



VIRGIN OASIS
RESIDENCE

CLIFF TOP LUXURY 5 STAR RESORT, CANDIDASA, BALI

62 EXCLUSIVE VILLAS • PRIVATE BEACH ACCESS • ULTRA PREMIUM AMENITIES



THE STORY

VIRGIN OASIS RESORT

VIRGIN OASIS is born from a vision to blend untouched natural beauty with **5-STAR RESORT** level service.

Set on the most beautiful cliff above **VIRGIN BEACH** in Candidasa, East Bali.

OUR RESORT enclave is crafted for those who demand both sanctuary and sophistication.

From helicopter arrivals to customised villa chefs, every detail reflects **ULTRA LUXURY**.

JOIN US NOW

& BECOME A PART OF THIS AMAZING JOURNEY.



LUXURY RESORT INVESTMENT

We are pleased to introduce Virgin Oasis Residence,
An exclusive luxury resort development set along the dramatic coastline of Candidasa, East Bali. Thoughtfully designed to merge
contemporary architecture with the island's natural serenity,
Virgin Oasis offers investors a rare opportunity to be part of a refined resort experience in one of Bali's most promising emerging
destinations.

With premium wellness facilities, michelin star managed restaurant, world class design, and a professionally managed resort,
Virgin Oasis combines lifestyle appeal with strong investment potential. Limited availability and strategic timing place early
investors in a prime position to benefit from both long term value growth and annual luxury stays.

Virgin Oasis Group



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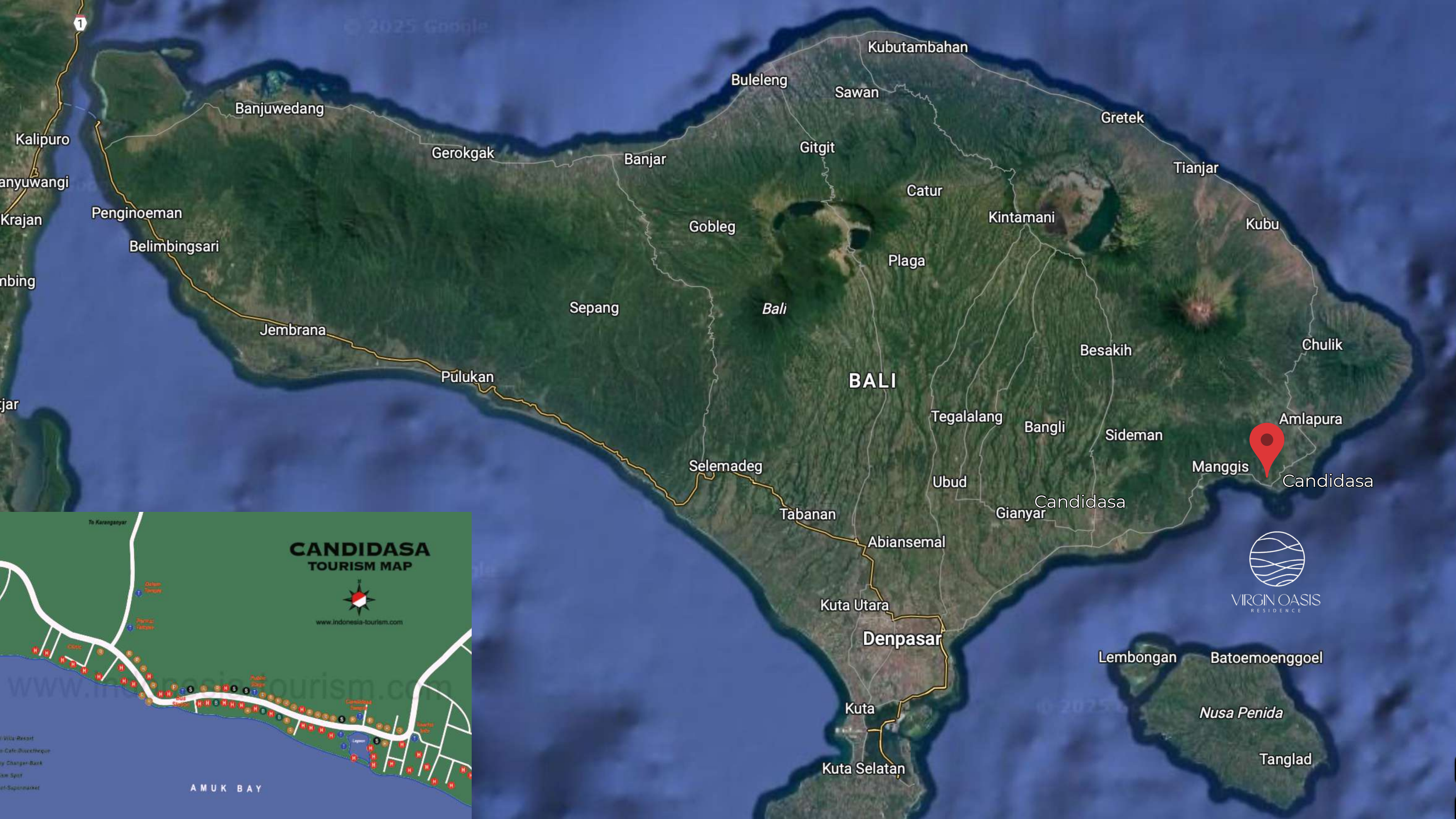
VIRGIN BEACH IS A STUNNING, RELATIVELY SECLUDED WHITE SAND BEACH IN EAST BALI, INDONESIA RENOWNED FOR ITS CLEAR, TURQUOISE WATERS, DRAMATIC CLIFFS, AND PALM TREES, MAKING IT A POPULAR SPOT FOR SNORKELING, SWIMMING, AND RELAXING.



