

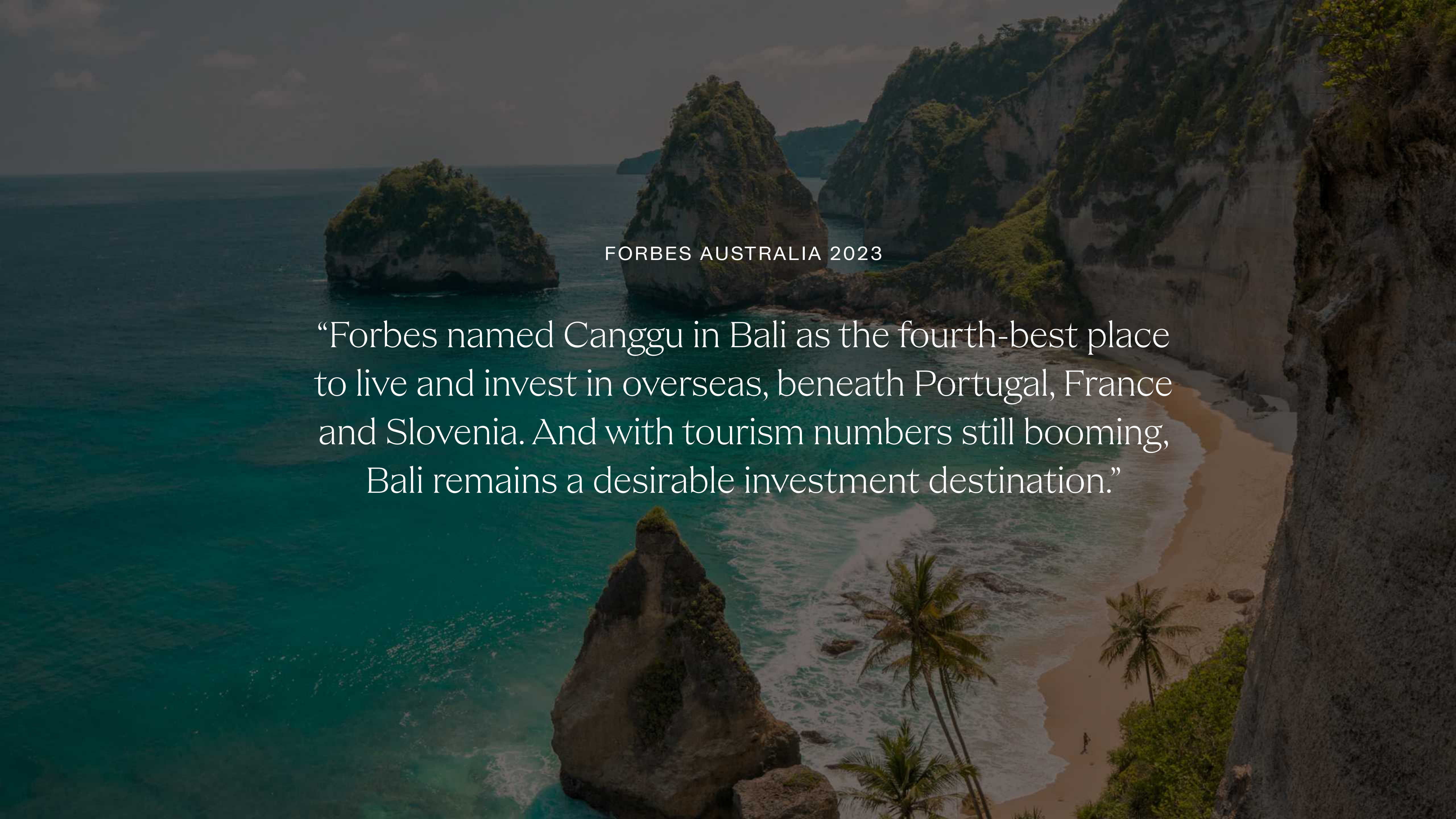


SANCTUARY

NIRVANA LIFE

An exclusive opportunity to invest with us

The future of wellness. The foundation of lasting value.



