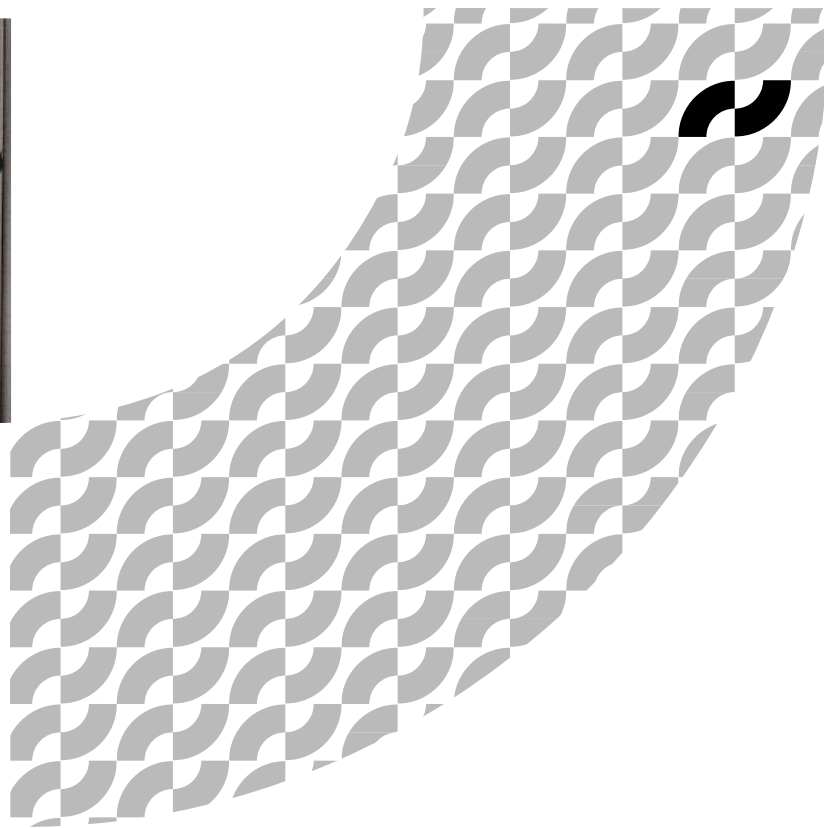
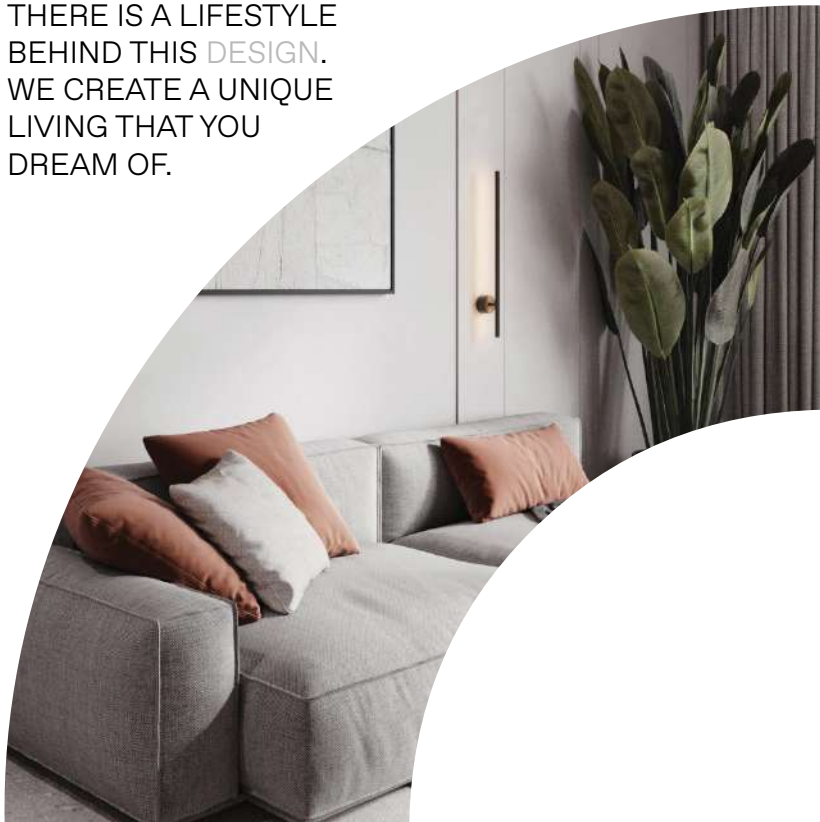




NEXA

WE BUILD VALUE

THERE IS A LIFESTYLE
BEHIND THIS DESIGN.
WE CREATE A UNIQUE
LIVING THAT YOU
DREAM OF.



