



NUSAKHA

VILLAS

CURATED LUXURY  
EARTH & ELEGANCE

DESIGNED FOR THOSE WHO SEEK BALANCE  
NATURE, AND REFINED COMFORT.

**PRIME  
LOCATION**  
*For — A LIFE  
in MOTION.*

Nestled in the vibrant heart of Canggu, on Jalan Pantai Batu Mejan, Nusakha Villas offers effortless access to Bali's most energetic lifestyle destinations. Just 1.5 km from the renowned Body Factory Bali, it's perfectly situated for those who prioritize movement, mindfulness, and modern tropical living.

Designed for discerning individuals who value both wellness and aesthetics, Nusakha blends bold architectural character with the serene rhythm of the island. Whether starting the day at the gym or unwinding by the sea, every element is crafted for seamless, elevated living.

**Here, Balance isn't just a Philosophy — it's a Way of Life.**

Nusakha Villas

## Project Information

Location.

Jl. Pantai Berawa, Canggu, Bali

Zoning.

W (Tourism), Tourism area

Ownership.

29.5 yrs leasehold from

completion date + extension right

Construction — 12-15 months

Other — 4 meters wide road access

80 meters from main road





NUSAKHA VILLAS

# POINT OF INTEREST

|                  |        |
|------------------|--------|
| Sensorium        | 10 m   |
| Blacklist Coffee | 50 m   |
| La Brisa         | 750 m  |
| Echo Beach       | 800 m  |
| Pizza Fabbrica   | 300 m  |
| BGS Coffee       | 500 m  |
| Avocado Factory  | 650 m  |
| Crate Cafe       | 1,1 km |
| Body Factory Gym | 1,5 km |
| Jungle Padel     | 1,6 km |
| HoiAn by Mevui   | 1,8 km |

River Mouth Surfing Point

Canggu Beach

La Brisa

BGS Coffee

Pizza Fabbrica

Blacklist Coffee

Avocado Factory

Body Gym Factory

Times New Warung

The Lawn

Jungle Padel

Crate Cafe

Sensorium

HoiAn by Mevui

NUSAKHA VILLAS





# WHY BALI

## Forbes

—

Bali has made it to the top 5 best destinations for vacation and investment.

**7 Million**

Foreign tourists per year

## The New York Times

—

Bali is included in the top 10 tourist destinations for 2024.

High profitability

**Up to 15% annual net return**

## TRAVEL+ LEISURE

—

Bali is recognized as one of The top 10 islands in the world.

High potential

**8-10% annual property price growth**





NUSAKHA VILLAS



#### 4 Units of 2 Bedroom Villa

Land Size 103 m<sup>2</sup>  
Building Size 154 m<sup>2</sup>

1st Floor 56.5 m<sup>2</sup>  
2nd Floor 80 m<sup>2</sup>  
Pool Area 27 m<sup>2</sup>

**Contemporary living** takes shape at Nusakha Villas. With minimalist facades, natural textures, and thoughtfully integrated greenery, each residence offers a harmonious blend of urban sophistication and tropical ease — crafted for those who seek clarity, comfort, and connection in every detail.