FORBES AUSTRALIA 2023

“Forbes named Canggu in Bali as the fourth-best place to live and invest in overseas, beneath Portugal, France and Slovenia. And with tourism numbers still booming, Bali remains a desirable investment destination.”

Table of contents

Click on any page to explore.

Not a hotel. A new standard of living _____	4	Tower 1 _____	15
Nirvana Life's private estate _____	5	Studio types _____	16
Site plan _____	6	Floor plans _____	19
Interactive map _____	7	Tower 2 _____	24
Expected ROI _____	8	Studio types _____	25
Project timeline _____	9	Floor plans _____	27
Accomodation types _____	10	Legal and regulatory information _____	32
Studio interior features _____	11	Payment terms and purchase process _____	33
Materials _____	13	Toby Sutton _____	34
Virtual tour _____	14	Project development team _____	35

Not a hotel. A new standard of living.

Welcome to Sanctuary Hotel Suites – a luxury condo-hotel located within the lush compound of Nirvana Life club in Canggu-Berawa, Bali. Designed as a true sanctuary, this boutique project blends premium accommodation with holistic health. Every aspect of the hotel is purpose-built around four pillars of wellbeing: deep sleep, active recovery, restorative wellness, and natural living.

The property is integrated with Nirvana Life’s 6,000 sq. m flagship wellness club – granting guests and owners access to world-class amenities, including a gym, massage studio, saunas, ice baths, coworking lounge, cafés, and over 100 weekly classes.



TARGET AUDIENCE

- Global wellness travellers seeking immersive, high-end health retreats.
- Digital nomads and creatives wanting flexible, wellness-focused living.
- Boutique hotel investors seeking turnkey Bali property with proven yield.
- Wellness retreat leaders looking for a repeat booking base.
- Wellness and experienced focused travellers looking for community.

KEY SELLING POINTS

- Located within the Nirvana Life Club compound (direct guest access).
- Purpose-designed rooms with wellness-focused design and sleep science.
- Pre-booked annually by retreat partners, influencers and wellness operators.
- High demand for short-stay, premium wellness accommodation in Berawa and Canggu.
- Fully managed condo-hotel model intergrated with Nirvana Life with no hassle for owners.