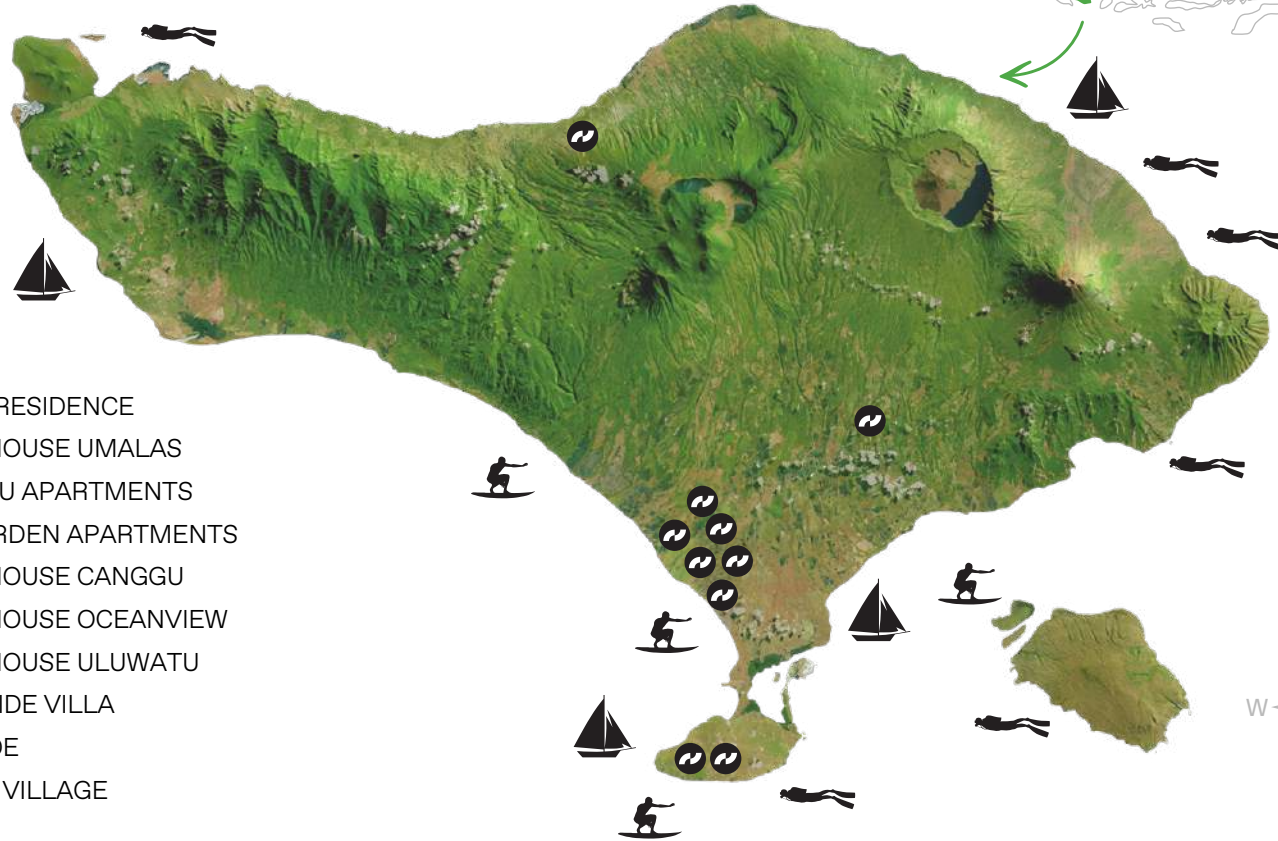


INVESTING IN THE QUALITY OF LIFE

- ARCHITECTURE
- IN PROCESS
- FINISHED

IN PROCESS
> 15 000 m²

- 1 ● MONTENEL
- 2 ● NEXA WOOD RESIDENCE
- 3 ● NEXA TOWNHOUSE UMALAS
- 4 ● NEXA CANGGU APARTMENTS
- 5 ● NEXA SKYGARDEN APARTMENTS
- 6 ● NEXA TOWNHOUSE CANGGU
- 7 ● NEXA TOWNHOUSE OCEANVIEW
- 8 ● NEXA TOWNHOUSE ULUWATU
- 9 ● NEXA RIVERSIDE VILLA
- 10 ● NEXA HILLSIDE
- 11 ● NEXA OCEAN VILLAGE



NEXA SKYGARDEN APARTMENTS

SUPERIOR CONSTRUCTION

Highest quality construction
and construction management.