GROUNDBREAKING CEREMONY

We are thrilled to announce the official ground ceremony took place and construction has officially started. Foundations are being laid, key contracts awarded and we are on schedule to deliver an iconic resort.







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ACCESS & VIEWS TO
UNTOUCHED VIRGIN BEACH





FLOORPLAN RESORT

Master planned to deliver **62 villas across the cliff top estate**, the layout ensures each villa has unblocked **sea views**, privacy and resort level communal amenities.

The resort layout optimises circulation, green space and connections to the beach lounge, restaurant and wellness areas.





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Aerial views capture Candidasa's **breathtaking hills**, shimmering lagoon and sweeping sea scapes, a truly elevated setting that embodies refined luxury and **long term value**.



1 BEDROOM VILLA

Set on a spacious **200 sqm**, this 1 Bedroom Villa is a dreamy retreat made for couples. Wake up together and walk straight onto the soft white sand of Virgin Beach, hand in hand.

The villa is surrounded by five star amenities enjoy massages in the wellness centre, share a workout in the private gym, or enjoy a candlelit dinner at our fine dining restaurant. For something extraordinary, hop aboard our yacht or take a helicopter ride for a secluded, romantic escape.

You'll be pampered from dawn to dusk: a private chef crafts your meals, a maid keeps the space immaculate, and your personal concierge takes care of every detail just for the two of you.



2 BEDROOM VILLA

Set within a spacious **230 sqm** layout

The **2 bedroom** configuration adds flexibility for extended family use or higher rental yield featuring both bedrooms with ensuite bathrooms, an expansive terrace, a private pool, and optional butler/chef service.

Guests enjoy access to Virgin Oasis' curated 5 star amenities, including direct access to Virgin Beach, a fine dining restaurant, a gym and wellness/spa centre, as well as yacht and helicopter services. Every villa is supported by full service hospitality such as maid service, concierge, and professional property management to ensure effortless ownership and elevated guest experience.



3 BEDROOM VILLA

Set within a generous **330 sqm** layout, this three bedroom villa offers the perfect mix of space and intimacy ideal for families or groups.

Each bedroom can feature its own ensuite, giving everyone privacy and comfort. The villa opens out onto a spacious terrace and includes a private pool, and guests can enhance their stay with optional butler and chef services to create a truly bespoke experience.

