

BY UNIT.
BLACK SANDS OASIS

PREMIUM VILLAS

directly from the developer

Nuanu, Bali

Unique desert modernism style • 6-meter ceilings
Private garden and pool

A modern, single-story house with a glass facade, revealing a bright interior with a kitchen, living area, and bedroom. The house is surrounded by lush greenery, including large tropical plants and a well-manicured lawn. The scene is set during the day with soft, natural light.

Meet the developer

UNIT.

Creating a better world through spaces

OUR MISSION



We create the **ecosystem of the future:**
for living, investing, and creating.

A world where everything — from the infrastructure around the home to the smallest interior details — is united by the spirit of **efficiency, minimalism, development, and community.**

UNIT. VALUES



U — UNITY

Creating a community of like-minded individuals and fostering harmony between architecture and the human experience.



N — NEXT-GEN

Thinking ahead through innovation, sustainable growth, and solutions designed to outlast time.



I — INTEGRITY

Ergonomic excellence where every detail is functional, deliberate, and part of a seamless whole.



T — TERRA

Environmental responsibility, preserving the ecosystem, and maintaining a conscious footprint on the Earth.

UNIT. FOUNDER



STEVEN FEDOS

Founder

Founder of Unit and the Unit Build construction company. Expert in systems management and the implementation of new technologies in construction.

UNIT.

Master brand

🌐 unit.now

UNIT.BUILD

Construction company

🌐 unit.build

UNIT.FRAMES

Plant for the production of steel
frame modular houses

🌐 unit.build

UNIT.FURNITURE

Furniture factory

🌐 unit.furniture

ULA.ZONE

IT service, analytics by locations
and partner units

🌐 unit.zone

**UNIT SPACE
MANAGEMENT**

Property and F&B management

🌐 unit.spacevillage.com

ECOSYSTEM OF DEVELOPMENT AND LIFESTYLE

WE CARE ABOUT THE ENVIRONMENT

Eco-friendly approach
to everything: building materials,
communication with the team,
work with partners.

WE HELP YOU EARN PASSIVE INCOME

UNIT Space Management has 10+
years in Bali – we rent out your villa
“turnkey” while you are away.

WE PRODUCE EVERYTHING OURSELVES

From frame and concrete
to furniture – we close the full cycle
at our own UNIT plants.

WE CARE ABOUT COMFORT

Smart and simple solutions
so that every function of the house
is convenient and user-friendly.



UNIT.BUILD

Construction company licensed for construction and for obtaining all necessary permits (PBG/SLF).



UNIT.FURNITURE

Production of case and upholstered furniture, durable doors, and panoramic windows for UNIT homes.



UNI. FRAMES

High-tech automated production of structural house frames



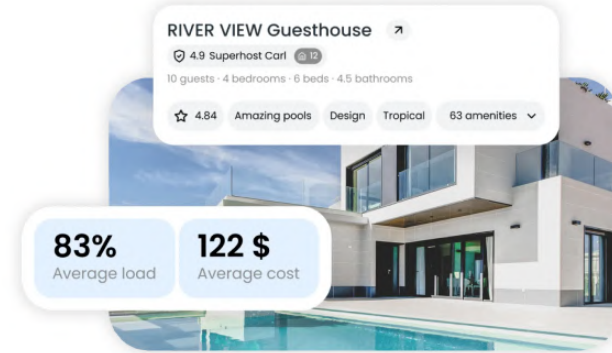
MODERN PROPERTY MANAGEMENT MODEL



UNIT SPACE MANAGEMENT

Our company with **10+ years** of experience on the Bali market keeps the entire complex in order.

All matters related to renting out and managing the property are handled on **a turnkey** basis, without the investor's involvement.



ULA ZONE

We analyze competitors in Bali **24/7** using our own **app for investors**.