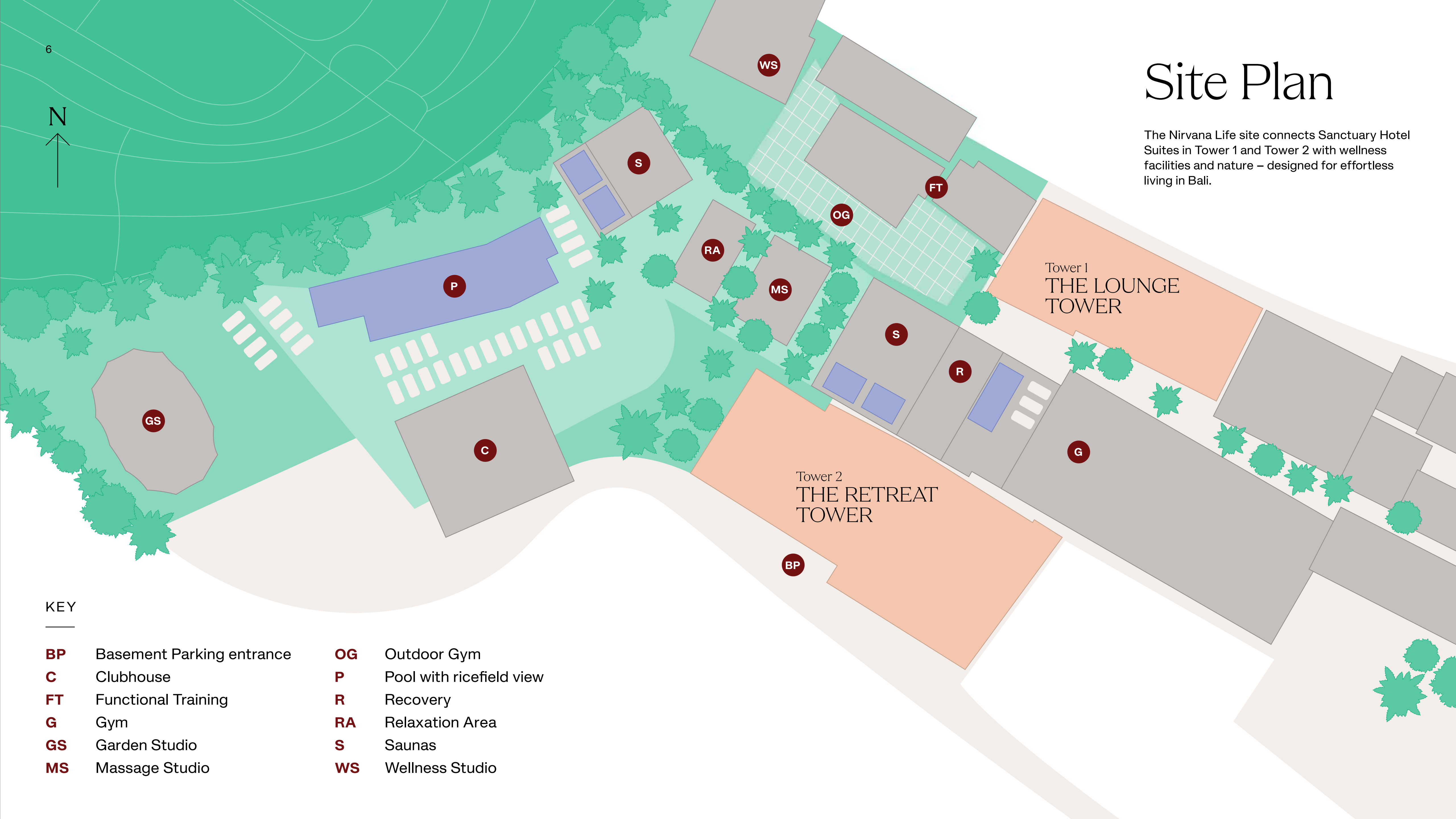


32 luxury wellness suites and apartments built within Nirvana Life's private estate.

All units feature bespoke interiors inspired by Balinese minimalism, natural materials, ambient lighting, soundproofing, and integrated wellness technologies (air purification, blackout systems, ergonomic furniture to name a few). Steps from the beach, cafés, and cultural hotspots, yet shielded within a private club compound.

Site Plan

The Nirvana Life site connects Sanctuary Hotel Suites in Tower 1 and Tower 2 with wellness facilities and nature – designed for effortless living in Bali.



KEY

- BP** Basement Parking entrance
- C** Clubhouse
- FT** Functional Training
- G** Gym
- GS** Garden Studio
- MS** Massage Studio

- OG** Outdoor Gym
- P** Pool with ricefield view
- R** Recovery
- RA** Relaxation Area
- S** Saunas
- WS** Wellness Studio

Explore our interactive map of the Sanctuary Hotel and the Nirvana Life site and facilities.

[Click to explore](#)



Expected ROI

PROJECTED NET YIELD

15% annually, based on conservative occupancy assumptions.

Strong demand for wellness tourism, combined with exclusive Nirvana Life club access, supports premium nightly rates and sustained performance above local industry averages.