● START: FEBRUARY 2024
COMPLETION: DECEMBER 2025



2 APARTMETNS
& SURROUNDING
TERRITORY



5 MINUTES
TO THE BEACH



45 MINUTES TO
THE AIRPORT

APARTMETNS 1 ▶

BUILDING SIZE	2850 m ²
FLOOR	3
APARTMENTS	30
APARTMENT SIZE	43 m ²
PRICE	\$155 000

◀ APARTMETNS 2

BUILDING SIZE	3145 m ²
FLOOR	4
APARTMENTS	46
APARTMENT SIZE	41 m ²
PRICE	\$145 000



NEXA SKYGARDEN APARTMENTS

CHARACTERISTICS OF 100% WELL-BEING



LOBBY

SURROUNDING
TERRITORYPRIVATE
POOL

PRIVACY

EQUIPPED
WITH FURNITUREEQUIPPED
KITCHEN

ZEN SPACE

ELECTRIC
REFUELING

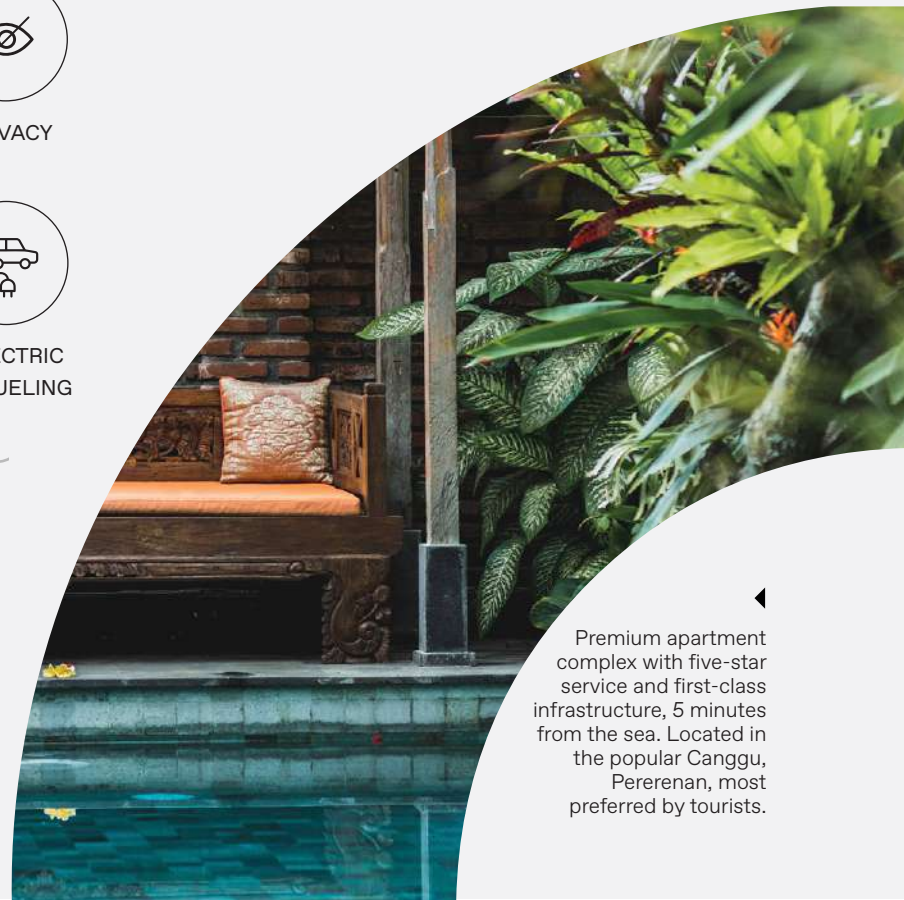
A complex of private apartments with hanging gardens and lounge areas on terraces and rooftops. The relaxed atmosphere on the outside is filled with inner energy.

The authors of the project have thought through every element – from high ceilings for an air-filled space to convenient parking spaces for vehicles.

TOP-CLASS
PROPERTY
MANAGEMENT
AND CONCIERGE
SERVICE



BUILDING WARRANTY
12-month construction guarantee
and no-questions-asked liability for defects.



Premium apartment complex with five-star service and first-class infrastructure, 5 minutes from the sea. Located in the popular Canggu, Pererenan, most preferred by tourists.

APARTMENTS CONCEPT

1

Oversized **TERRACE 1**
Relaxing outdoor with Infinity Pool,
Lounge Area & Lush Garden Views

**SWIMMING
POOL**

PRIVACY

GARDEN

**REST AND RELAXATION
AREA**

ROOF GARDEN

TERRACE 2

PRIVACY

PRIVATE TERRACE

FACADE

GARDEN

TERRACE 3

PRIVACY

PARKING

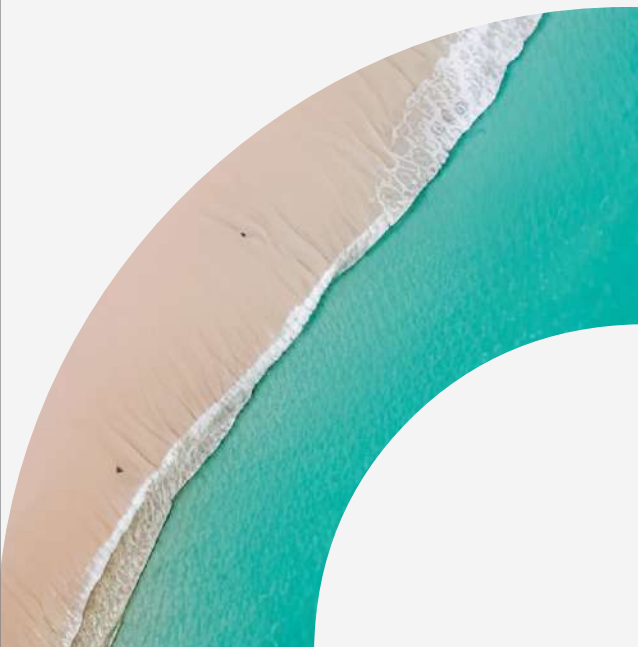
All residents have the opportunity
to watch sunrises and sunsets.