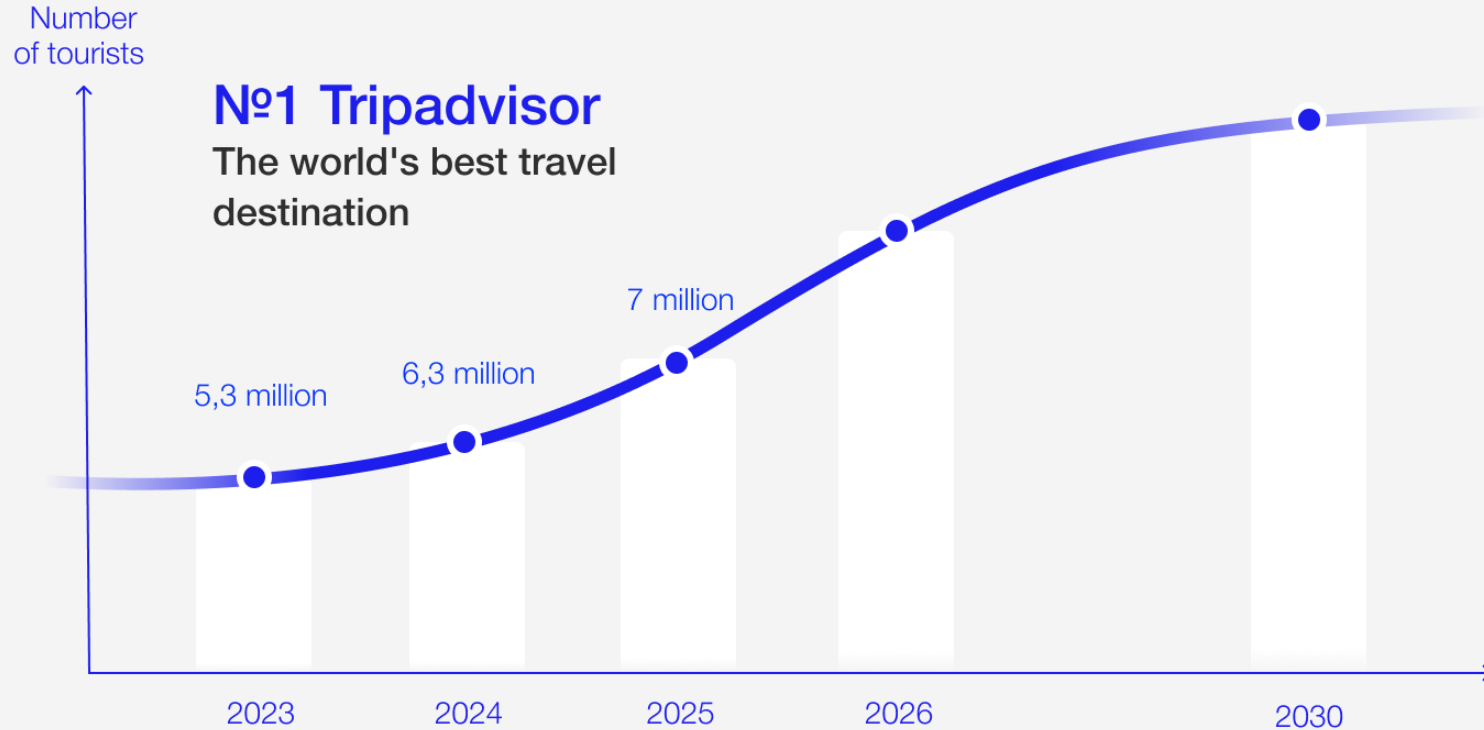
You can see occupancy levels, average rental rates in different locations, market volume, and other data tailored to your request.

BALI IS A BRAND



POINT OF ATTRACTION

where creators, entrepreneurs and travelers gather



TOP 10 STRONGEST ECONOMIES IN THE WORLD



+20% per year

Growth of property prices
in Bali's top areas



365 days

Of warm ocean
and strong rental
demand each year



Up to 16% yield

From renting out a villa in Bali,
which is higher than at most popular
global resorts



TOP-5 economies

According to McKinsey estimates,
by 2035 Bali could enter Asia's Top
5 island economies



TOP-5 Forbes

Ranked top 5 best islands
worldwide for 12 years in a row

BUILDING IN THE BEST LOCATION IN BALI

nuanu

A 44-hectare cluster on the oceanfront
with a unified architectural master plan
and Bali's most significant cultural spaces.



NUANU

A young, modern town on the island where everyone can find what they want



Prospects for business and strong partnerships



Premium international education in kindergartens and schools



Unique statues, more than 20 art installations, and creative workshops



The best spa complex: a dome sauna on wood-fired heat and sound relaxation



Spaces seamlessly integrated into nature: a botanical gallery, butterfly dome, and orchid garden



nuanu

STRATEGIC LOCATION OF BLACK SANDS OASIS

0 min
to Nuanu territory

6 min
to the supermarket

20 min
to Canggu

3 min
to the ocean

15 min
to Tanah Lot

60 min
to the airport

UNIQUE CITY-STYLE INFRASTRUCTURE

UNIT. x nuanu

UBUD 45 MIN

Your villa in
BLACK SANDS OASIS

UNIT SPACE VILLAGE

INTERNATIONAL SCHOOL,
KINDERGARTEN, AND CHILDREN'S
CREATIVE VILLAGE

MUSIC STUDIO

ART GALLERY

ALPACA PARK

AURORA MEDIA PARK

RESTAURANTS

NIGHT CLUB

SHOPPING CENTER

TANAH LOT
10 MIN

ART VENUE
FOR EVENTS

LUNA BEACH CLUB

RESTAURANT BEER
GARDEN

SWIMMING POOL
IN THE UTOPIA CAVE

RETREAT CENTER

CANGGU
20 MIN

WEDDING HALL

THK TOWER

**RESIDENTS OF THE COMPLEX HAVE ACCESS TO 35+ FACILITIES
OF THE CITY OF THE FUTURE**

Total area 44 ha

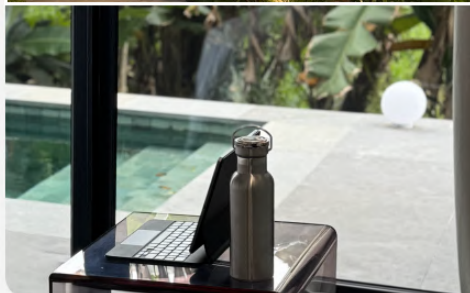
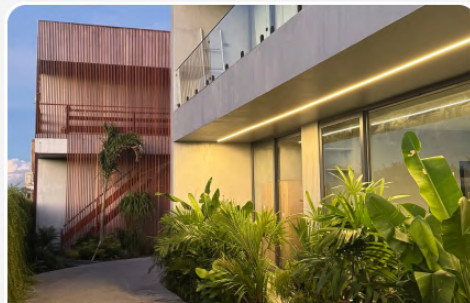
104 UNITS BUILT

