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.

Chris Precht
Austrian-born, globally acclaimed architect renowned for his innovative, wellness-focused, and sustainable design approach. His signature blend of natural materials, biophilic forms, and passive-cooling strategies sets a new benchmark in residential design, delivering sculptural beauty, year-round comfort, and lasting value.

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.

7 + 1 REASONS

Why to Invest

06

ATTRACTIVE RENTAL YIELD

Unlock attractive rental yields with this prime property in our sought-after location, providing a lucrative return on investment.

8.4%

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

With just 24 villas—each uniquely designed—this limited offering is truly one-of-a-kind.

Bespoke-by-Design Villas
Each villa features its own floor plan, orientation, landscape, and personalized interior finishes—no two are the same. This thoughtful approach gives residents and guests a singular experience while upholding the cohesive aesthetic and high standards that define this home away from home.

Wellbeing-Led Living
The first villa development in Bali to put holistic wellbeing at its forefront, integrating master-planning, architecture, nature, amenities, services, and longevity principles into one seamless vision—creating a home that actively nurtures a healthier, more mindful life in a vibrant tropical paradise.