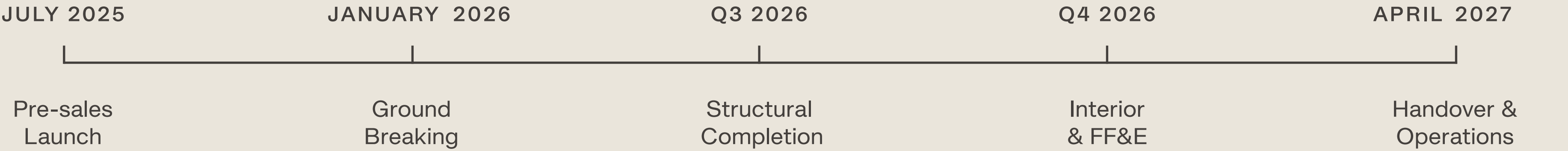
LOCAL MARKET TRENDS

- + Premium wellness travel is one of worlds and Bali's fastest-growing segments.
- + Canggu-Berawa area has limited high-end boutique hotel options.
- + Strong post-Covid surge in retreat-based bookings.

INCENTIVES

- + Owners receive lifetime Nirvana Life canggu club membership.
- + 28 nights/year owner personal usage (blackout dates apply).
- + Fully managed rental pool with shared net profits.
- + Access to exclusive retreat partnerships.

Project Timeline



Accommodation Types



CLUB SUITE

Tower 1 - Studio C

The largest suite in Tower One, framed by full-length corner glass, with direct access to the club below and the private guests' lounge — a socially connected stay at the heart of the members' world.

From USD \$189,000 40 sq. m



TERRACE SUITE

Tower 2 - Studio E

An elevated indoor-outdoor suite with a private terrace and a slower rhythm.

From USD \$190,999 40 sq. m



RITUAL SUITE

Tower 2 - Studio D

A private wellness suite with terrace, sauna, and ice bath designed for recovery, reset and renewal.

From USD \$259,000 40 sq. m

Studio Interior Features



INTERIOR FEATURES

- Natural wood, stone and lime-wash finishes.
- King beds with premium bedding and blackout design.
- Spa-style bathrooms with rain showers and soaking tubs.
- Built-in yoga and meditation corner.
- Soundproofing and air purification.
- Private balcony or garden terrace.

Studio Exterior Features



EXTERIOR FEATURES

- Lush tropical landscaping with permaculture principles.
- Green roofs and natural stone or wood façades for thermal and visual comfort.
- Shaded walkways integrated into landscape.
- Sunset views over rice fields and Nirvana Life club.
- Panoramic views of Nirvana Life club's gardens, pools, and event spaces.
- Soft lighting and low-emission exterior finishes for a tranquil, immersive environment.

Materials

All units feature bespoke interiors inspired by Balinese minimalism, natural materials, ambient lighting, soundproofing, and integrated wellness technologies (air purification, blackout systems, ergonomic furniture to name a few).



Explore our virtual tour

[Click to explore](#)





Tower 1
THE LOUNGE TOWER

*Artists impression

Tower 1 - The Gallery Suites

Studios A1, A2,
DG1 and DG2*

GROSS INTERNAL AREA – 40.35 M²

Plots 1, 2, 5, 6, 9, 10, 13 & 14

- SKB

Super King Bed
- EW

Exercise Wall
- WB

Wellness Bar
- PW

Peg Wall
- V

Vanity Unit
- W

Wardrobe
- CL

Chaise Lounge
- S

Safe
- TV

Television



*Studio A1 and A2 plots are mirrored.
*Studio DG1 and DG2 plots are mirrored.

Tower 1 - The Soak Suite

Studio B

GROSS INTERNAL AREA – 40.08 M²

Plots 3, 7, 11 & 15

- SKB** Super King Bed
- EW** Exercise Wall
- WB** Wellness Bar
- PW** Peg Wall
- V** Vanity Unit
- W** Wardrobe
- CL** Chaise Lounge
- S** Safe
- TV** Television