Proven experience in NUANU



UNIT SPACE VILLAGE

20 units, managed by UNIT



UNIT NUANU VILLAGE

56 units



UNIT NYANYI VILLAGE

28 units

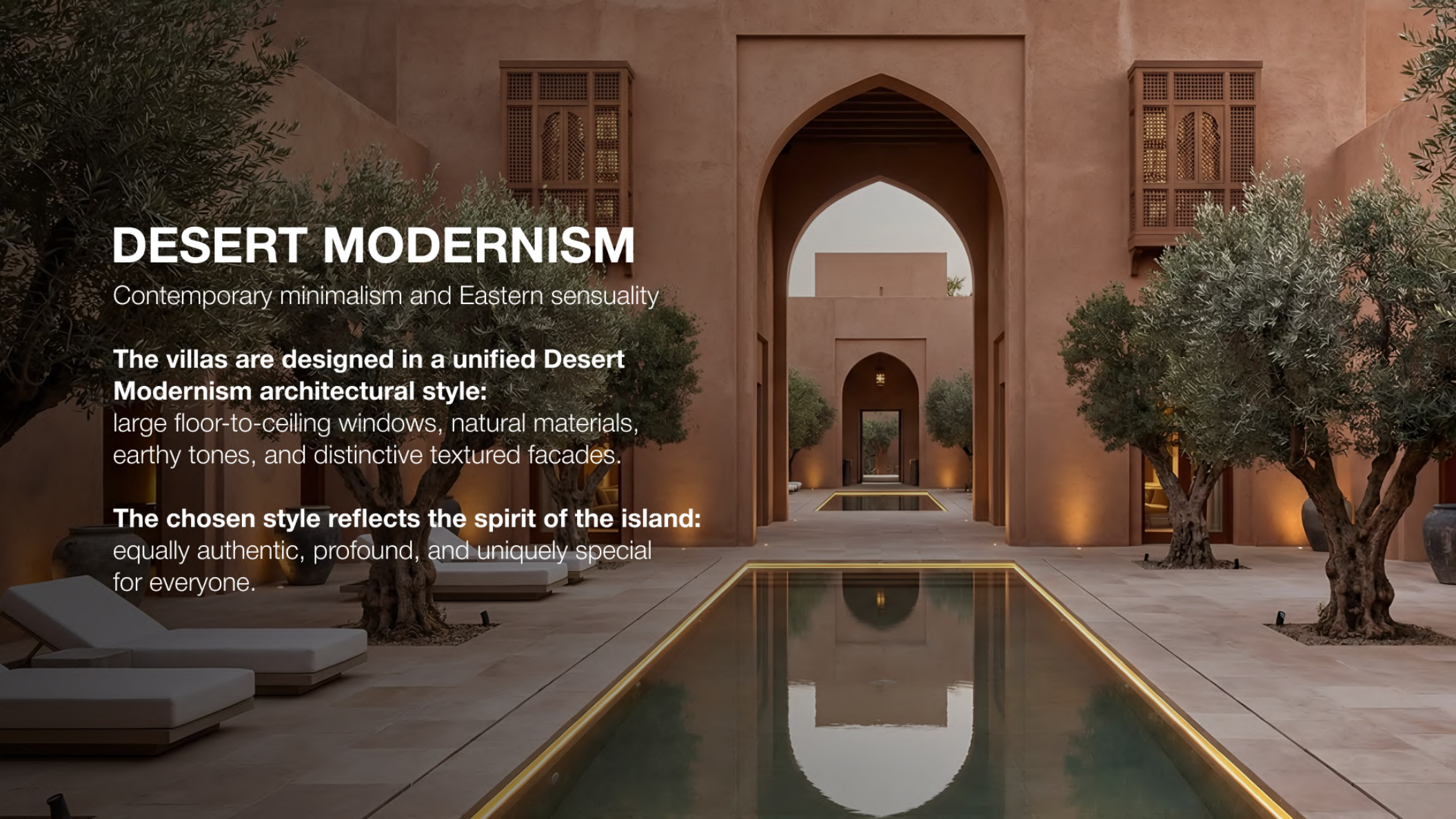
2024

Q4 2025

Spring 2026

BLACK SANDS OASIS

BY UNIT.

The image shows a serene courtyard in a desert modernist style. A long, narrow pool in the foreground reflects the surrounding architecture. The walls are a warm, earthy terracotta color with large, arched openings that create a sense of depth and continuity. Olive trees are planted in the courtyard, and modern, low-profile lounge furniture is visible on the left. The lighting is soft and warm, highlighting the textures of the walls and the natural elements.

DESERT MODERNISM

Contemporary minimalism and Eastern sensuality

The villas are designed in a unified Desert Modernism architectural style:

large floor-to-ceiling windows, natural materials, earthy tones, and distinctive textured facades.

The chosen style reflects the spirit of the island:

equally authentic, profound, and uniquely special for everyone.

A JOURNEY
INTO DESERT MODERNISM



ICONIC FEATURE OF THE BLACK SANDS OASIS



STELLA SOLARIS —

a 15-meter art object created in collaboration
with a renowned architectural bureau.