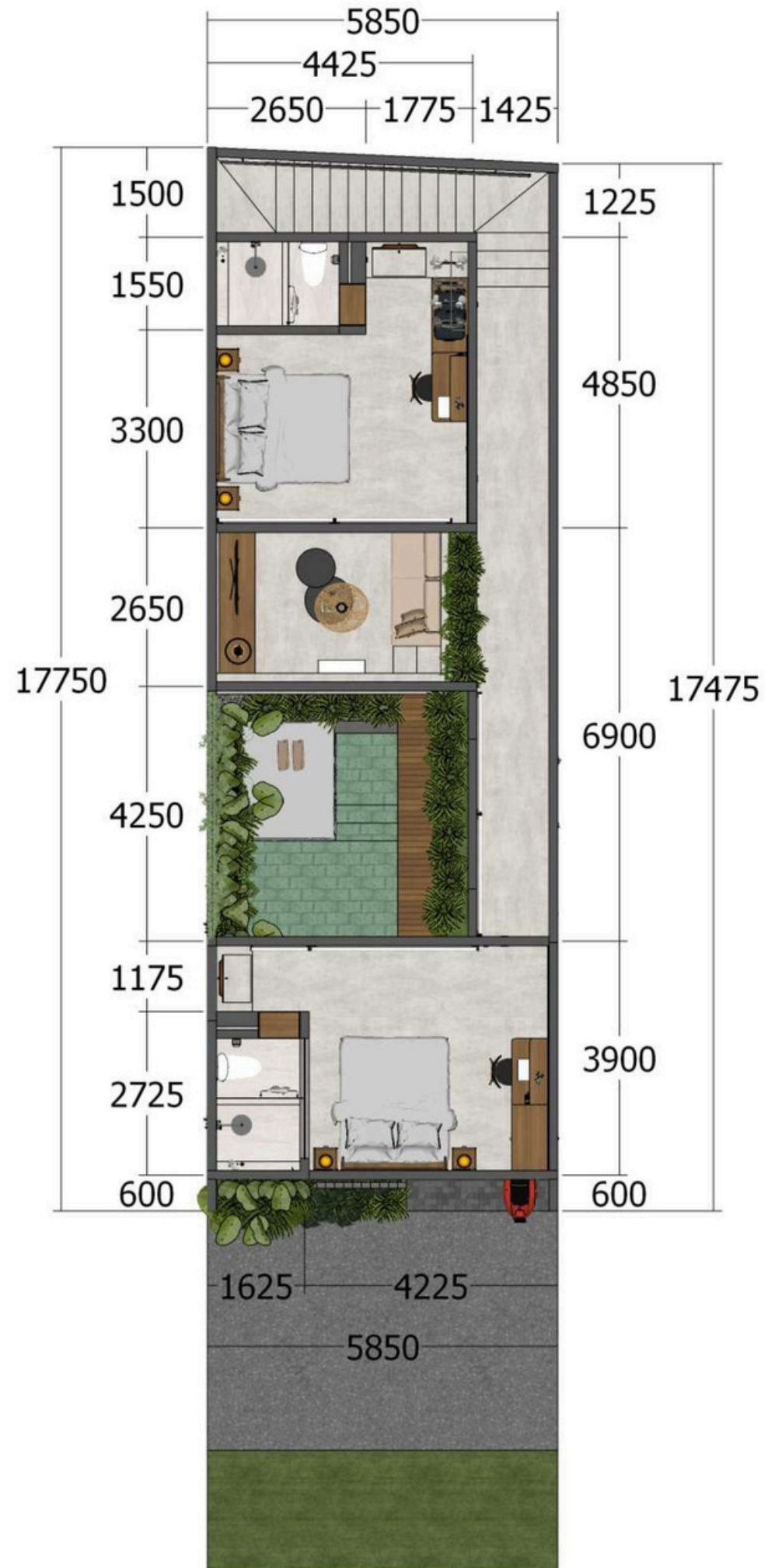
NUSAKHA VILLAS



**Spatial clarity** defines the architectural rhythm of Nusakha Villas. Every measured line, open volume, and integrated green space reflects a thoughtful balance between precision and comfort — where modern living unfolds through intentional design and tropical serenity.



NUSAKHA VILLAS



**Spatial clarity** defines the architectural rhythm of Nusakha Villas. Every measured line, open volume, and integrated green space reflects a thoughtful balance between precision and comfort — where modern living unfolds through intentional design and tropical serenity.



NUSAKHA VILLAS



**Natural serenity** flows through every detail at Nusakha Villas. Open-air showers, warm wood accents, and lush greenery create a seamless connection between refined interiors and the tropical outdoors, an immersive retreat inspired by Bali's timeless elegance.