Enjoy full access to Virgin Oasis' world class amenities, from direct access to Virgin Beach to a fine dining restaurant managed by Michelin star chef, a state of the art gym, and a wellness / spa centre, : Premium transport options like yacht charters and helicopter transfers are also available.



PRICES AND ROI SHEET



1BEDROOM		GOLDEN HORIZON		GH1																							
PRICE OF VILLA EXCL. TAX		TAX		PRICE OF VILLA TOTAL *																							
\$	472,500	\$	51,975	\$ 524,475																							
RENT		January		February		March		April		May		June		July		August		September		October		November		December		Total	
villa 1bed		1		1		1		1		1		1		1		1		1		1		1		1			
daily rate		\$ 600		\$ 600		\$ 600		\$ 600		\$ 600		\$ 600		\$ 600		\$ 600		\$ 600		\$ 600		\$ 600		\$ 600			
occupancy average		71%		71%		71%		71%		71%		71%		71%		71%		71%		71%		71%		71%			
days		31		28		31		30		31		30		31		31		30		31		30		31			
total profit		\$ 13,206		\$ 11,928		\$ 13,206		\$ 12,780		\$ 13,206		\$ 12,780		\$ 13,206		\$ 13,206		\$ 12,780		\$ 13,206		\$ 12,780		\$ 13,206		\$ 155,490	
fee 25% managment		\$ 3,302		\$ 2,982		\$ 3,302		\$ 3,195		\$ 3,302		\$ 3,195		\$ 3,302		\$ 3,302		\$ 3,195		\$ 3,302		\$ 3,195		\$ 3,302		\$ 38,873	
fee portal (booking etc) avr. 10%*		\$ 1,321		\$ 1,193		\$ 1,321		\$ 1,278		\$ 1,321		\$ 1,278		\$ 1,321		\$ 1,321		\$ 1,278		\$ 1,321		\$ 1,278		\$ 1,321		\$ 15,549	
electricity, water, WIFI		\$ 200		\$ 200		\$ 200		\$ 200		\$ 200		\$ 200		\$ 200		\$ 200		\$ 200		\$ 200		\$ 200		\$ 200		\$ 2,400	
facility		\$ 600		\$ 600		\$ 600		\$ 600		\$ 600		\$ 600		\$ 600		\$ 600		\$ 600		\$ 600		\$ 600		\$ 600		\$ 7,200	
cost of villa		\$ 524,475		ROI																							
TAX (INC. NOTARY)		11%		5.73																				profit year		\$ 91,469	

* price incuding tax + equipment
*mix owns reservations and portals
*extra edge optional

EXTRA EDGE-1ST LINE*	\$ 50,000
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2BEDROOM		GOLDEN HORIZON		GH2									
PRICE OF VILLA EXCL. TAX		TAX		PRICE OF VILLA TOTAL*									
\$	577,500	\$	63,525	\$	641,025								
RENT	January	February	March	April	May	June	July	August	September	October	November	December	Total
villa 2bed	1	1	1	1	1	1	1	1	1	1	1	1	
daily rate	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	\$ 750	
occupancy average	71%	71%	71%	71%	71%	71%	71%	71%	71%	71%	71%	71%	
days	31	28	31	30	31	30	31	31	30	31	30	31	
total profit	\$ 16,508	\$ 14,910	\$ 16,508	\$ 15,975	\$ 16,508	\$ 15,975	\$ 16,508	\$ 16,508	\$ 15,975	\$ 16,508	\$ 15,975	\$ 16,508	\$ 194,363
fee 25% managment	\$ 4,127	\$ 3,728	\$ 4,127	\$ 3,994	\$ 4,127	\$ 3,994	\$ 4,127	\$ 4,127	\$ 3,994	\$ 4,127	\$ 3,994	\$ 4,127	\$ 48,591
fee portal (booking etc) avr. 10%*	\$ 1,651	\$ 1,491	\$ 1,651	\$ 1,598	\$ 1,651	\$ 1,598	\$ 1,651	\$ 1,651	\$ 1,598	\$ 1,651	\$ 1,598	\$ 1,651	\$ 19,436
electricity, water, WIFI	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 2,400
facility	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 9,600
cost of villa	\$ 641,025	ROI											
TAX (INC. NOTARY)	11%	5.61										profit year	\$ 114,336