DESERT MODERNISM

ARCHITECTURE IN HARMONY WITH NATURE



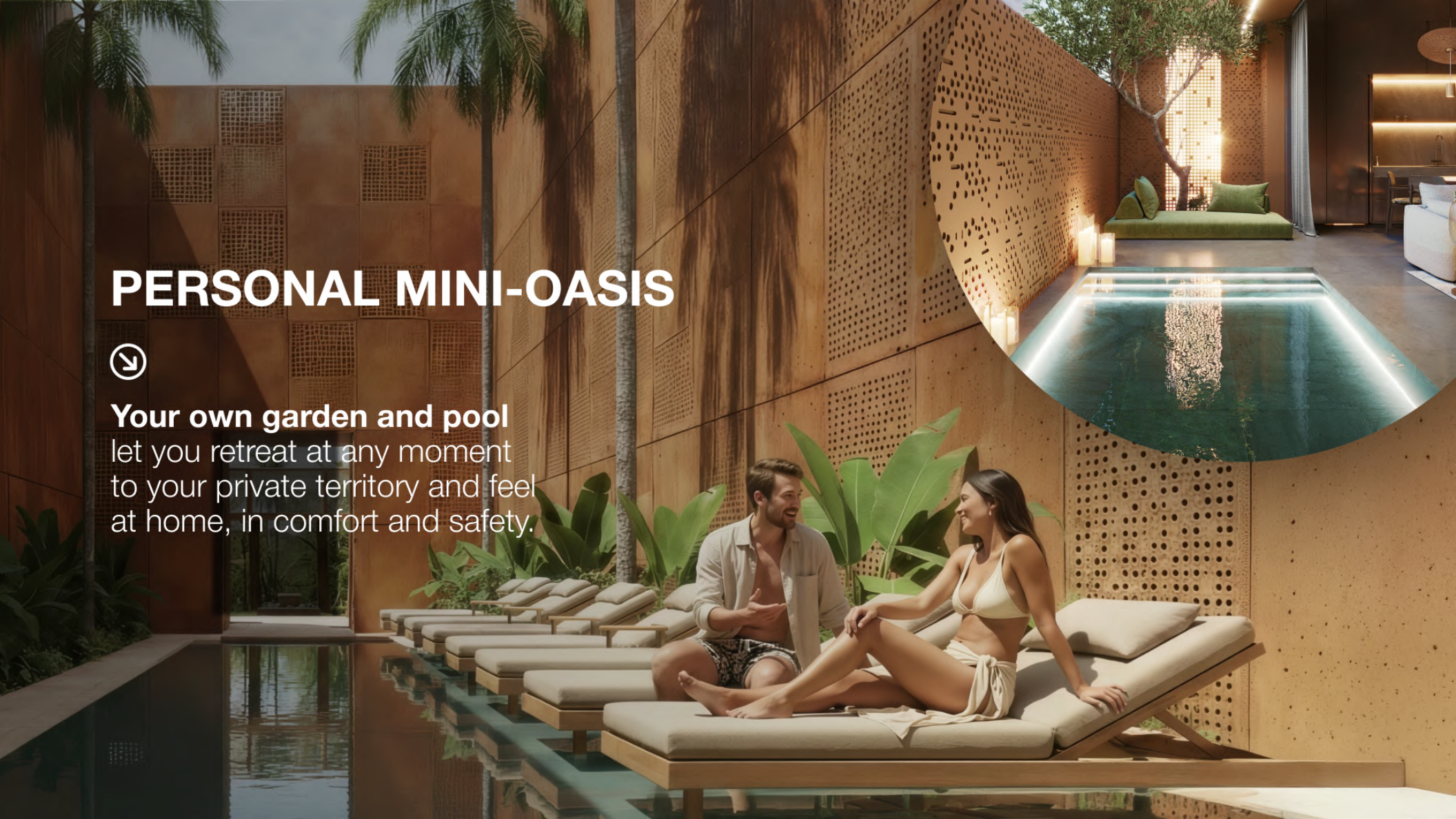
Terracotta perforated panels, natural stone, and terrazzo in wet areas, combined with a sand-caramel palette, help the villas blend gently into the landscape.



PERSONAL MINI-OASIS



Your own garden and pool
let you retreat at any moment
to your private territory and feel
at home, in comfort and safety.



A SENSE OF COOLNESS IN A HOT CLIMATE



Inside the villa,
every detail works
for your comfort.



A modern interior space featuring a kitchen area with dark cabinetry and a light-colored countertop, a dining table with two chairs, and a large light blue sofa. The walls are covered in dark, perforated panels, and the ceiling is also dark. A large, circular, woven pendant light hangs over the dining area. A white arrow on the right side of the image points upwards, indicating the ceiling height.

6-METER CEILINGS – PLENTY OF LIGHT AND AIR

Ceiling
height
6 m

YOUR PRIVACY. YOUR POOL. YOUR RHYTHM.

These are the kinds of homes you want to return to every day!