PROJECT

NEXA SKYGARDEN APARTMENTS

BALI: INVESTMENT PROSPECTS



OUR JOB IS TO ENSURE CONFIDENCE IN YOUR INVESTMENT. GET THE MAXIMUM WITH COMPETENT NEXA SOLUTIONS

365 TOURIST
SEASON
DAYS

70-90 AVERAGE OCCUPANCY
RATE OF REAL ESTATE
PROPERTIES
%

15-20 CONSERVATIVE RENTAL
YIELD THE PROJECT
%

5-7 RETURN ON INVESTMENT
DUE TO ISLAND HIGH
OCCUPANCY
YEARS

PROJECT

NEXA SKYGARDEN APARTMENTS

1



PROJECT

NEXA SKYGARDEN APARTMENTS

2



NEXA SKYGARDEN

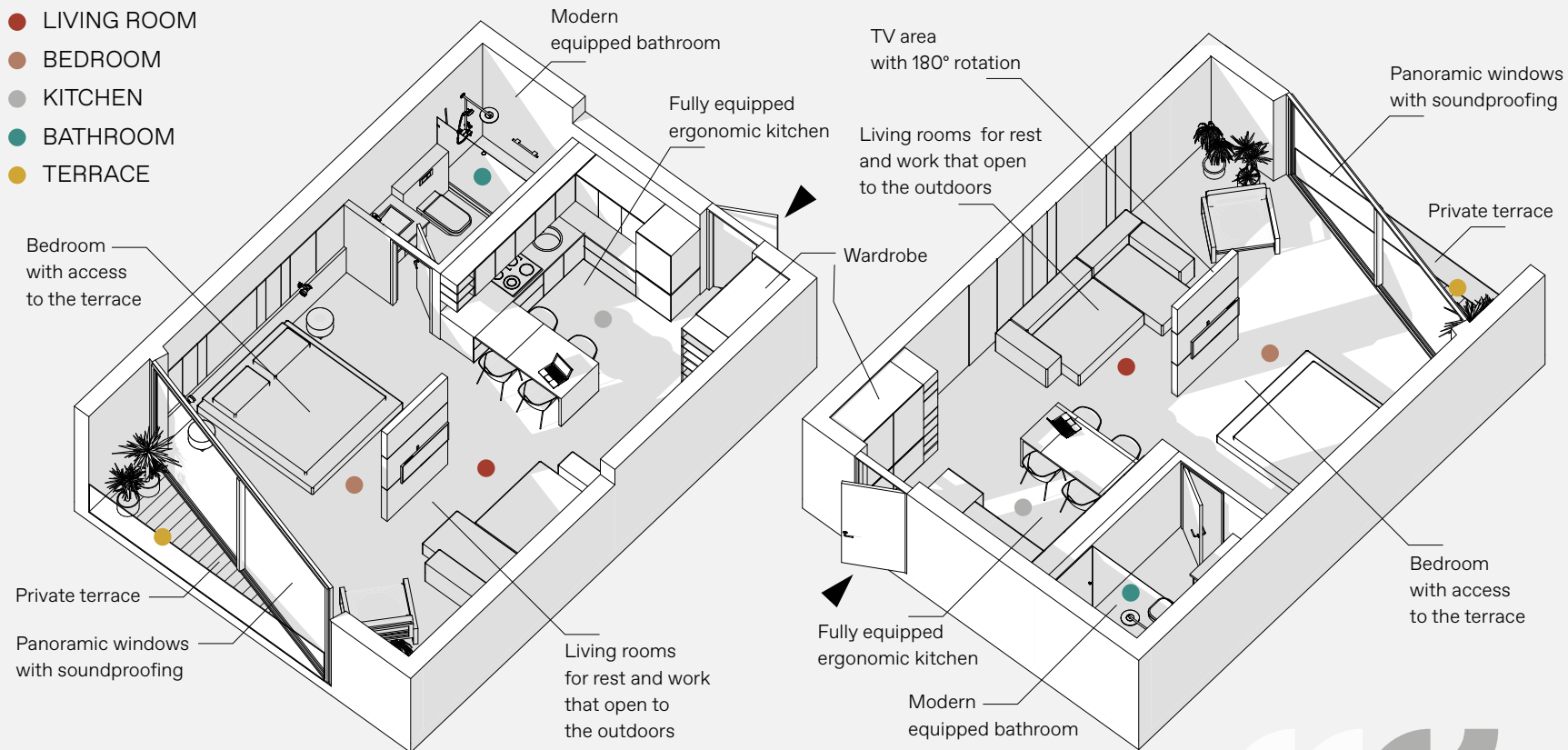
APARTMENT WITH HIGH-QUALITY FURNISHINGS AND FUNCTIONAL DESIGN

ZONING

- LIVING ROOM
- BEDROOM
- KITCHEN
- BATHROOM
- TERRACE

FRONT VIEW

BACK VIEW



SIZE 41 m²



NEXA SKYGARDEN APARTMENTS

LIVING ROOM

A TURNKEY DEVELOPMENT

Fully equipped with high-quality furniture and fittings and ready to move into. Calm mother-of-pearl tones are complemented by rich terracotta accents, creating an aesthetic of serenity and creative atmosphere.