* price incuding tax + equipment
*mix owns reservations and portals
*extra edge optional

EXTRA EDGE-1ST LINE*	\$ 50,000
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3BEDROOM		GOLDEN HORIZON		GH15										
PRICE OF VILLA EXCL. TAX		TAX		PRICE OF VILLA TOTAL*										
\$ 682,500		\$ 75,075		\$ 757,575										
RENT	January	February	March	April	May	June	July	August	September	October	November	December	Total	
villa 3bed	1	1	1	1	1	1	1	1	1	1	1	1		
daily rate	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900		
occupancy average	71%	71%	71%	71%	71%	71%	71%	71%	71%	71%	71%	71%		
days	31	28	31	30	31	30	31	31	30	31	30	31		
total profit	\$ 19,809	\$ 17,892	\$ 19,809	\$ 19,170	\$ 19,809	\$ 19,170	\$ 19,809	\$ 19,809	\$ 19,170	\$ 19,809	\$ 19,170	\$ 19,809	\$ 233,235	
fee 25% management	\$ 4,952	\$ 4,473	\$ 4,952	\$ 4,793	\$ 4,952	\$ 4,793	\$ 4,952	\$ 4,952	\$ 4,793	\$ 4,952	\$ 4,793	\$ 4,952	\$ 58,309	
fee portal (booking etc) avr. 10%*	\$ 1,981	\$ 1,789	\$ 1,981	\$ 1,917	\$ 1,981	\$ 1,917	\$ 1,981	\$ 1,981	\$ 1,917	\$ 1,981	\$ 1,917	\$ 1,981	\$ 23,324	
electricity, water, WIFI	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 4,800	
facility	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 12,000	
cost of villa	\$ 757,575	ROI											profit year	\$ 134,803
TAX (INC. NOTARY)	11%	5.62												

* price incuding tax + equipment
*mix owns reservations and portals
*extra edge optional

EXTRA EDGE-1ST LINE*	\$ 50,000
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INVESTORS AT VIRGIN OASIS BENEFIT FROM A CURATED SUITE OF RESORT STYLE AMENITIES

- INFINITY EDGE CLIFF TOP POOL & LOUNGE
- DIRECT BEACH ACCESS (VIRGIN BEACH)
- FINE DINING RESTAURANT & COCKTAIL BAR
(**MICHELIN STAR** MANAGED)
- WELLNESS ZONE (SPA, SAUNA, ICE BATH, TREATMENTS)
- FULLY EQUIPPED **GYM**
- GOLF BUGGY TRANSPORT ACROSS RESORT
- CONCIERGE & VALET SERVICE (24/7)
- HELIPAD AND YACHT SERVICES (SEE NEXT SLIDES)
- **MANAGED RENTAL PROGRAM** WITH TURN KEY SERVICE
- **VIP SERVICES** RESTAURANTS / ACTIVATIONS BOOKINGS (ALL OVER BALI)



WELLNESS CENTRE

The wellness centre at Virgin Oasis delivers next level luxury: **spa treatments**, sauna circuits, cryotherapy and **ice bath** plunge, yoga deck facing the ocean and personalised wellness programmes.



GYM

Our state of the art gym is designed for serious training and leisure alike overlooking the sea, equipped with **premium cardio, strength**, recovery zones.



RESORT MANAGEMENT & VIP SERVICE

Full service resort. Our resort Comes with daily housekeeping, in villa dining, golf buggy transport and VIP **concierge** handling from restaurant bookings to yacht charters.



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RESTAURANT MANAGED BY MICHELIN STAR CHEF

Refine. Indulge. Elevate. The restaurant at Virgin Oasis, helmed by a **Michelin starred chef**, offers a sublime culinary journey: exquisitely crafted signature dishes, paired with a curated selection of world class wines, in an ambiance of refined elegance and bespoke sophistication.