Private grounds



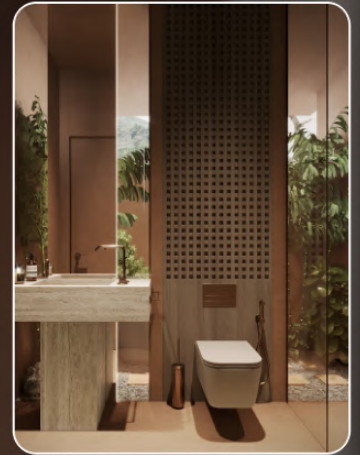
Clean lines
and plenty of light



Warm natural tones



6-meter ceilings



Textures inspired by nature



BY 2028, THERE'LL BE 111 NEW HOUSES HERE

Perfect for investing and living

- **83 premium villas** with private pools, **20 studios**, and **8 penthouses**.
- **Walking distance** to SPA, gym, school, children's center and restaurants.
- The ocean is **3 minutes away**.

MASTER PLAN OF VILLAS BLACK SANDS OASIS

Solo living, couples, families, friends & workcations

STUDIO

31,2 m²

PENTHOUSE

32,04 m²

1BD

71,3 m²

1BD SKY

83,3 m²

2BD

104,61 m²

3BD

127,85 m²

3BD SKY

136,51 m²

4BD SKY

159,8 m²

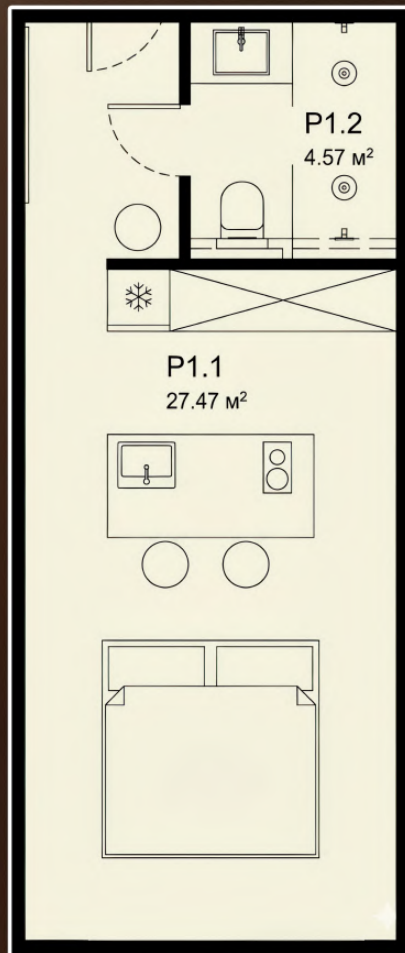
4BD RIVER

159,8 m²

PENTHOUSE

- Ocean view
- Volcano view

32,04 m²



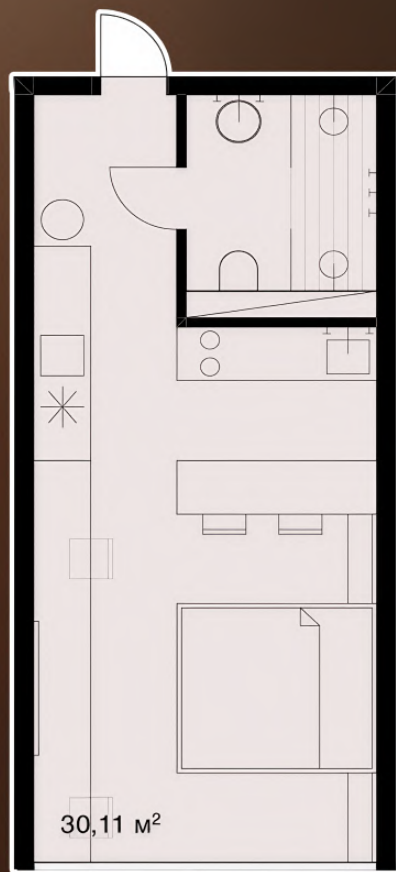




STUDIO

- Garden
- Palms + ocean
- Sunset
- Ocean
- Ocean sunset

31,2 m²

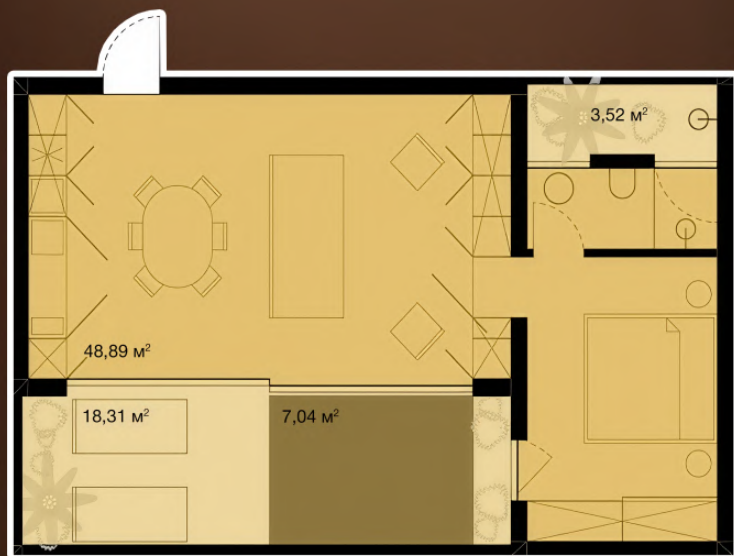




1BD VILLA

With pool, 1 floor

71,3 m²





1BD VILLA SKY

With pool, 2 floors

83,3 m²



2nd floor



1st floor





2BD VILLA

2 floors, private pool

104,61 m²



2nd floor



1st floor



3BD VILLA

2 floors, private pool

127,85 m²



2nd floor



1st floor





3BD VILLA SKY

2 floors, private pool

136,51 m²



2nd floor



1st floor



4BD VILLA

2 floors, private pool

159,8 m²



2nd floor



1st floor









ARCHITECTURE
IN THE DESERT MODERNISM STYLE





