
BLACK SANDS OASIS
OBSERVATORY SUITE | BALI'S FIRST CLOSED AUCTION
UNIT.

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OASIS

BUILT BY UNIT.

We handle the licence and PBG permit in-house

Buyers from 13 countries

In-house construction, own factories

TRACK RECORD

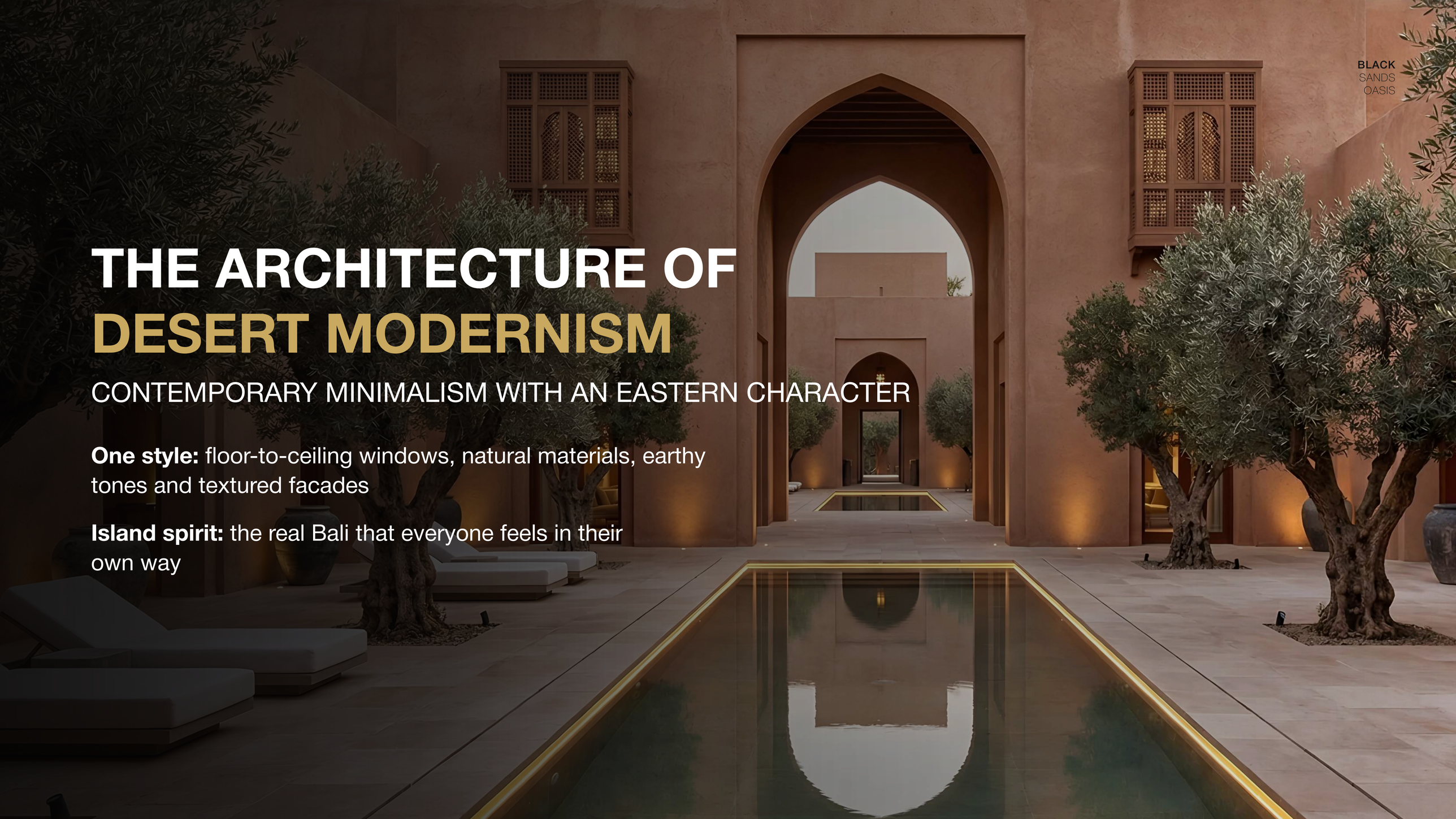
100+ UNITS BUILT

Space Village (2024) and Nuanu Village (2025) are complete and operating. We have been in Bali for over 10 years, with our own steel frame and furniture factories and our own management company.

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WELCOME TO
DESERT MODERNISM





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THE ARCHITECTURE OF DESERT MODERNISM

CONTEMPORARY MINIMALISM WITH AN EASTERN CHARACTER

One style: floor-to-ceiling windows, natural materials, earthy tones and textured facades

Island spirit: the real Bali that everyone feels in their own way

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BLACK SANDS OASIS: THE NEXT CHAPTER