The apartments will be delivered turnkey, with high quality interior finishes and branded fixtures and fittings. All materials and fittings, from the air conditioning to the home textiles, are of the highest quality.



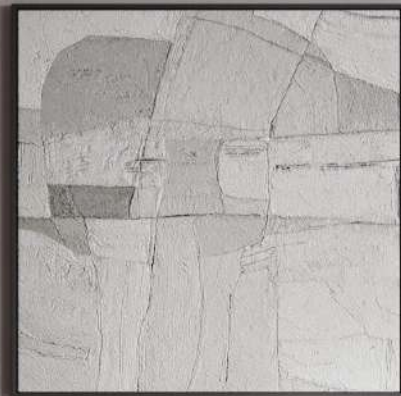
NATURALLY
PURE



ECO
FRIENDLY



FUNCTIONAL
DESIGN



THE CONCEPT OF QUIET LUXURY ENVELOPS AND SOOTHES. THE DESIGN OF THE ROOMS CREATES A SPECIAL ENVIRONMENT IN WHICH YOU FEEL 100% AT EASE: SUBDUED LIGHT, EXCELLENT SOUND INSULATION, HARMONY OF TEXTURES AND COLORS.



NEXA SKYGARDEN APARTMENTS

LIVING ROOM



SKYGARDEN APARTMENTS

An atmosphere of casual luxury for jetsetters, celebrities, financiers and nomads. Modern architectural technology: the central panel with TV can be rotated through 180°. Maximum natural sunlight and plenty of air: panoramic windows, 3.4 meter high ceilings.





Functional floor plan with zoning of public and private spaces, access to the terrace on both sides. The color palette gently envelops the visitor and creates the feeling of a psychological cocoon.

PROJECT

ROOM

NEXA SKYGARDEN APARTMENTS

EXCLUSIVE DESIGNS: A BLEND OF THE BEST OF THE GLOBAL HOSPITALITY INDUSTRY WITH THE ETHNIC AESTHETICS OF INDONESIA.



PREMIUM MATERIALS



BLACKOUT CURTAINS



KING KOIL MATTRESS



PROJECT

NEXA SKYGARDEN APARTMENTS

BESPOKE DESIGN



HIGH QUALITY, HAND-PICKED NEO-LUXURY INTERIOR OPTIONS, ALL UNITS DELIVERED COMPLETELY TURNKEY.

Super chic and minimalist white and neutral colours are perfect for those looking for a fresh atmosphere with a sophisticated touch. All furnishings and decorations are bespoke.

PROJECT

NEXA SKYGARDEN APARTMENTS

KITCHEN



EQUIPPED
KITCHEN



MULTIFUNCTIONAL
SPACE



ERGONOMIC
DESIGN

AN ENVIRONMENT FOR A RELAXING
HOLIDAY IN YOUR OWN FORMAT.
A PERSONAL KITCHEN WITH AMPLE
STORAGE SPACE IS FULLY EQUIPPED
WITH QUALITY APPLIANCES AND
COLLECTIBLE CROCKERY.



NEXA SKYGARDEN APARTMENTS

KITCHEN



SKYGARDEN APARTMENTS

The space adapts to the mood and needs of the guests. Practical furniture allows you to work remotely and discover culinary delights in a resort atmosphere.





Emotional design is the art of creating an impression that lingers in the memory and triggers feelings of unspoken gratitude and genuine joy. Peace, tranquility, serenity and absolute relaxation reign inside the apartments.