Bedroom Area – 27,21 m²

Bathroom Area – 11,62 m²

Tower 1 - The Club Suites

Studio C

GROSS INTERNAL AREA – 44.00 M²

Plots 4, 8, 12 & 16

- SKB

Super King Bed
- EW

Exercise Wall
- WB

Wellness Bar
- PW

Peg Wall
- V

Vanity Unit
- W

Wardrobe
- CL

Chaise Lounge
- S

Safe
- TV

Television



Tower 1 – Ground Floor



Tower 1 – Floor 1



Tower 1 – Floor 2



Tower 1 – Floor 3



Tower 1 – Floor 4



Tower 2
THE RETREAT TOWER



*Artists impression

Tower 1 - The Ritual Suites

Studios D1 & D2*

GROSS INTERNAL AREA – 40.08 M²

Plots 3, 4, 8, 12, 13, 15 & 16

- SKB

Super King Bed
- EW

Exercise Wall
- WB

Wellness Bar
- PW

Peg Wall
- V

Vanity Unit
- W

Wardrobe
- CL

Chaise Lounge
- S

Safe
- TV

Television
- IB

Ice Bath
- SA

Sauna



Terrace Area – 20,69 m²

Bedroom Area – 26,3 m²

Bathroom Area – 8,55 m²

*Studio D2 plots are mirrored.