MASTER PLAN OF VILLAS BLACK SANDS OASIS



1 - 20, P1 - P9, OS1

**STUDIO, PENTHOUSE,
OBSERVATORY**

23, 26, 29,
30, 33, 34, 37, 38,
41, 42, 45, 48,
51, 54, 57,
60, 61, 64, 65, 68

1BD VILLA

22, 25, 28,
31, 32, 35, 36, 39,
40, 43, 46, 49,
52, 53, 58, 59,
62, 63, 66, 67

1BD SKY

21, 24, 27,
44, 47, 50,
77, 78, 79, 80,
81, 82, 83, 84,
90, 91, 92, 93

2BD VILLA

69,
71, 73, 75,
85, 87,
94, 96, 98,
100

3BD VILLA

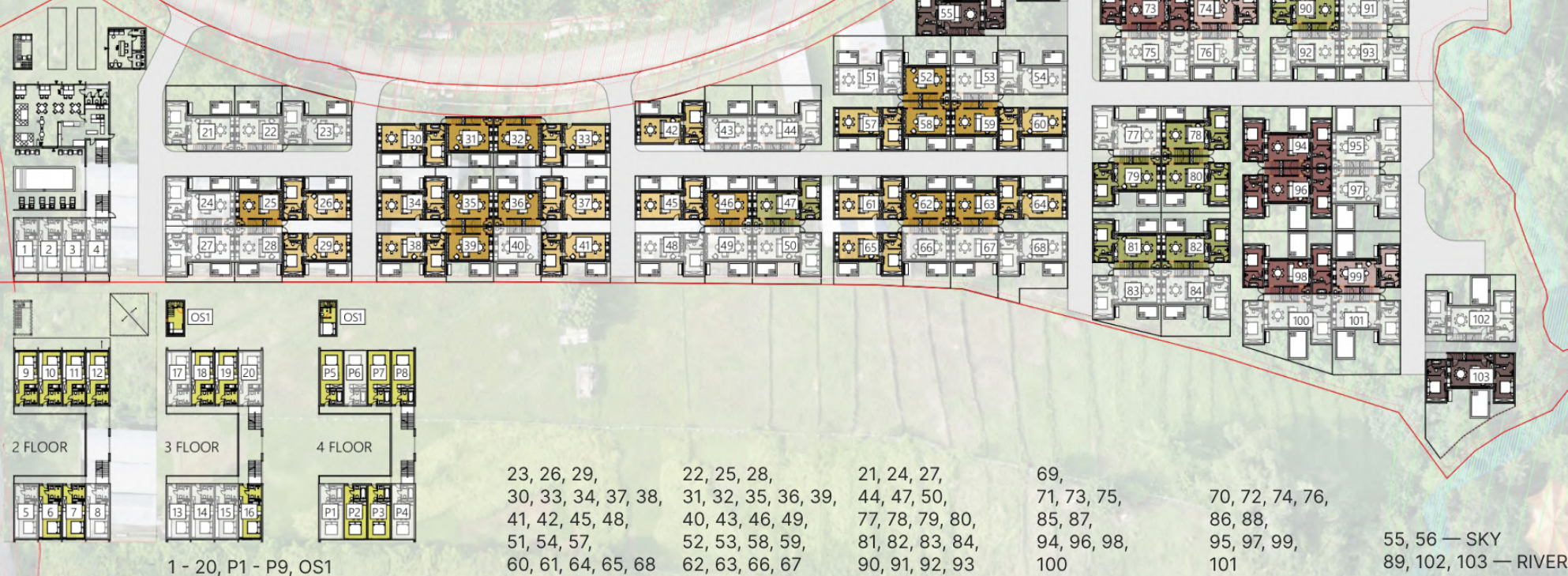
70, 72, 74, 76,
86, 88,
95, 97, 99,
101

3BD SKY

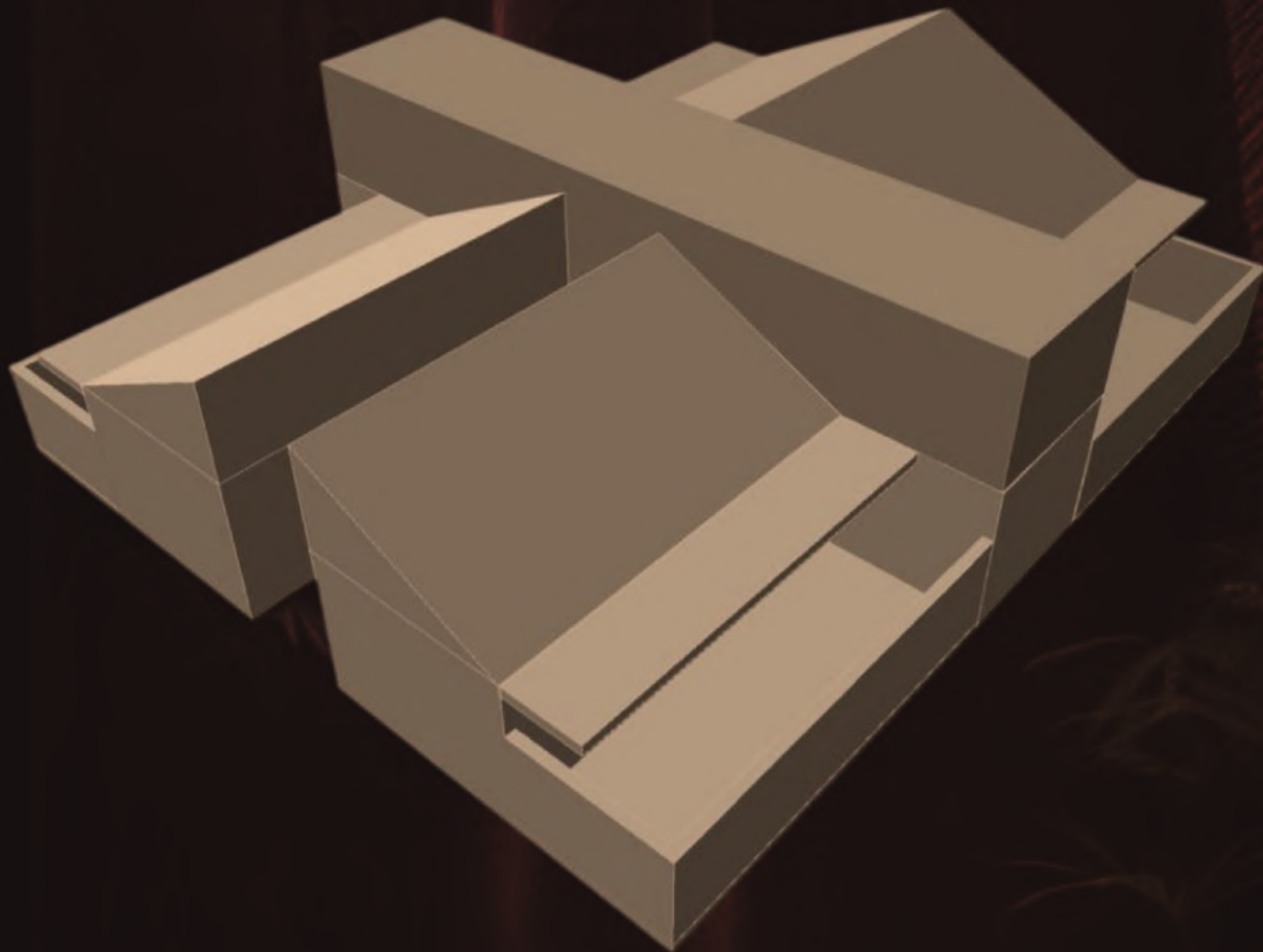
55, 56 — SKY
89, 102, 103 — RIVER

4BD VILLA

MASTER PLAN OF VILLAS BLACK SANDS OASIS



BLACK
SANDS
OASIS



**BLACK
SANDS
OASIS**

3D MASTER PLAN

Open now



click & hold
to rotate

1BD VILLA

DESIGNED
FOR HIGH
INVESTMENT
POTENTIAL



Explore financial models

BLACK SANDS OASIS - PAYBACK SCENARIOS

PESSIMISTIC	REALISTIC	OPTIMISTIC
\$189,700 Current price	\$189,700 Current price	\$189,700 Current price
\$242,110 27.6% Selling price after construction	\$245,462 29.4% Selling price after construction	\$248,876 31.2% Selling price after construction
\$19,944 10.5% Rental operating income per year	\$24,061 12.7% Rental operating income per year	\$27,124 14.3% Rental operating income per year
9.5 years Payback period (rental)	7.9 years Payback period (rental)	7.0 years Payback period (rental)
\$284,164 49.8% Selling price in 5 years	\$297,009 56.6% Selling price in 5 years	\$310,175 63.5% Selling price in 5 years