LOCATED IN BEST LOCATION OF CANGGU

ENTERTAINMENT

1. Seseh Beach
2. Udara Bali
3. Pererenan Beach
4. La Brisa Bali
5. Batu Bolong Beach

HEALTH & SPORTS

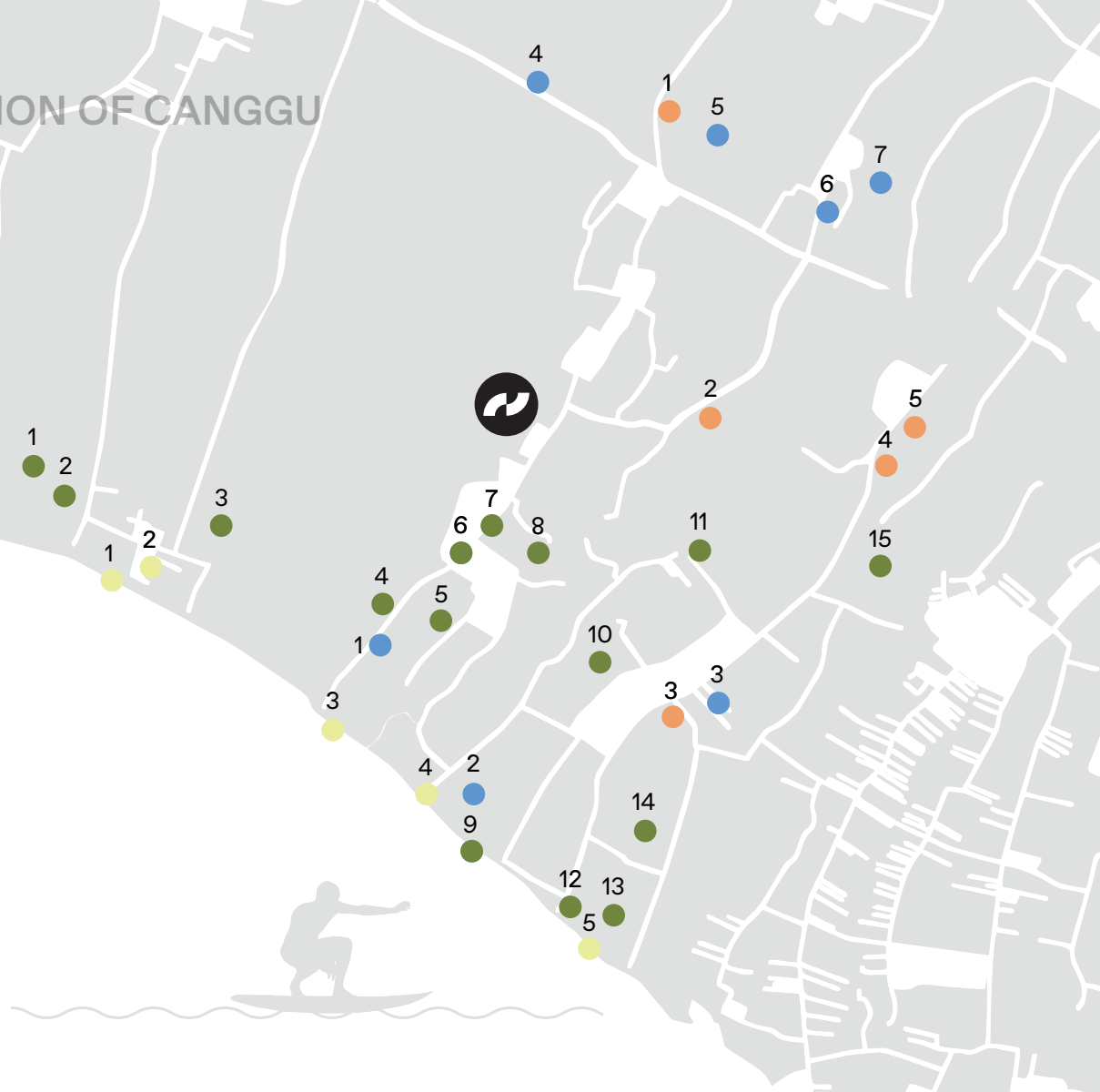
1. Wrong Gim
2. Therapy Canggu
3. AMO SPA – LIFE. STYLE. SPA. CAFE
4. Breathwork Bali
5. Surya Gym Bali Fitness Center
6. Heartbeat Bali
7. Jungle Padel

SHOPPING

1. Pepito Market Eco Beach
2. Hedonist store Bali
3. Deus Ex Machina – Temple of Enthusiasm
4. Pepito Market Eco Beach
5. Frestive

RESTAURANTS & CAFES

- | | |
|------------------------|----------------------------|
| 1. Seseh Pizza | 9. COMO Beach Club |
| 2. Seseh General Store | 10. Sensorium Bali |
| 3. The Lodge | 11. Copenhagen |
| 4. RiZE Bali | 12. Sensorium Bali |
| 5. Shelter Restaurant | 13. Old Man's |
| 6. Mostly | 14. Milk & Madu Beach Road |
| 7. Touché | 15. Black Sand Brewery |
| 8. WOODS PERERENAN | |





ECO AND SUSTAINABLE

Sustainability through functional design, ecological building materials and innovative technology.



EXCEPTIONAL SERVICES

First-class service is provided for guests and residents.



RESORT FACILITIES

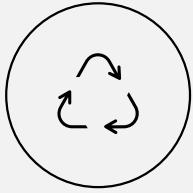
Various types of facilities for relaxing and working.

DISCOVER A PLACE
THAT FEELS LIKE HOME



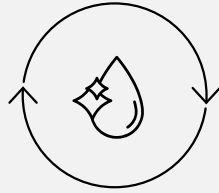
NEXA SKYGARDEN APARTMENTS

CONCEPT: SUSTAINABILITY + SMART + WELL-BEING = SUCCESS



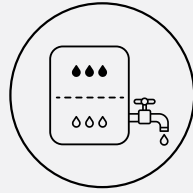
RECYCLING AND WASTE MANAGEMENT

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



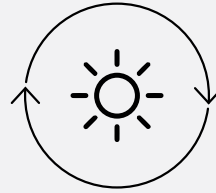
WATER MANAGEMENT

Rainwater catchment systems, sprinkler systems and wastewater treatment to minimize water consumption.



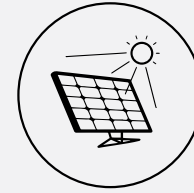
WATER FILTRATION

Filtration with advanced water filtration for everyday use.