PRIVATE CHEF SERVICES

At Virgin Oasis your villa comes with the option of a dedicated **private chef** and full staff (maid, concierge) so you can entertain, relax or simply receive 5-star service in your own home.



HELICOPTER & YACHT SERVICES

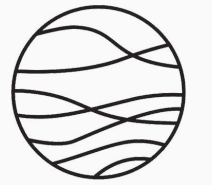
When time is of the essence, arrive in style. We offer **helicopter transfers and yacht services** directly to/from Virgin Oasis seamlessly connecting you to Bali's major airports, nearby waters and other destinations. Elevate your lifestyle.



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TIMELINE

RESORT DEVELOPMENT ROADMAP



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LEGAL AUTHORIZATION
FOR CONSTRUCTION

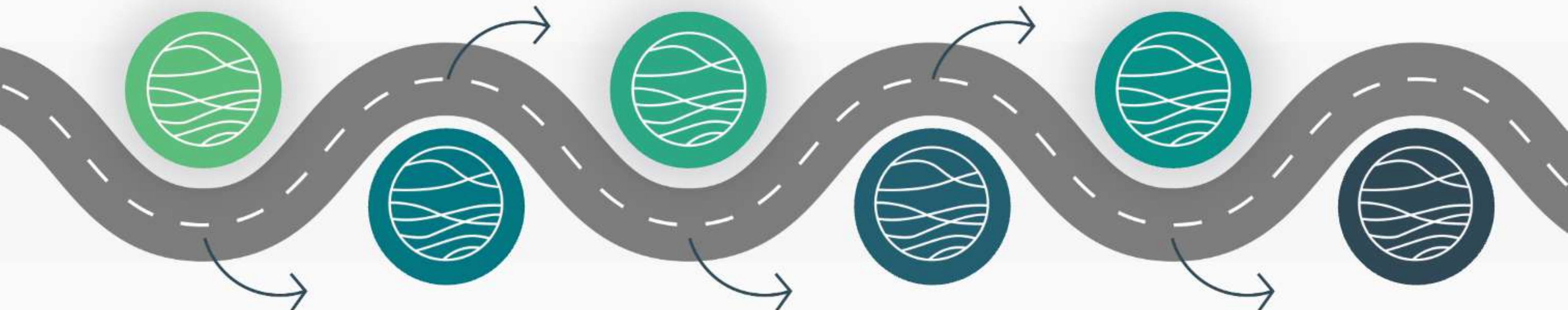
COMPLETED

COMPLETION OF
STRUCTURAL FRAMEWORK

DECEMBER 2026

COMPLETION OF
RESORT CONSTRUCTION

MARCH 2028



START OF RESORT
CONSTRUCTION PHASE

NOVEMBER 2025

COMPLETION OF
VILLA CONSTRUCTION

DECEMBER 2027

RESORT
OPERATING

DECEMBER 2028



GOVERNMENT BEACH REDEVELOPMENT CONFIRMED

We are pleased to confirm that the Government of Bali's Beach Conservation Project Phase II is currently underway in Candidasa, covering a 5.5 km stretch of coastline. This large scale initiative includes shoreline restoration, sand replenishment, seawall reinforcement, and comprehensive landscaping designed to stabilize and enhance the coastal environment.

This redevelopment represents a significant strategic advantage for Virgin Oasis. The project is expected to deliver a newly restored, wider white-sand shoreline, directly elevating the visual appeal, accessibility, and long term value of the surrounding area. As Virgin Oasis is scheduled to open following the completion of these works, the resort will be perfectly positioned to benefit from the transformed coastline.

Beyond enhancing the guest experience, the upgraded beachfront is projected to strengthen demand for premium accommodations in East Bali, supporting higher occupancy, improved room performance, and long-term asset appreciation. This government backed redevelopment further reinforces Virgin Oasis as a highly attractive investment opportunity within one of Bali's most promising emerging destinations.