Tower 1 - The Terrace Suites

Studios E1 & E2*

GROSS INTERNAL AREA – 40.08 M²

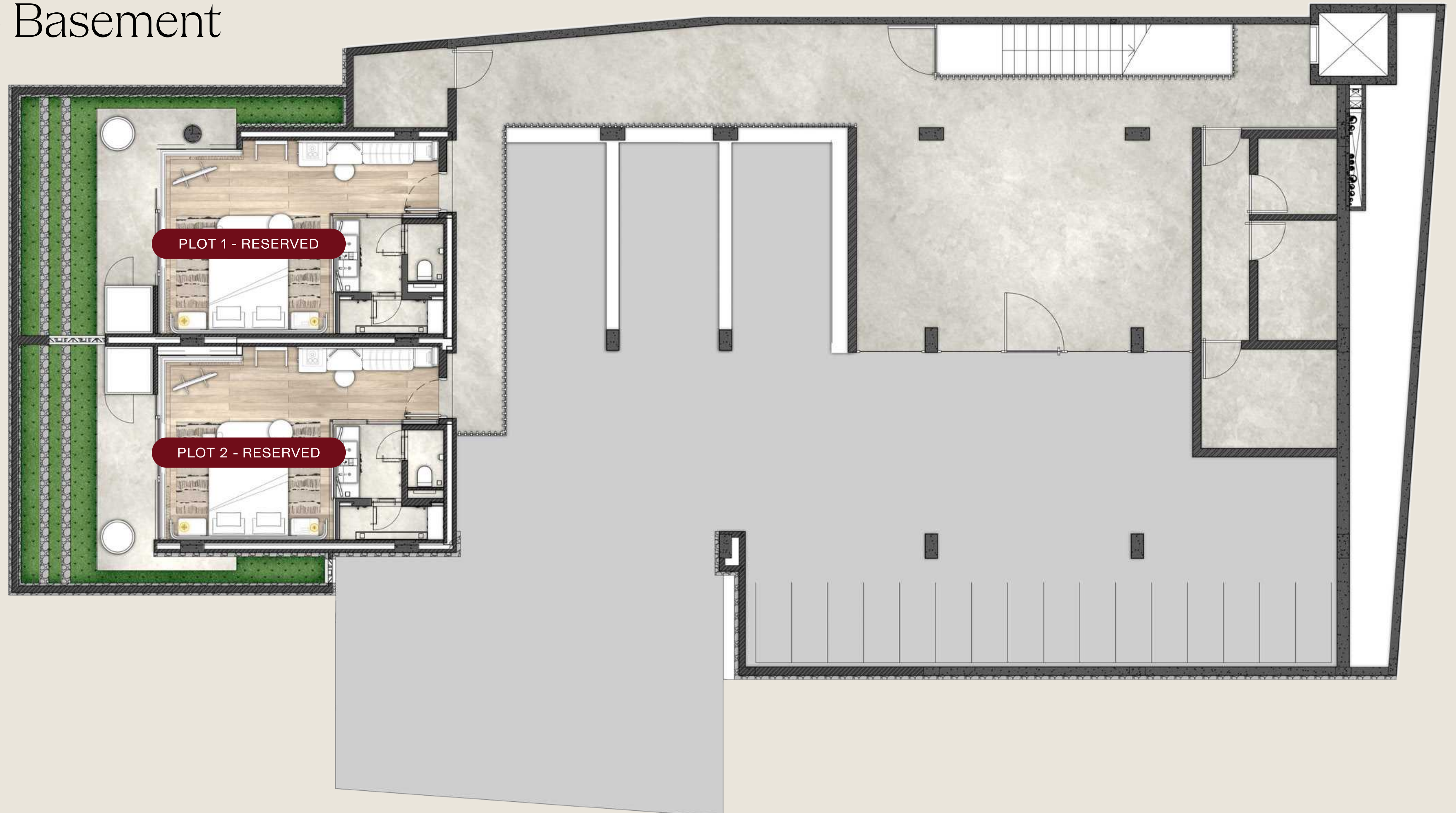
Plots 5, 6, 7, 9, 10, 11 & 14

- SKB** Super King Bed
- EW** Exercise Wall
- WB** Wellness Bar
- PW** Peg Wall
- V** Vanity Unit
- W** Wardrobe
- CL** Chaise Lounge
- S** Safe
- TV** Television



*Studio E2 plots are mirrored.