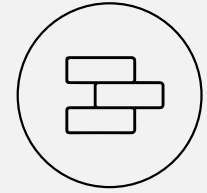
SUSTAINABLE COOLING

High-quality insulation and innovative cooling technology ensure a better experience and a reduction in operating costs.



SOLAR PANEL

A renewable energy source that supplies part of the communal areas with electricity and, once installed, doesn't release any greenhouse gasses, so it doesn't harm our environment.



GREEN BLOCK TILE

Recycled coal by-products converted into lighter, stronger geopolymers concrete blocks.

OUR APPRECIATION OF BALI'S UNIQUE BIOSYSTEM IS EXPRESSED IN A COMPLEX OF MODERN SUSTAINABLE TECHNOLOGIES.





CLUBHOUSE



COWORKING



SWIMMING POOL



SPORTS AREA



MASSAGE SERVICE



SUNSET POINT

FACILITIES & SERVICES

A variety of selected hotel and residential facilities for the comfort of guests and investors, including a clubhouse, a massage service, a swimming pool and a sunset point.



CONCIERGE



ELECTRIC
REFUELING



PRIVATE
DINING



F&B
SERVICE



HOUSE
KEEPING



CURATED
PROGRAM

GUEST SERVICES

Property management and concierge service at the highest level.

PROJECT

NEXA COMPLETED

NEXA WOOD RESIDENCE

Is an exclusive three-storey villa nestled in the heart of Canggu. This premium villa has three bedrooms, three bathrooms and two balconies with stunning views of lush paddy fields.



PROJECT
NEXA
COMPLETED

NEXA
WOOD RESIDENCE

NEXA architects have built serenity into the code: harmonized ergonomics of planning solutions for each level, second light, panoramic glazing, triple balcony railings, automatic curtains – instant transformation of the introversion of the premises into the vastness of the outside world.



PROJECT
NEXA
COMPLETED

NEXA
WOOD RESIDENCE

The beauty of the wood
and the whimsical play
of textures create
a harmonious environment
with a special feel.



PROJECT
NEXA
COMPLETED

NEXA
WOOD RESIDENCE

The first floor is a place of tranquility. Meetings with friends, culinary experiments, the smell of freshly brewed tea and the cozy light of a lamp above the sofa.

The level of lighting, the shading of the walls, the synthesis of laconicism and functionality – everything contributes to serenity.



PROJECT
NEXA
COMPLETED

NEXA
WOOD RESIDENCE

Three floors with maximum privacy. The synthesis of relaxation and creative energy was created by designers: high-quality materials, exquisite colour tones, collectible furniture for 5* hotels.



PROJECT

NEXA COMPLETED

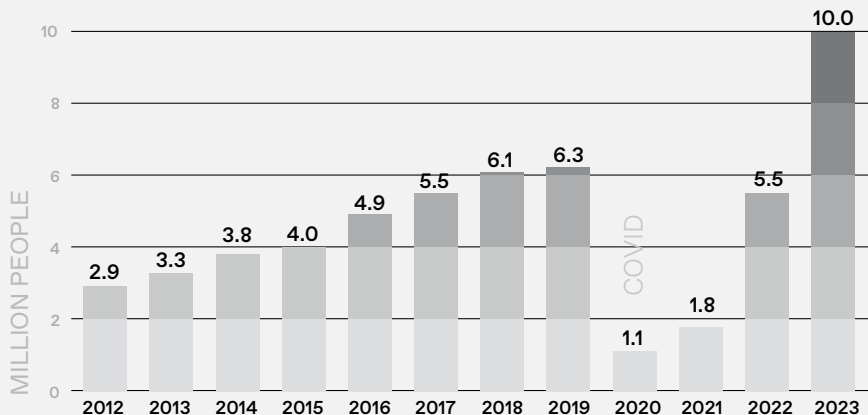
NEXA WOOD RESIDENCE

Bionic design elements emphasize the tranquil atmosphere. The interiors are decorated in authentic natural tones, and petrified wood over a million years old has been used in the house.



NEXA: A COMPREHENSIVE OVERVIEW

NEXA: A COMPREHENSIVE OVERVIEW BALI TOURISM STATISTICS 2023



INTERNATIONAL TOURISTS TO BALI TOP 10

- 1 Australia
- 2 India
- 3 United Kingdom
- 4 France
- 5 USA
- 6 Germany
- 7 Singapore
- 8 Malaysia
- 9 Netherland
- 10 Vietnam
- 11 Other



7TH
PLACE IN THE WORLD
IN TERMS OF GDP



2%
INFLATION
RATE PER YEAR



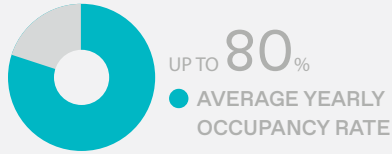
5%
ANNUAL ECONOMIC
GROWTH



NEXA: HOTEL MANAGEMENT

HOTEL OPERATIONS MANAGEMENT:

Professional management in the hospitality industry increases the profitability of your property by optimizing operations, increasing occupancy and minimizing costs.