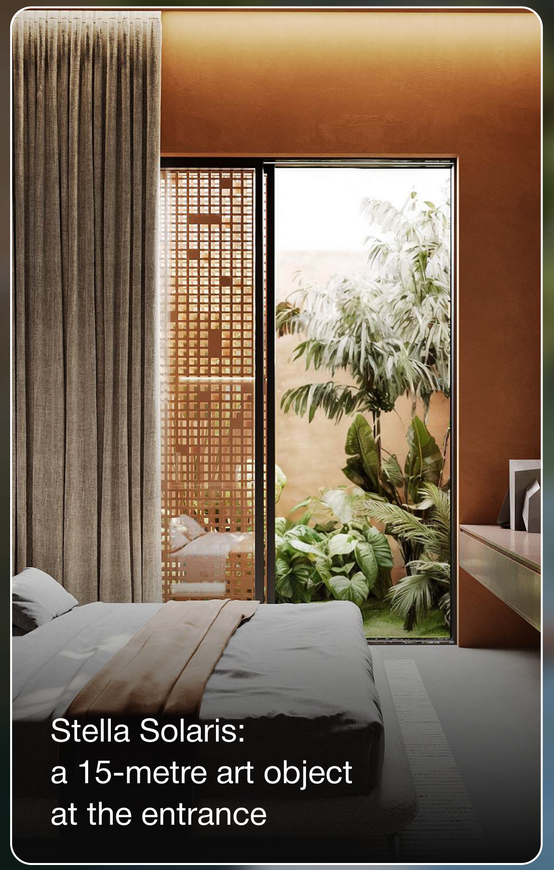
AFFORDABLE PREMIUM. BOUTIQUE HOTEL SERVICE. DESERT MODERNISM



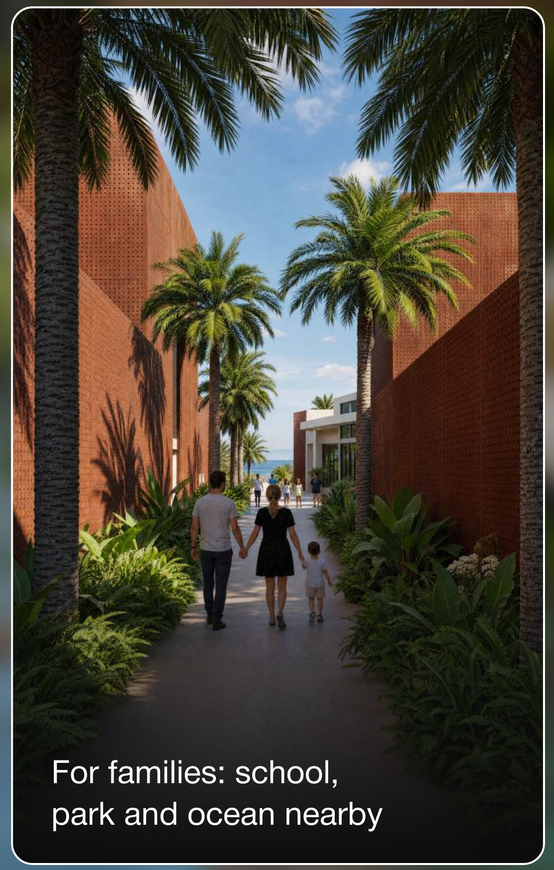
Javanese traditions
and Moroccan aesthetics



