION IN BALI,
ATTRACTING A LOT OF
VISITORS IN 2025.**

Nuanu is a creative city spanning 44 hectares in Bali, Indonesia that embodies the essence of harmonious living. A community of creators, leaders and changemakers are empowered here to foster positive change.



INTRODUCING INSPIRING LEADER OF NUANU

“

While we are currently in the initial stage, our efforts to uplift the creative community have already begun to take shape. The events we've coordinated thus far may have been on a small scale, but they mark the dawn of a more significant movement within Nuanu.

”

SERGEY SOLONIN

Investor, fintech Entrepreneur and founder of Nuanu



NUANU AREA



The dimensions of a standard football field are 100*64 meters

The territory of Nuanu is 44 hectares, which is equivalent to 68 football fields!



ECOVERSE



NUANU CITY MAP

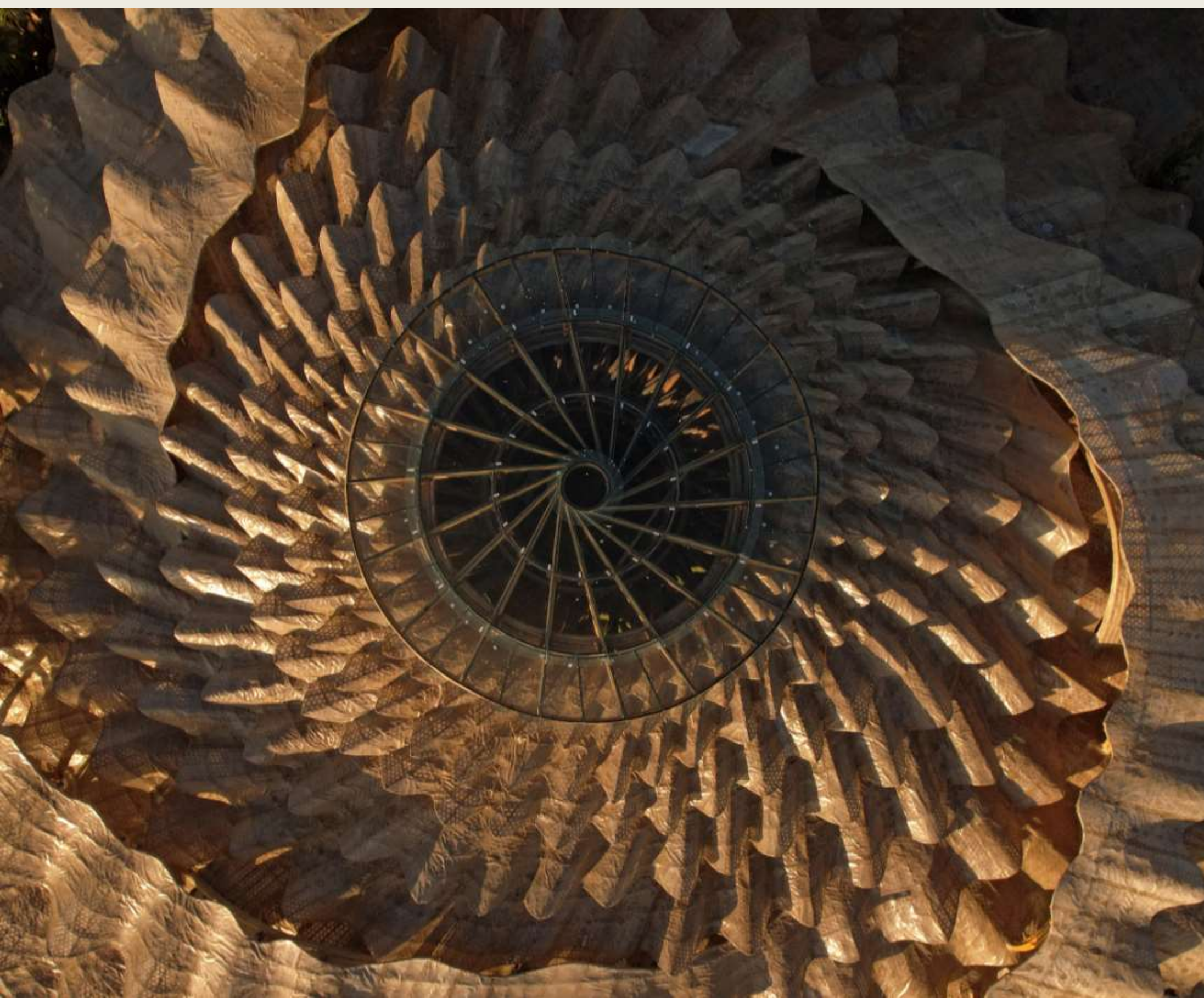
- 1. Willow Hotel
- 2. Fitness Cluster
- 3. Biom Residency
- 4. Nursery Botanical Gardens
- 5. Alpaca Farm
- 6. Highcube
- 7. Longhouse Gallery
- 8. Labyrinth Collective
- 9. Taman Terra
- 10. Ash
- 11. Basecamp Community Hub
- 12. Odyssey
- 13. Phi Camp Hotel
- 14. Popper Triangle Garden
- 15. Vertical Farm
- 16. Ecopath Media Park
- 17. The Earth Sentinels
- 18. Luna Beach Club
- 19. THK Tower
- 20. Akkadia Plaza
- 21. Amphitheatre Stage
- 22. Oshom Hotel
- 23. Hotel Phase 2
- 24. Funky Place
- 25. Nuanu Park
- 26. Harmony
- 27. ProEd Elementary School
- 28. ProEd Senior School