PACKAGE 1. CANDIDASA BEACH CONSERVATION WORKS

KAB. KARANGASEM, PROVINSI BALI

KONDISI PANTAI CANDIDASA



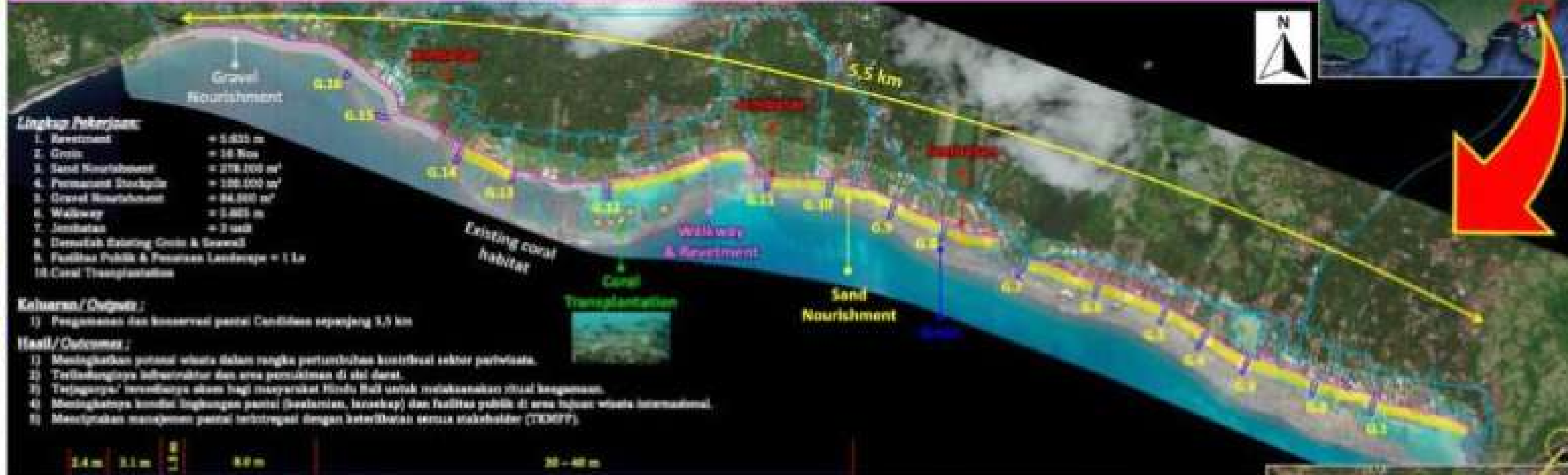
PERUBAHAN GARIS PANTAI CANDIDASA



SCHEDULE PELAKSANAAN PEKERJAAN

No	Kegiatan	Durasi	Tahap Pelaksanaan											
			1	2	3	4	5	6	7	8	9	10	11	12
1	STABILISASI PASIR	10 Hari												
2	PEMBANGUNAN INFRASTRUKTUR	10 Hari												
3	REKONSTRUKSI	10 Hari												
4	PEMBANGUNAN INFRASTRUKTUR	10 Hari												
5	PEMBANGUNAN INFRASTRUKTUR	10 Hari												
6	PEMBANGUNAN INFRASTRUKTUR	10 Hari												
7	PEMBANGUNAN INFRASTRUKTUR	10 Hari												
8	PEMBANGUNAN INFRASTRUKTUR	10 Hari												

RENCANA KONSERVASI PANTAI CANDIDASA



Daftar Pekerjaan:

1. Revetment = 5.500 m
2. Groin = 10 Nos
3. Sand Nourishment = 278.000 m³
4. Permanent Stockpile = 100.000 m³
5. Gravel Nourishment = 84.000 m³
6. Walkway = 1.000 m
7. Jembatan = 2 unit
8. Demutah Salang Candi & Sewall
9. Fasilitas Publik & Pemandu Lanskap = 1 Lt
10. Coral Transplantation

Keluaran/Output:

- 1) Penguatan dan konservasi pantai Candidasa sepanjang 5,5 km

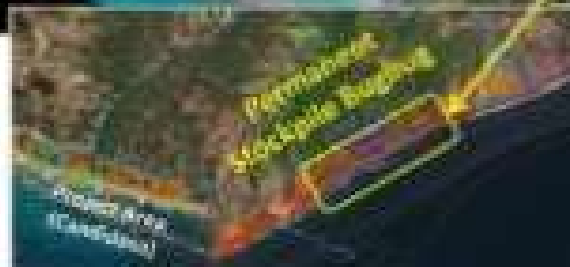
Hasil/Outcome:

- 1) Menetapkan pantai wisata dalam rangka peningkatan kualitas sektor pariwisata.
- 2) Terlaksananya infrastruktur dan area pemukiman di sisi darat.
- 3) Terlaksananya infrastruktur dalam rangka meningkatkan fungsi laut untuk melaksanakan ritual keagamaan.
- 4) Menetapkan kondisi lingkungan pantai (beachline, kerukupan) dan fasilitas publik di area tujuan wisata internasional.
- 5) Menyajikan manajemen pantai terintegrasi dengan keterlibatan semua stakeholder (TEMPP).

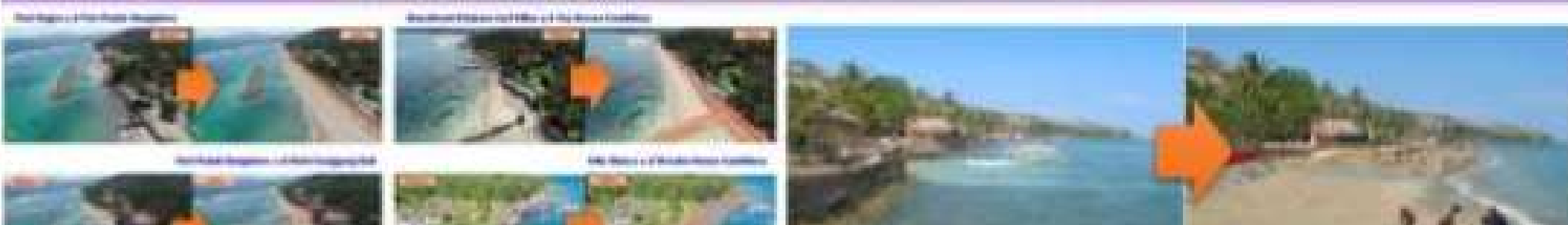


Data Proyek

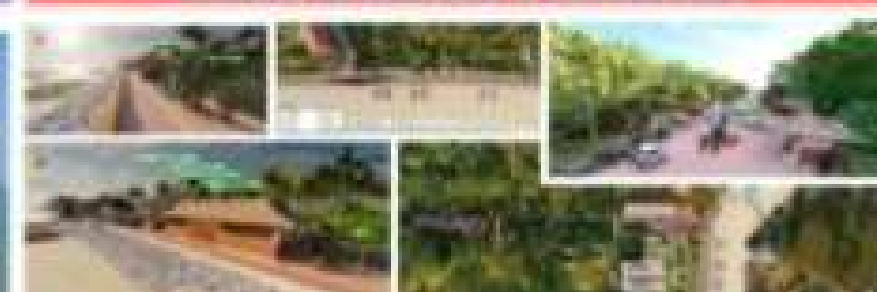
- ❖ Sumber Dana : Loan JICA IP-575
- ❖ Rencana Kontrak : 30 Mei 2024
- ❖ Masa Pelaksanaan : 36 Bulan
- ❖ Estimasi Biaya : Rp. 508.293.715.000



ILUSTRASI BEFORE AFTER RENCANA KONSERVASI PANTAI CANDIDASA



PUBLIC FACILITIES & LANDSCAPE





FOLLOW US

- general updates
- construction progress
- behind the scenes
- exclusive offers



Instagram | Facebook | LinkedIn | YouTube





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THANK YOU

FOR MORE INFORMATION, TO SCHEDULE A VISIT OR A CALL



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