Desert architecture
and the service of the
world's best hotels



Stella Solaris:
a 15-metre art object
at the entrance



For families: school,
park and ocean nearby

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INSIDE NUANU CREATIVE CITY

A 44-HECTARE OCEANFRONT CREATIVE CITY ON BALI'S SOUTHWEST COAST







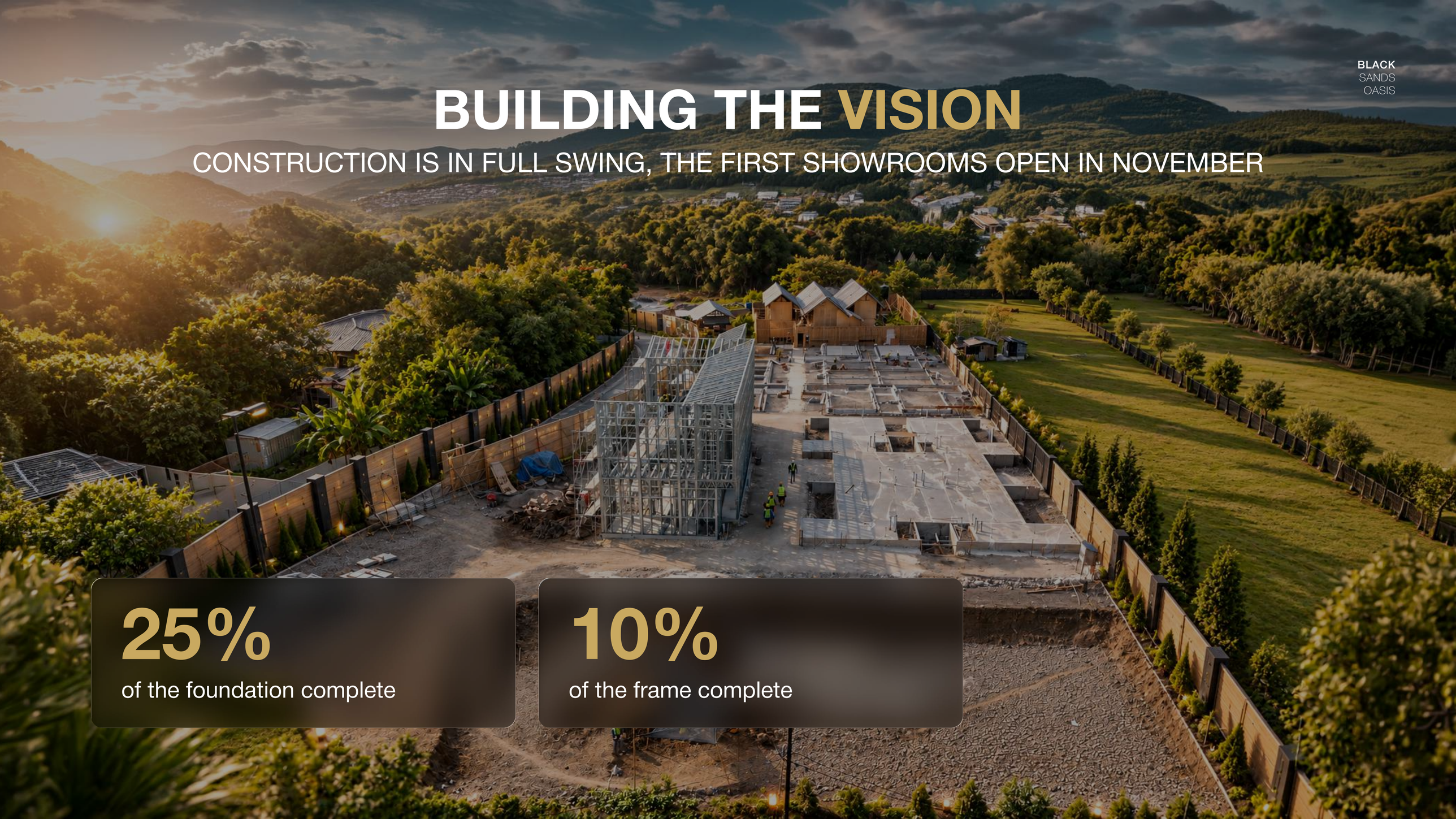




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BUILDING THE VISION

CONSTRUCTION IS IN FULL SWING, THE FIRST SHOWROOMS OPEN IN NOVEMBER



25%
of the foundation complete

10%
of the frame complete

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111+1 UNITS IN ONE COMPLEX

83 villas, 8 penthouses,
20 studios and one
Observatory Suite

Every villa with its own
garden and pool

PBG permit
received in summer 2026



1BD | 1BD SKY | 2BD | 3BD | 3BD SKY | 4BD |

AVAILABLE

BOOKED

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SELLING PRESTIGE

ONE UNIT

A unique unit format in Black Sands Oasis,
never on the open market

ONE AUCTION

Bali's first closed real estate auction.
By invitation only

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MASTER PLAN OF VILLAS
BLACK SANDS OASIS

Solo living, couples, families, friends & workcations

STUDIO 31,2 M²	**PENTHOUSE** 31,2 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	**UNIQUE LOT**


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ONE MORE
THING…

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STELLA SOLARIS, OBSERVATORY SUITE

UNIQUE

There is no other unit like it
in Black Sands Oasis

PRESTIGE

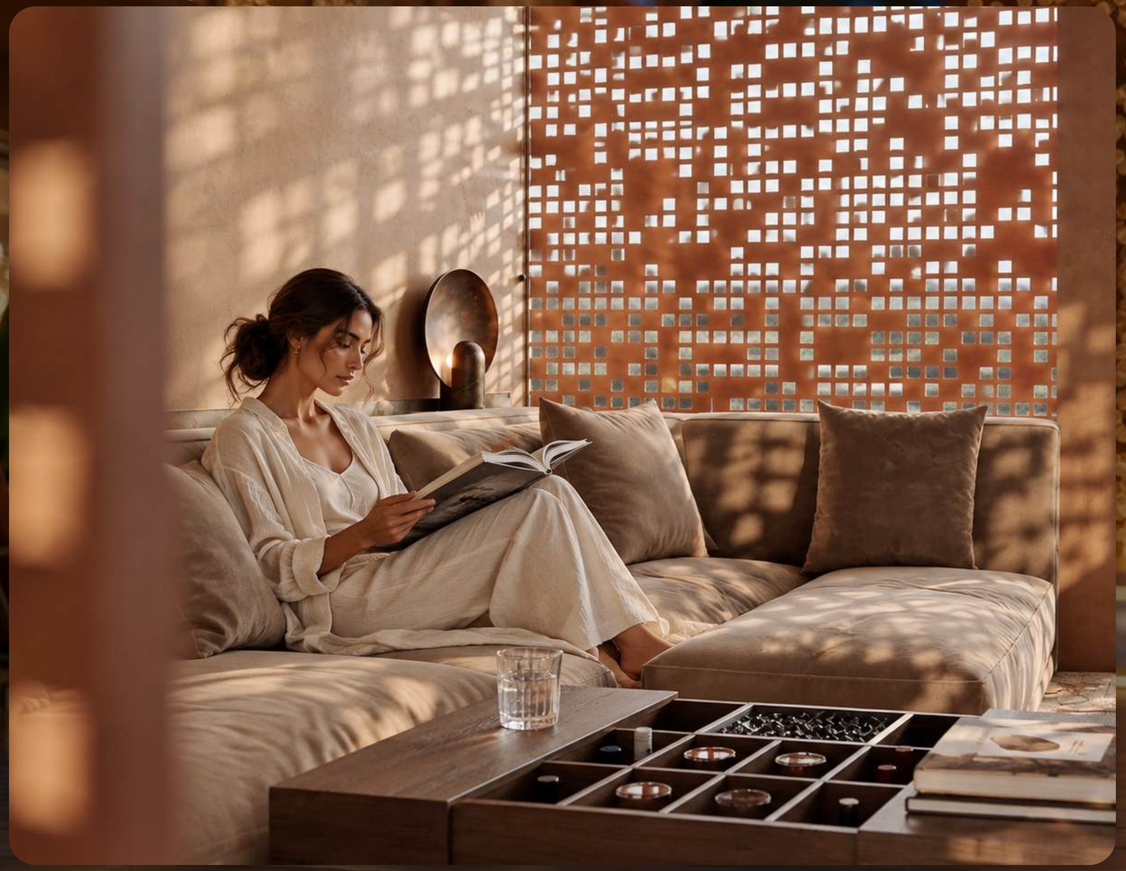
The most expensive square metre
and the highest rent in Bali