- ✓ Hotel occupancy: increasing profits
- ✓ Staff management: selection, training and adaptation
- ✓ Quality control of the hotel services offered
- ✓ Management of the restaurant
- ✓ Accounting
- ✓ Legal services
- ✓ Hotel supplies
- ✓ Software service support

SALES AND MARKETING MANAGEMENT:

A centralized reservations department increases sales and room occupancy by an average of 25-30% and reduces costs by 10-40%.



- ✓ Marketing: Advertising and PR
- ✓ Centralized reservations department
- ✓ Central sales department
- ✓ Price management depending on occupancy and season
- ✓ Development of new services and sales areas
- ✓ Regular reporting

FINANCIAL MANAGEMENT OF THE INSTITUTION

The profit margin of a hotel depends on the professional organization, planning, management and control of its finances.



- ✓ Strategic planning
- ✓ Budgeting
- ✓ Cost control and optimization
- ✓ Financial reporting
- ✓ Analysis of the efficiency and effectiveness of facilities

HIGHLY SPECIALIZED EXPERTS FOR YOUR REAL ESTATE:



RESERVATIONS
DEPARTMENT



QUALITY
CONTROL
DEPARTMENT



MARKETING
DEPARTMENT



PERSONAL
MANAGER



CENTRAL
SALES
DEPARTMENT



FINANCIAL
DEPARTMENT



DEVELOPMENT
STRATEGY



HOTEL AND
RESTAURANT
AUDIT



MANAGEMENT
ACTION PLAN



FACILITY
MANAGEMENT



ONGOING
PERFORMANCE
MONITORING

STAGES OF INTERACTION WITH PROPERTY MANAGEMENT:



NEXA SKYGARDEN APARTMENTS

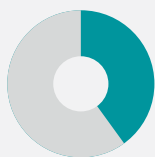
INVESTMENT PROPOSITION

PROPERTY APPRECIATION



25%

● BY PROJECT
HANDOVER



40%

● BY YEAR 3 OF
OPERATION

At the time of completion, prices will rise by more than **25%**.

The resale value after 3 years of operation will be more than **40%** higher than the off-plan prices.

With the growth of the Canggu area and the revenue streams for the property, values are expected to increase by almost **50%** by the fifth year of operation.

CONSERVATIVE RENTAL YIELD OVER 10 YEARS



15.3%

● ANNUAL YIELD

Comprehensive and first-class hospitality and investor services.

Professional marketing, sales and revenue management.

Asset protection and complete property maintenance.

Monthly reporting and income distribution.

INVESTOR BENEFIT SUMMARY



18.3%

● TOTAL AVERAGE ROI
OVER 10 YEARS

Property management with 100% control and flexibility for investment or personal use.

Optional residence of the investor, stays, maintenance or complete management of the investment.

Visa, tax and residency advice and services via NEXA Concierge and partner network.

NEXA SKYGARDEN APARTMENTS

INVESTMENT EXAMPLE

	MONTHLY AVERAGE	YEARLY AVERAGE
AVERAGE DAILY RATE	\$100	\$100
AVERAGE OCCUPANCY	69%	69%
OPERATING REVENUE	\$2,139	\$25,668
OPERATING COSTS	\$876	\$10,523
Manpower	\$235	\$2,823
• Reception lounge • Housekeeping • Gardening • Maintenance • Security		
Utilities	\$213	\$2,566
• Electricity • Local Government Fees • Internet and Water • Shared Facilities • Waste Management • Land Tax		
Management Fees (20%)	\$427	\$5133
• Sales and Marketing • Property Management		
OPERATING PROFIT	\$1,262	\$15,144
RENTAL YIELD IN \$	\$1,262	\$15,144
Rental Yield in %	1,275%	15,3%
AVERAGE CAPITAL	\$2,479	\$29,750
Appreciation in \$		
Average Capital	\$247	\$2,970
Appreciation in %	0,25%	3%
Total Average ROI in \$	\$1,509	\$18,114
TOTAL AVERAGE ROI IN %	1,525%	18,3%

- The investment model is based on moderate assumptions about 10-year average values.
- Revenues and occupancy are projected based on actual historical data for the Canggu area between 2022 and 2023.
- ADR is net after Local Government Taxes, Agent Fees (such as OTAs) and any Service Charges that may apply.





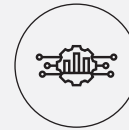
GLOBAL
INVESTOR
SUPPORT



UNIQUE
EXPERIENCES



COMPLETE
HOSPITALITY
MANAGEMENT



MAINTENANCE
AND ASSET
PROTECTION



SALES
AND MARKETING



INVESTMENT
EXIT & RESALE
MANAGEMENT

INVESTOR SERVICES

We offer first-class service for investors. Complete experience-based management solution.

WHAT COMES NEXT?



TAKE A LOOK AT THE NEXA PRODUCT
AND LIFESTYLE BROCHURE



VISIT OUR SHOW UNITS
OR ARRANGE A VIRTUAL TOUR



REQUEST DOCUMENTS
AND RESERVE YOUR PROPERTY