Tower 2 – Basement



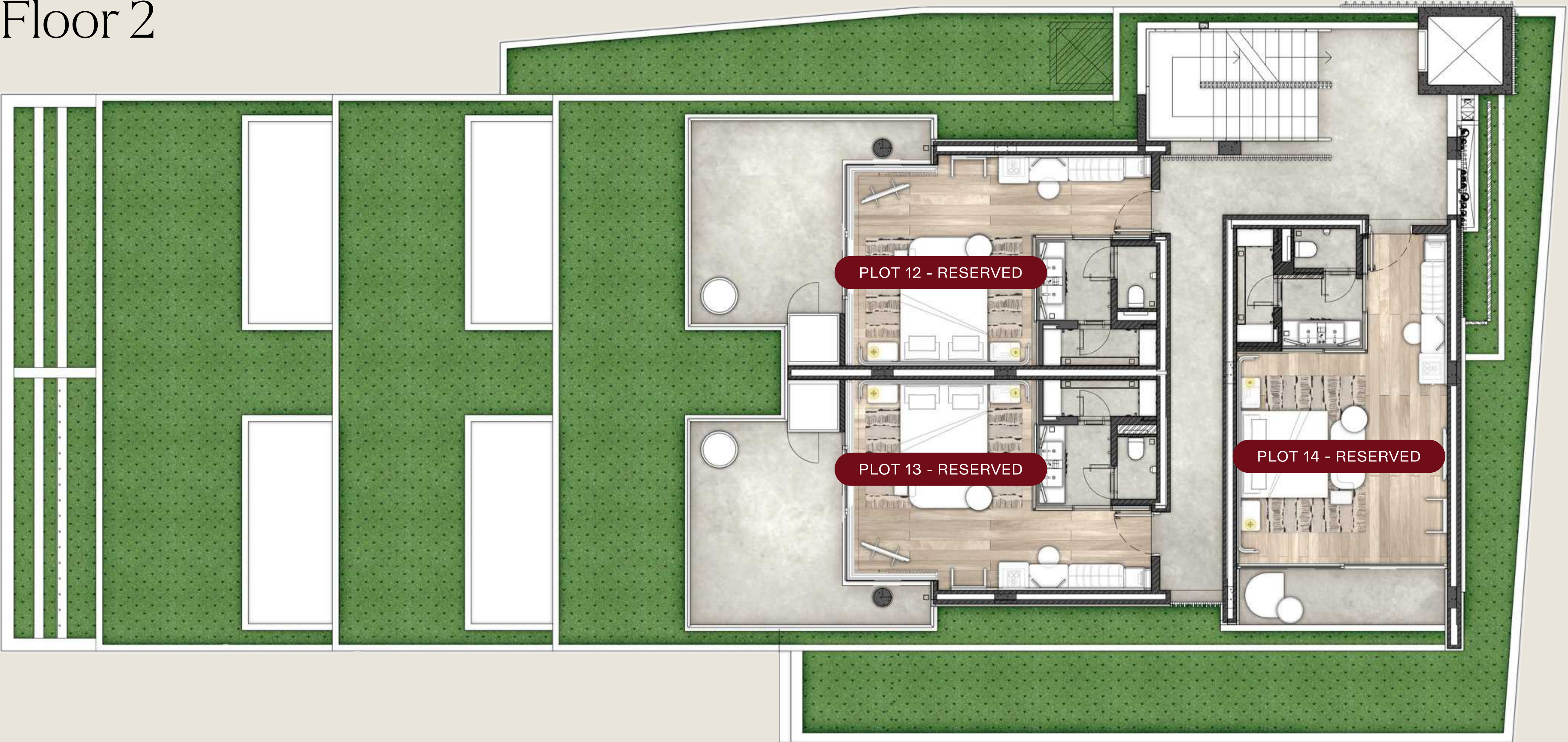
Tower 2 – Ground Level



Tower 2 – Floor 1



Tower 2 – Floor 2



Tower 2 – Floor 3



Legal & Regulatory Information

OWNERSHIP INFORMATION

- + 27-year leasehold with option to extend.
- + Legal due diligence and land certification handled via licensed notary.
- + All buyers sign a standard Leasehold Agreement, Construction Agreement, Management Agreement.

TERMS & CONDITIONS

- + \$10K non-refundable deposit (7-day cooling off).
- + Executable package and due diligence provided before next payment tranche.
- + Guaranteed inclusion in the hotel rental pool.

BUILDING CERTIFICATIONS

- + PBG (Building Permit).
- + Full environmental, fire, & wellness-certification to meet GBCI standards.

Payment Terms and Purchase Process



STEP 1

Book Unit

Pay 10k to reserve;
booking form issued.
Fully refundable
within 14 days.



STEP 2

Contract Finalisation

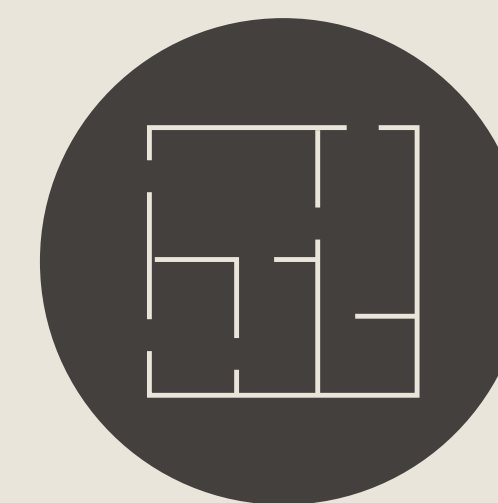
The Memorandum of
Understanding (MOU)
and Management
Agreement are provided,
signed, and notarised.



STEP 3

Down Payment

A down payment of 40%
is made right after the
contract finalisation
is notarised. The initial
booking fee is deducted
from this amount.



STEP 4

Lease Execution

Lease agreement
executed and notarised.



STEP 5

Handover

Unit delivered;
purchase complete.

Toby Sutton



CEO & Global Luxury Property Management Expert

Specialising in Premium Wellness Resorts, Private Residences, and 5-Star Hospitality Properties across Asia, Europe & North America

PROFESSIONAL PROFILE

Toby Sutton is a founder and operator building design-led, community-driven wellness businesses with strong commercial impact. Named APAC Insider Wellness Ecosystem CEO of the Year 2026, he is also a featured speaker at Beyond Activ World.

With nearly two decades in luxury wellness and hospitality, Toby has worked across private estates, The Peligoni Club, Tivoli Lodge, and UHNW family offices in Europe and the US, developing deep expertise in world-class service and lifestyle management.