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THE OBSERVATORY SUITE

ONE OF A KIND. ONYX INTERIORS, FOUR LEVELS, 66.24 M²





LEVEL 0

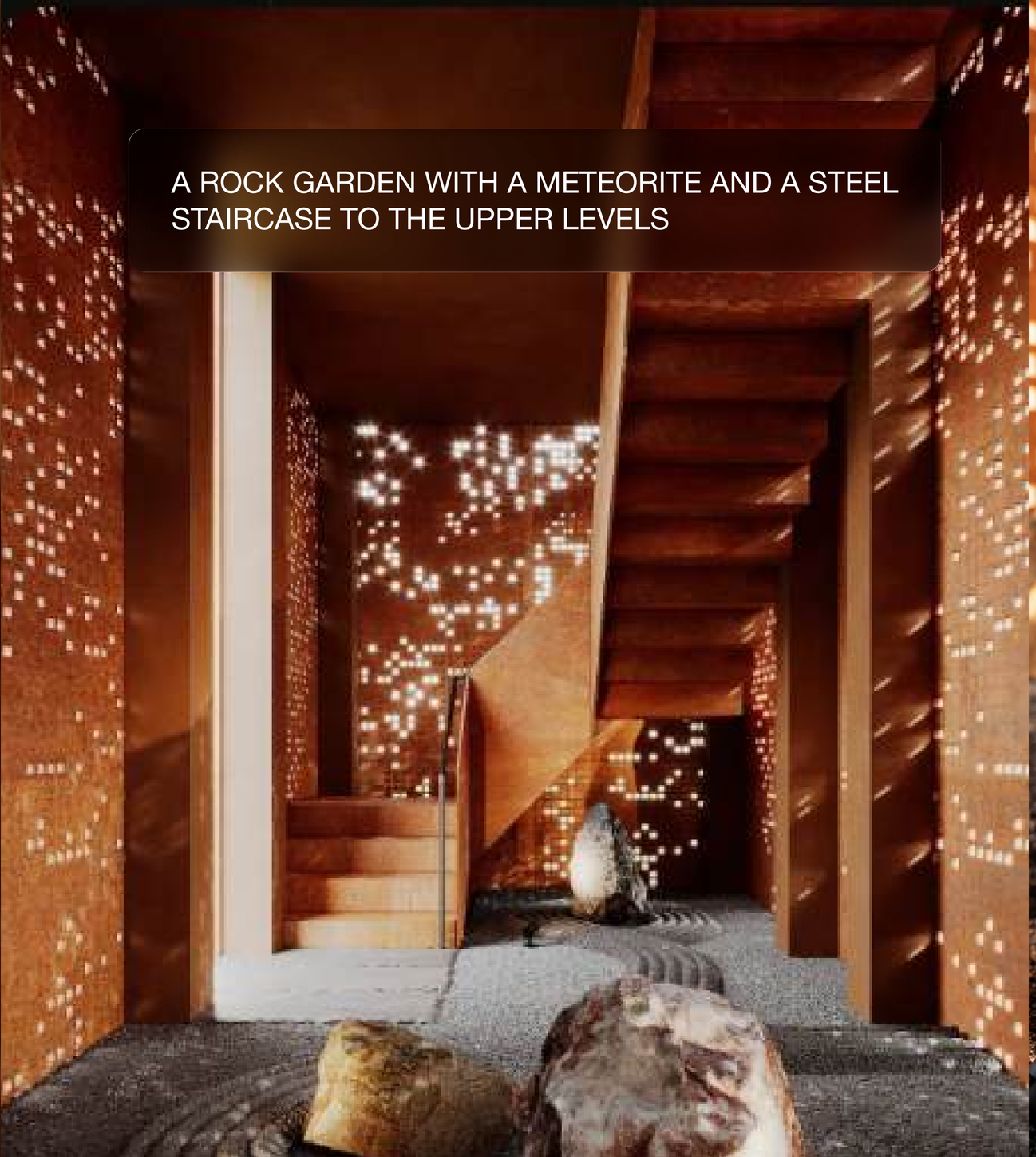
THE ENTRANCE

FROM THE MAIN COURTYARD THROUGH
THE TERRACOTTA TOWER TO THE GALLERY

LEVEL 1

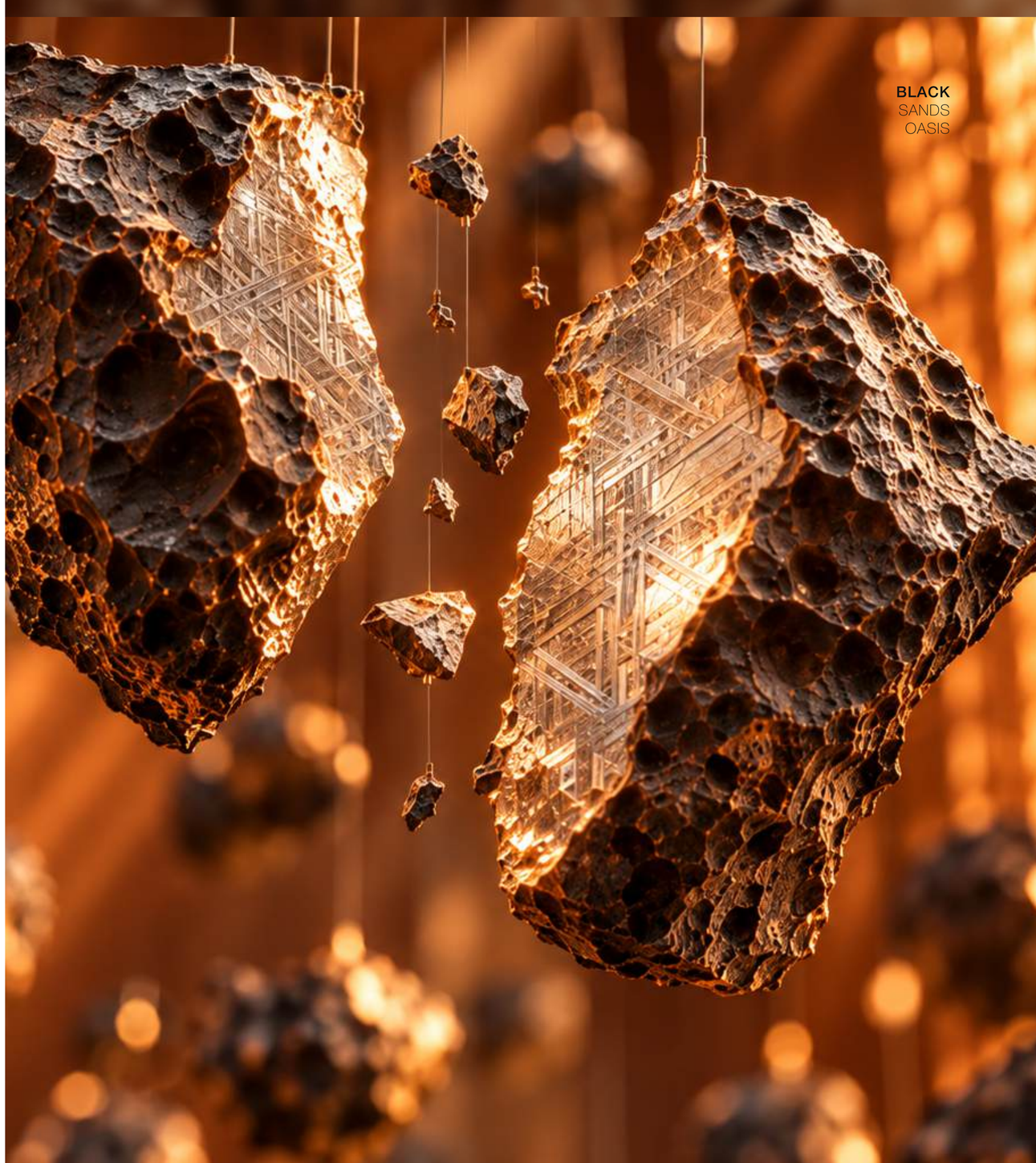