NUSAKHA VILLAS



ORIGINAL



UPGRADED WITH  
SAUNDA & POWDER ROOM

## SAUNA UPGRADE PACKAGE

@ **USD 7500** / **IDR 120 MIL**

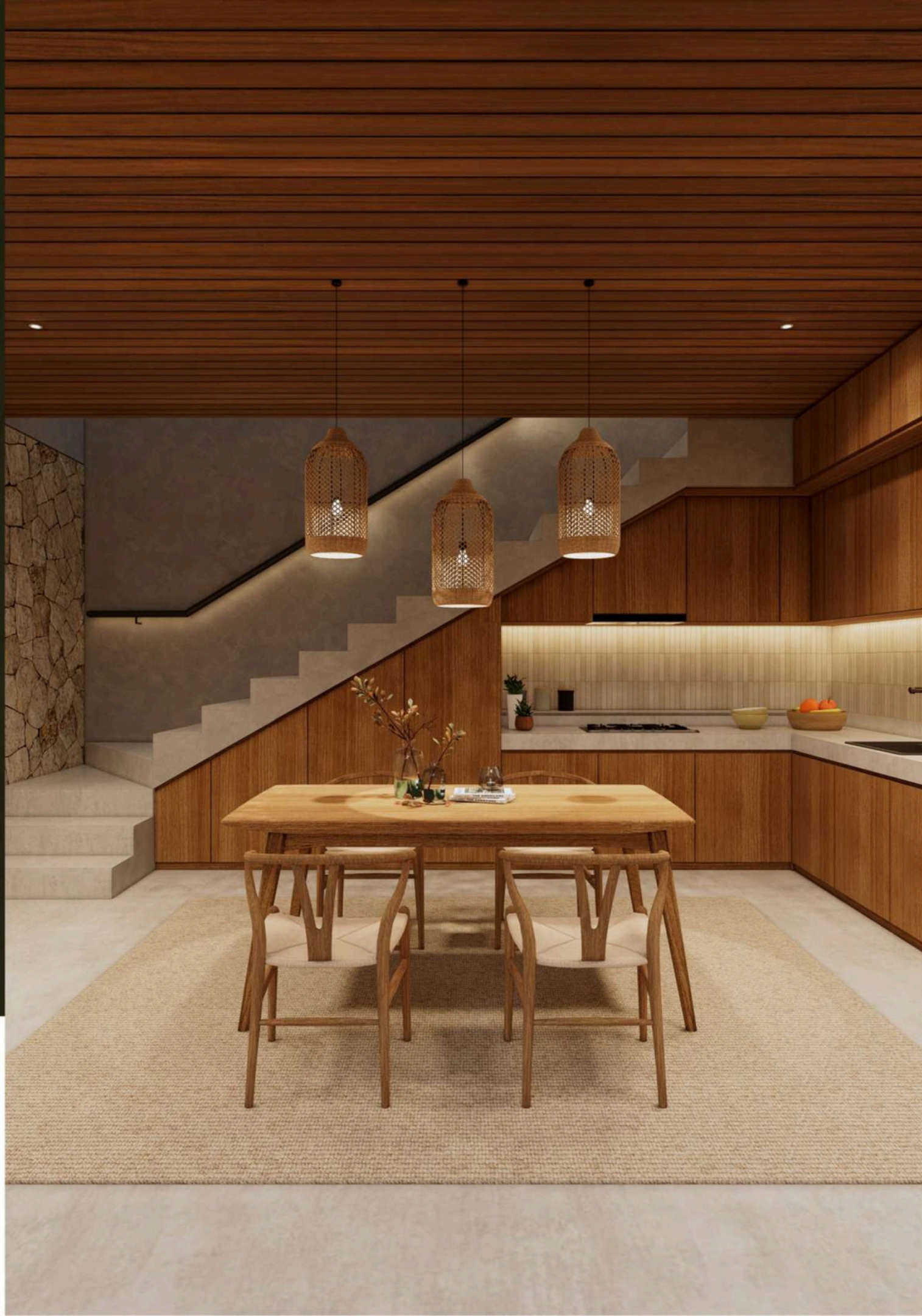
The **Sauna Upgrade** at Nusakha Villas introduces a private sauna and powder room, thoughtfully integrated to enhance tranquility and comfort. Blending natural textures with modern elegance, this addition offers a deeper sense of retreat, refined, restorative, and effortlessly in tune with Bali's serene rhythm.



NUSAKHA VILLAS



Seamless retreat where indoor elegance meets tropical tranquility.



**Effortless warmth** fills the shared spaces of Nusakha Villas. Thoughtfully layered with natural stone, wood textures, and ambient lighting, the living and dining areas invite connection and calm — where modern elegance meets the grounded spirit of tropical hospitality.



NUSAKHA VILLAS



**Timeless design** meets everyday function in the heart of Nusakha Villas. From sculptural staircases and warm wood cabinetry to textured stone walls and ambient lighting, each space is crafted to elevate daily living into a quietly luxurious experience rooted in natural elegance.



NUSAKHA VILLAS



**Quiet elegance** guides the flow of every space at Nusakha Villas. Sunlit corridors, natural stone accents, and lush indoor greenery create a seamless transition between privacy and openness — offering a tranquil atmosphere where modern design meets the soul of tropical living.



NUSAKHA VILLAS



Organic calm flows through light, greenery, and crafted textures.



**Elevated comfort** defines every corner of Nusakha Villas. From thoughtfully designed bathrooms with warm textures and ambient lighting to serene bedrooms that open to lush outdoor views, each space invites rest, reflection, and a deeper connection to Bali's natural elegance.



**Each bathroom** at Nusakha Villas is thoughtfully curated to evoke a sense of refined tranquility. Whether embracing minimalist elegance or vibrant tropical charm, these interiors blend modern fixtures with natural textures, offering a serene retreat that complements Bali's effortless sophistication.

# Designed for living, *built for life*

At Bali Lyfe Ventures, we believe that every great journey begins with a place to call home — a sanctuary grounded in intention, beauty, and strength.

Rooted in Bali, our projects are more than architecture — they are destinations of comfort, connection, and quiet luxury for a global community. A BLV home is a retreat, a reset, a return to what truly matters.

We are guided by a singular vision: to craft spaces that elevate everyday living, and to leave a legacy of excellence through design, quality, and purpose.

Your next destination in living begins here.