In Southeast Asia, he co-founded Body Factory Bali, scaling it to over USD 5 million in annual revenue before a successful exit, while also developing Body Factory Residences and pioneering the link between wellness and real estate.

Today, Toby is Co-Founder and CEO of Nirvana Life Bali, alongside Nirvana Kitchen, Rejuvo Life Biohacking Clinic, and Sanctuary Wellness Hotel & Residences. He also advises select luxury hospitality and wellness projects across Bali and Jakarta.

Toby doesn’t just build businesses — he builds brands people want to belong to.

INTERNATIONAL SPECIALISATIONS

- Ultra-luxury private residences and villa management for UHNWIs across global markets .
- Wellness resort operations in diverse regulatory and cultural environments.
- Integrated wellness ecosystems spanning multiple international properties.
- Authentic local cultural integration while maintaining universal luxury standards.
- Cross-border property portfolio management and optimization.
- 8+ years mastering Bali’s unique blend of spiritual wellness culture and luxury hospitality.

KEY EXPERTISE TAGS

- Global Luxury Authority
- Multi-Continental Resort Expert
- International Wellness Specialist
- Sacred Hospitality Pioneer
- 8-Year Bali Veteran
- London Market Mastery
- US Elite Properties
- South of France Expertise

Project development team

TOBY SUTTON

Toby Sutton brings unparalleled global luxury property management expertise to this development, with 8+ years of deep experience in Bali’s premium market plus extensive international operations across London, New York, Los Angeles, and the South of France.

As CEO of Nirvana Life and Co-Founder of Sanctuary Wellness Hotel, Toby has pioneered the concept of “sacred hospitality” - transforming luxury properties into transformational wellness destinations.

His proven track record includes successfully scaling ultra-luxury private residences and wellness resorts for UHNW clients across four continents.

Toby’s unique ability to blend operational excellence with authentic cultural integration ensures this project will deliver both exceptional guest experiences and maximised investment returns.

His cross-cultural expertise and established relationships in global luxury markets provide unmatched access to international buyer networks.

Key Credentials

8+ years Bali expertise | 4 continents experience
UHNW client network | Wellness hospitality pioneer

GFAB ARCHITECTS – LEAD DESIGN PARTNER

GFAB Architects brings 25+ years of proven expertise in luxury tropical architecture to this development.

Founded by award-winning architect Gary Fell, this Bali-based firm has successfully delivered premium residential and hospitality projects across 8 countries including Indonesia, Thailand, Vietnam, and Australia.

With 30+ specialised architects and a portfolio of high-end villas in Bali’s most coveted locations, GFAB’s signature approach combines sustainable luxury design with authentic cultural integration.

Their mastery of tropical indoor-outdoor living and proven track record with international UHNW clients ensures this project will meet the highest global standards while honoring local architectural heritage.

Key Credentials

25+ years experience | 8+ countries | 30+ luxury projects delivered

PREMIUM CONSTRUCTION PARTNER

Our contractor represents Bali’s gold standard in luxury construction, serving as the trusted contractor for the island’s most prestigious developments.

Based in Denpasar with deep local expertise, they have been selected by world-renowned architects including SAOTA and Budipradono Architects for complex, high-value projects in prime locations like Uluwatu and Canggu.

Their comprehensive capabilities span main contracting, MEP systems, interior fit-out, and full project management.

With proven ability to execute international design standards while navigating local complexities ensures seamless project delivery from groundbreaking to handover, providing investors with confidence in both timeline and quality outcomes.

Key Credentials

Premier Bali contractor | International architect partnerships
Full-service construction capability

Project development team



COMBINED TEAM ADVANTAGE

This powerhouse partnership represents over 40 years of combined luxury development experience spanning global markets and Bali's most exclusive locations.

Together, they deliver projects that consistently exceed international standards while maximising both guest satisfaction and investment returns through proven operational excellence and authentic market positioning.

SANCTUARY

NIRVANA LIFE

INVESTMENT.NIRVANALIFE.COM