THE STONE GALLERY

A ROCK GARDEN WITH A METEORITE AND A STEEL STAIRCASE TO THE UPPER LEVELS



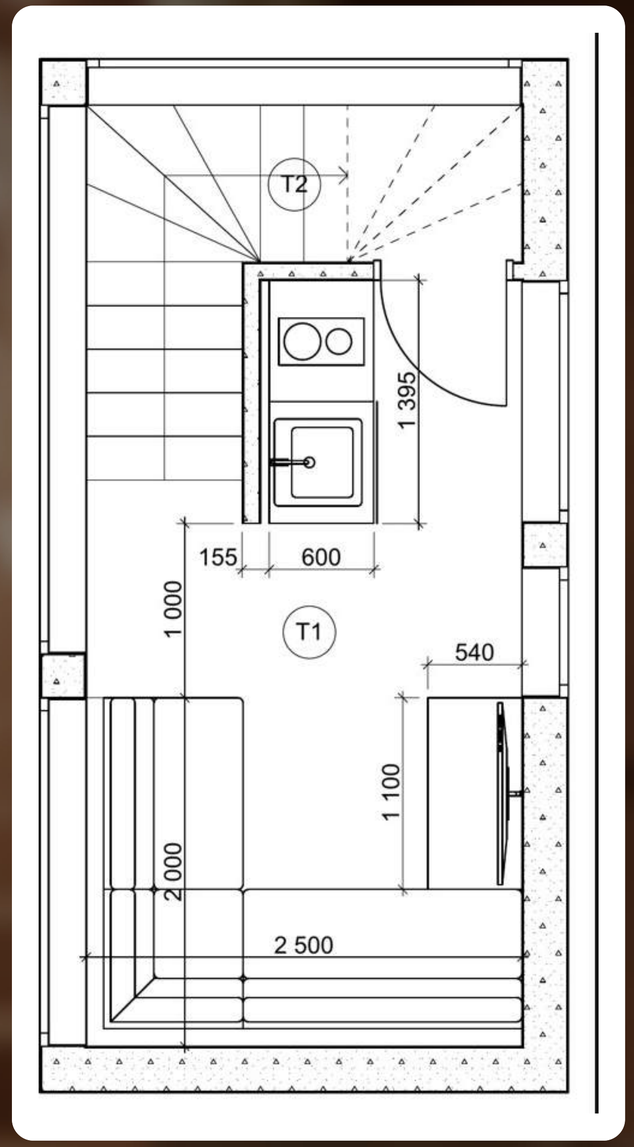



AN ART INSTALLATION OF ASTEROID FRAGMENTS
SUSPENDED ON FINE CABLES

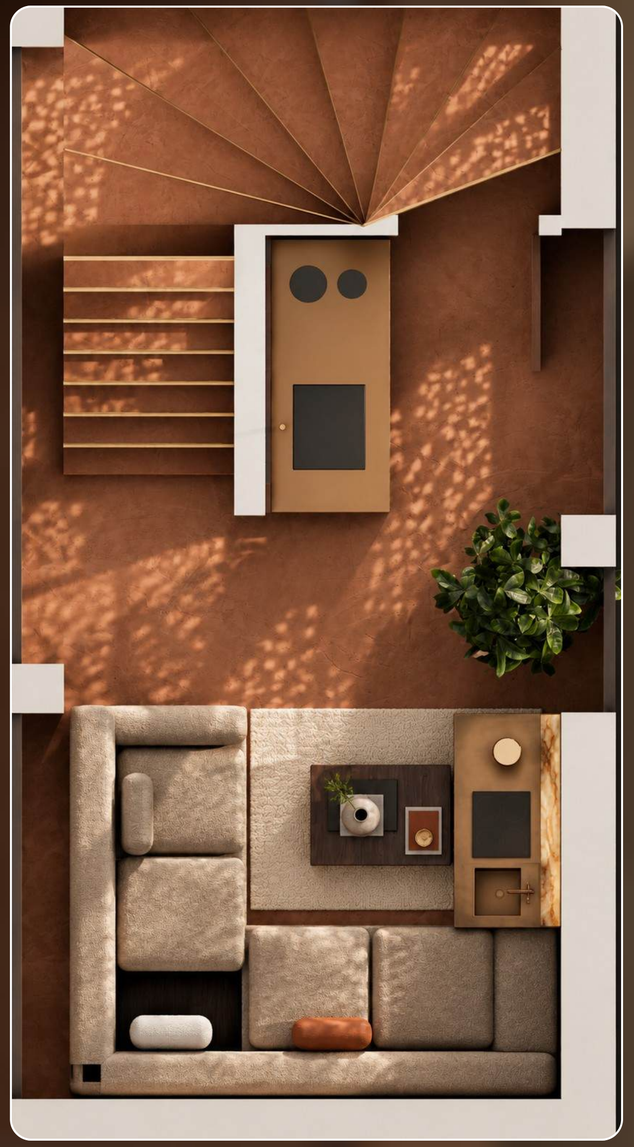

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LEVEL 2