- 29. Stone Stage
- 30. Origins Villa
- 31. Eugene Museum
- 32. ProEd Senior Secondary
- 33. Parking 2
- 34. Parking 1
- 35. Ecoverse Private Residences



ABOUT NUANU

LUNA BEACH CLUB



LUNA IS A PLACE OF RITUAL, ESCAPISM AND JOY.

An inclusive space that celebrates creativity, culture and collaboration, harmoniously blended with enchanting music, culinary pleasures and vivid artistry. Luna is an epicenter of sensorial ecstasy, created with curiosity in order to reimagine the beach club experience. Evocative art by world-renowned creatives and local talent adorns the city, taking a multitude of expressions and forms: from the majestic "Earth Sentinels" by Daniel Popper gazing down upon the entrants to Nuanu, to the visual spectacles at The Lighthouse, where projection mapping and installations create an ever-changing immersive reality.

SCHOOL



39

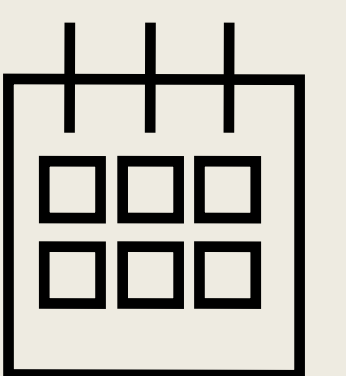
SCHOOL



ProEd Global School is a world-class international school in Bali that offers diverse educational opportunities for primary and high school students (ages 4-19).



1KM / 5MIN
TO ECOVERSE



SINCE
AUGUST 2023

ABOUT THE INDONESIAN ECONOMY

4th by population – 277.5 million people

Economic growth in 2023 – 5.05%*

Annual inflation in 2023 – 2.61%*

Foreign direct investment – \$47.34 billion
(in 2023), with an annual growth of 13.7%

Key investing countries in 2023 – Singapore,
China, and Hong Kong

**Bali is among the top desired tourist
destinations worldwide**

High pace of real estate price growth

Indonesia is among the top 5 best countries
for investment***

*Source: BPS-Statistics Indonesia

**Source: Ministry of Investment of Indonesia

***Source: GoBankingRates

9 REASONS TO INVEST IN BALI

High occupancy

UP TO 80-90%

Rising land values

15% PER ANNUM

Annual rental growth

BY 15-20%



10-15% INCOME

From real estate



INCOME IN CURRENCY

Income in stable currency



EXOTIC NATURE

Waterfalls, ocean, jungle, volcanoes,
beaches, rice fields



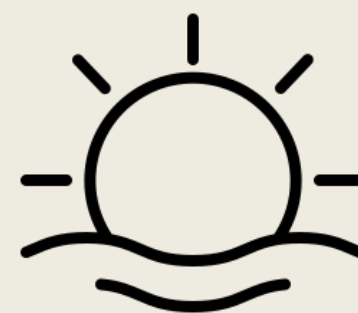
INCREASE IN TOURIST FLOW

Annual growth of international and
domestic tourism. According to Bali's
plans for 2024 - over 7 million tourists



A LOT OF ENTERTAINMENT

Surfing, snorkeling, diving, jeep riding,
hiking, exotic animals



SEASON ALL YEAR ROUND

25-32 °C all year round, 26 °C average
ocean water temperature

BALI IS ONE OF THE MOST POPULAR TOURIST DESTINATIONS ON THE PLANET



The world's most popular destination according to travelers



Best winter destination



The most popular place in the world after the lifting of COVID restrictions



Bali is among the TOP 5 most Instagram places on the planet

INSIDER

The best wellness place on the planet



WHATS NEXT?

1

REQUEST A PRICELIST
FROM YOUR PERSONAL
MANAGER

2

BOOK A TOUR OF
NUANU OR SCHEDULE A
ZOOM MEETING

3

REQUEST OUR
COMPLETE DUE-
DILIGENCE PACK AND
RESERVE YOUR UNIT



CONTACT US

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