\$383,885 102.4% ROI in 5 years (rent&capital)	\$417,313 120.0% ROI in 5 years (rent&capital)	\$445,792 135.0% ROI in 5 years (rent&capital)
Rental operating information	Rental operating information	Rental operating information
Occupancy 85%	Occupancy 90%	Occupancy 95%
Rent per day \$126	Rent per day \$140	Rent per day \$148
Revenue per year \$39,092	Revenue per year \$45,990	Revenue per year \$51,242
Personnel and operating costs \$5,074	Personnel and operating costs \$5,373	Personnel and operating costs \$5,671
Taxes \$4,300	Taxes \$5,059	Taxes \$5,637
Platform fees \$5,864	Platform fees \$6,899	Platform fees \$7,686
Management \$3,909	Management \$4,599	Management \$5,124
Rental operating profit 51%	Rental operating profit 52%	Rental operating profit 53%
Payments to the investor \$19,944	Payments to the investor \$24,061	Payments to the investor \$27,124
Payments to the investor for 10 years \$199,442	Payments to the investor for 10 years \$240,608	Payments to the investor for 10 years \$271,236

A BLACK SANDS OASIS VILLA FOR INVESTORS IS:

➤ Projected net yield starting from **10%**.

➤ Pricing directly from the UNIT developer with **no markups** at the start of construction.

➤ Capital appreciation **up to 30–40%** driven by rising area liquidity and limited supply within NUANU.

➤ **An experienced management company** that will handle the full rental cycle.