THE LIVING ROOM



Floor plan
Living room, kitchen, stairs



Render
Top view

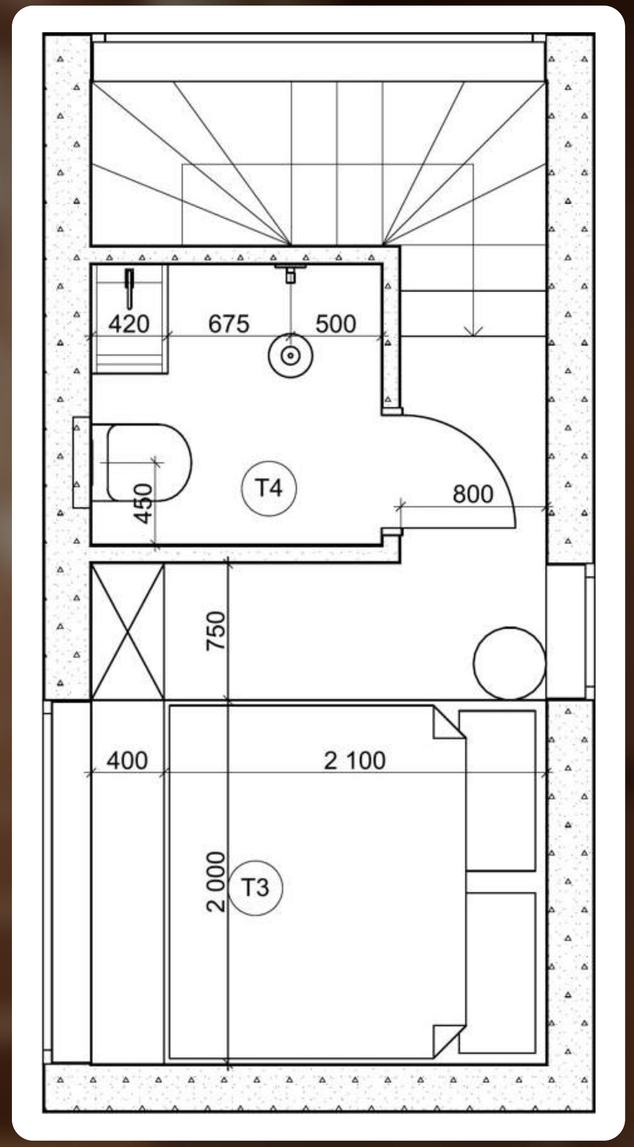
BACKLIT ONYX BAR

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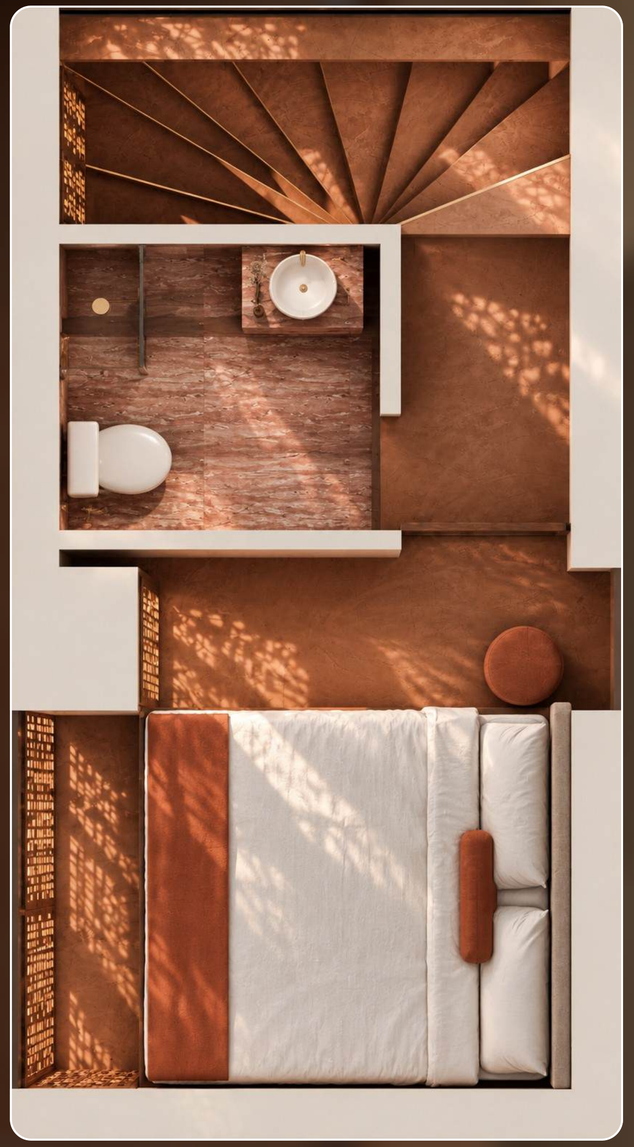
A SEATING AREA BY THE WINDOW AND A TELESCOPE