A BLACK SANDS OASIS VILLA FOR YOURSELF IS:

➤ **Seclusion** on a tropical island when a mental reset is needed.

➤ **Life and running a business** in one of the most economically promising Asian countries with a strong international community.

➤ **Family holidays** by the ocean without sacrificing familiar urban comfort.

➤ **Your own management company** that will look after the property while you are away.

PROJECT KEY POINTS

BLACK
SANDS
OASIS

LEASEHOLD 35 YEARS+

EXTENSION GUARANTEED
FOR 20 YEARS

PBG STATUS GUARANTED

CONSTRUCTION
LICENSE AVAILABLE

SALES START NOVEMBER 2025

PBG RECEIVED

CONSTRUCTION START APRIL 2026

CONSTRUCTION TIMELINE 2 YEARS

END OF CONSTRUCTION:

STUDIOS APRIL 2028

VILLAS OCTOBER 2028

MANAGEMENT
COMPANY NUANU + UNIT SPACE
MANAGMENT

PAYMENT PLAN

STUDIOS 24 MONTHS

VILLAS 30 MONTHS

INVESTMENT MODEL & GUARANTEES

FIGURES

12–16% annual
ROI

Construction timeline:

2 years

(start: april 2026)

Leasehold: **35 years +**
+ guaranteed extension



INVESTOR PROTECTION

Money-back guarantee:

Full refund if the PBG license is not obtained.

Warranty: 25 years on the structure.

Warranty: 5 years on engineering systems,
1 year on finishes.

PRELAUNCH PRICES

- INSIDE NUANU CREATIVE CITY MAIN CAMPUS
- EXCEPTIONAL PREMIUM QUALITY WITH MOROCCAN / DUNE-STYLE DESIGN
- EACH VILLA FEATURES A SPACIOUS LIVING ROOM WITH 6-METER-HIGH CEILINGS
- PRIVATE SWIMMING POOL AND LUSH OASIS GARDEN IN EVERY VILLA
- ONLY 700 METERS FROM THE BALI OCEAN
- JUST A 1-MINUTE WALK TO 30+ RESTAURANTS, KINDERGARTEN AND INTERNATIONAL SCHOOL
- SURROUNDED BY 5 HECTARES OF LANDSCAPED WALKING AREAS

* all calculations in IDR and \$ are for reference only and do not constitute a settlement currency

**BLACK
SANDS
OASIS**

NOVEMBER 2025

VILLA	FROM *	M2	NEXT PRICE *
4 BD SKY	IDR 7 840 332 000 USD \$ 469 200	159,8	IDR 8 232 348 600 USD \$ 492 660
3 BD SKY	IDR 5 347 200 000 USD \$ 325 000	136,51	IDR 5 702 287 500 USD \$ 341 250
3BD	IDR 5 263 650 000 USD \$ 315 000	127,85	IDR 5 526 832 500 USD \$ 330 750
2BD	IDR 4 239 327 000 USD \$ 253 700	104,61	IDR 4 451 293 350 USD \$ 266 385
1BD SKY	IDR 3 286 857 000 USD \$ 196 700	83,3	IDR 3 451 199 850 USD \$ 206 535
1BD	IDR 3 169 887 000 USD \$ 189 700	71,3	IDR 3 328 381 350 USD \$ 199 185
PENTHOUSE	IDR 2 000 187 000 USD \$ 119 700	32,04	IDR 2 100 196 350 USD \$ 125 685
STUDIO	IDR 1 833 087 000 USD \$ 109 700	31,2	IDR 1 924 741 350 USD \$ 115 185

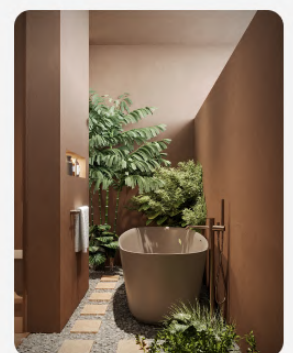
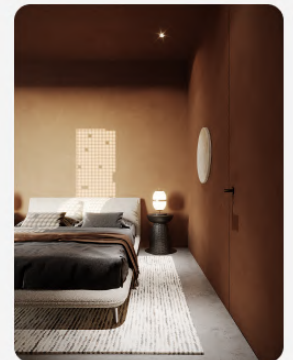


CHECK THE ACTUAL PRICE TABLE HERE!

(click the link)

INVESTMENT TERMS

- ④ Selecting a UNIT.
- ④ Reservation deposit.
- ④ Initial payment of 30%.
- ④ Quarterly payments tied to construction milestones.



PROJECT: **BLACK SANDS OASIS**

UNIT.

FIRST STEP — **DEPOSIT**

BLACK
SANDS
OASIS

Price in USD

BOOKING DEPOSIT*

25 065 000 IDR

1 500 \$

***The deposit is refundable** if the land documents do not pass verification.

PROPERTY FROM UNIT. MEANS:

- A reliable developer with 10+ years of experience, own factories, and an in-house management company in Bali.
- Villas with finishes and furniture at construction cost.
- Construction warranties:
 - 25 years — on the building structure
 - 5 years — on internal utilities
 - 1 year — on finishes and equipment



A JOURNEY INTO DESERT MODERNISM



BEGINS WITH EARLY BOOKING

BLACK
SANDS
OASIS