LEVEL 3

THE BEDROOM

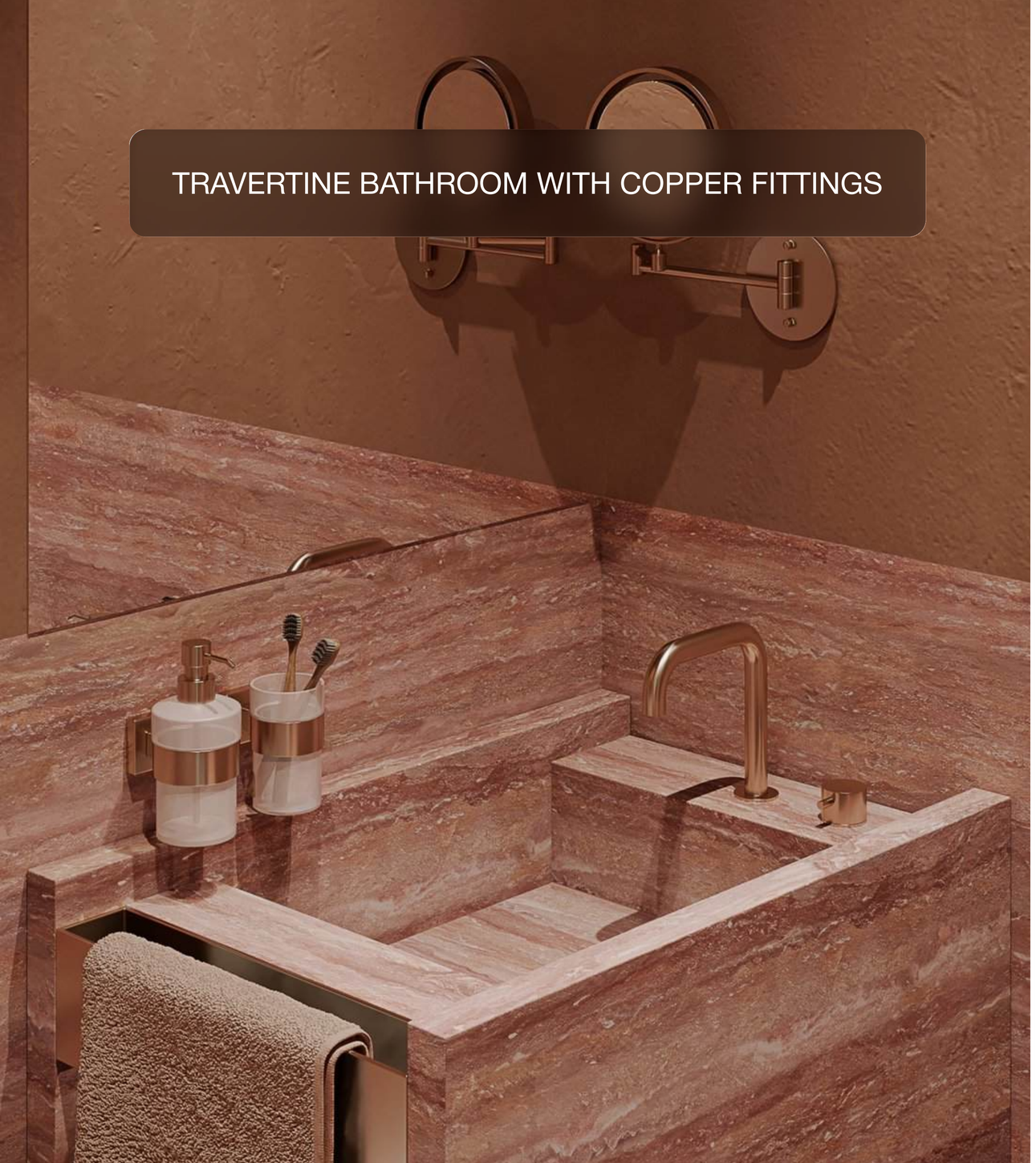


Floor plan
Bedroom, bathroom

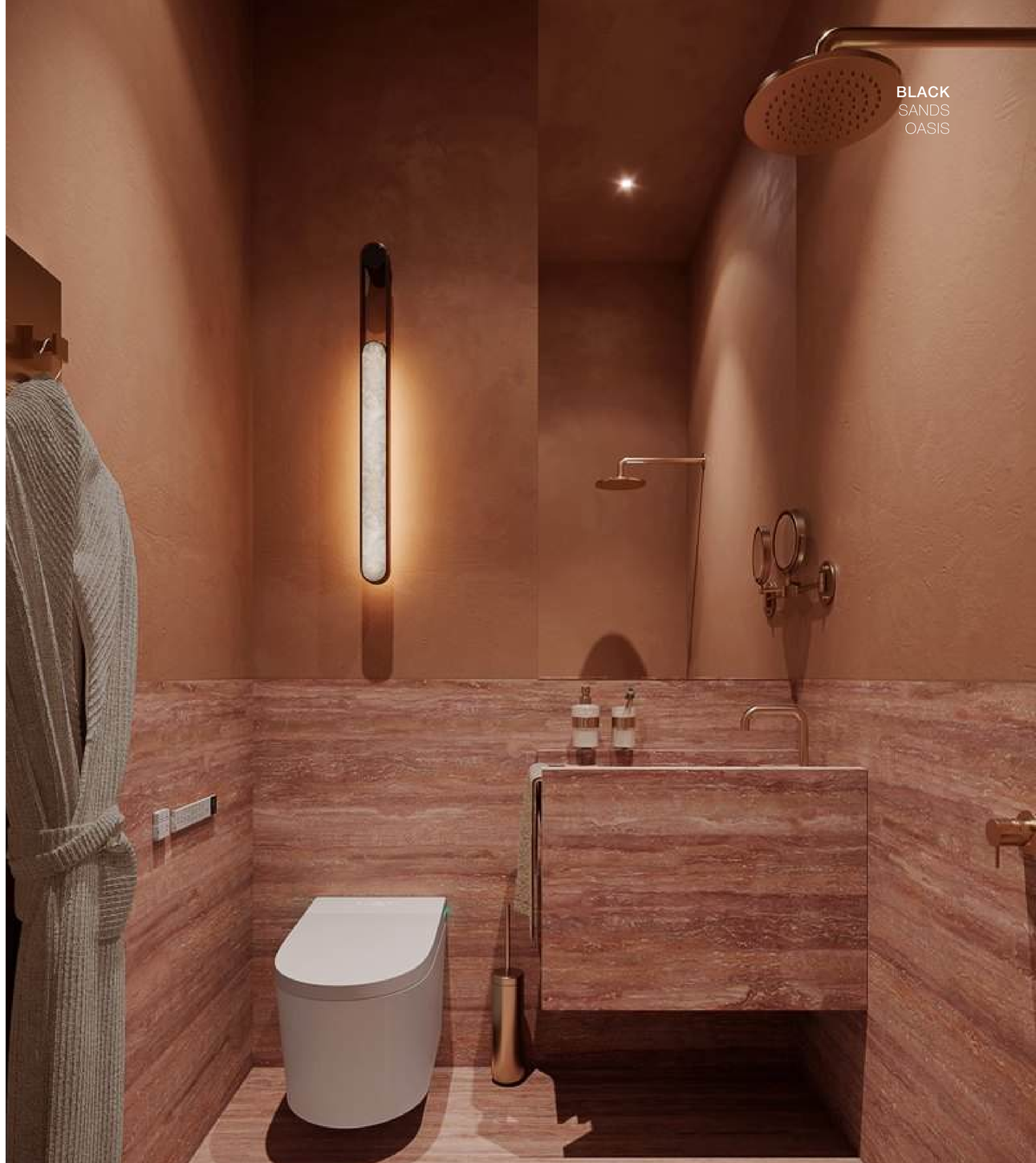


Render
Top view

A BEDROOM WITH ITS OWN BATHROOM AND A LIGHT PANEL ABOVE THE BED, STYLED AS A WINDOW TO THE SKY



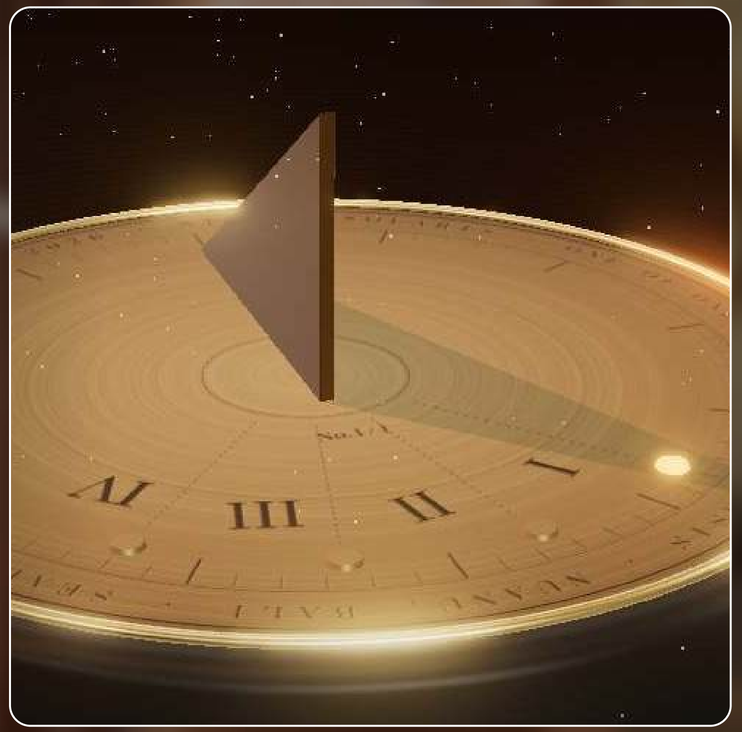
TRAVERTINE BATHROOM WITH COPPER FITTINGS



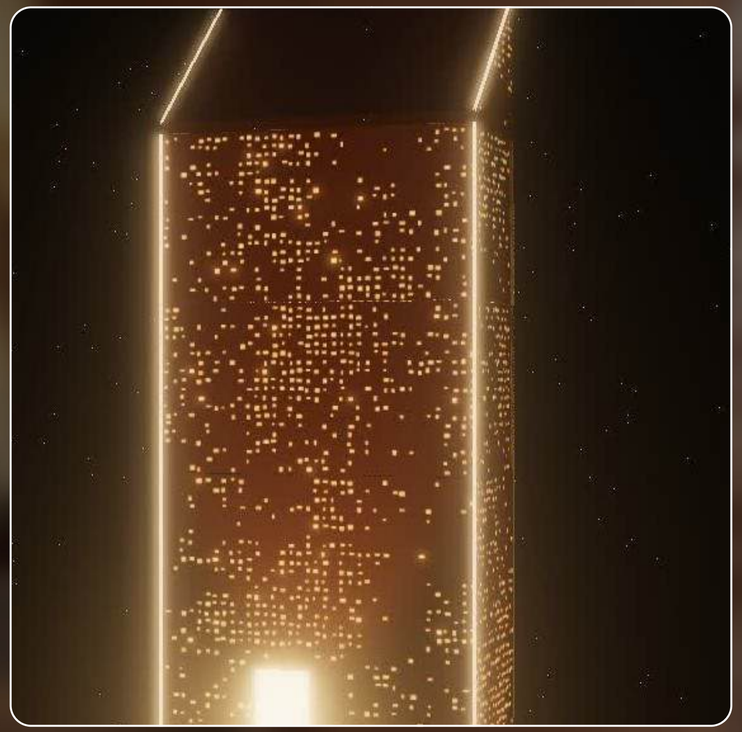
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WHAT MAKES IT UNIQUE

ONLY IN THE OBSERVATORY SUITE



Sundial
On the Observatory Suite roof



Part of Stella Solaris
a 15-metre art installation



South-facing window
Faces south, windows onto the ocean

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VIP SERVICE FOR THE OWNER

ONLY IN THE OBSERVATORY SUITE

PRIVATE HELICOPTER

From the airport by helicopter straight to Black Sands Oasis

PERSONAL CONCIERGE

Meets you and looks after you throughout your stay

STUNNING PANORAMA

Ocean view from the highest point of the complex

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HOW TO PARTICIPATE

01

BID

The client places a bid on the **Observatory** Suite

02

BACKUP

To take part, the client books a **reserve unit** from the main pool

03

BONUS

If the client does not win, their **reserve unit** gets an exclusive design **in the Observatory style**

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TIMELINE OF THE AUCTION

TODAY

You hear it **first**: prepare your VIP clients for the auction

OCTOBER 15

Start of the Observatory Suite closed auction

NOVEMBER 15

Final. **The winner takes the Observatory Suite**

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WHY CLIENTS CAN COMMIT

Construction started in February 2026

Leasehold 35 years + 20-year extension

25-year structural warranty

FOR CLIENTS

PBG SECURED

PBG building permit received in summer 2026.

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CONTACT US

WhatsApp

+62 81-339-177-31

E-mail

hello@unit.now

Instagram

@black.sands.oasis

auction.blacksandsoasis.com

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