
BY UNIT.
BLACK SANDS OASIS
PREMIUM VILLAS
directly from the developer
Nuanu, Bali
Unique dessert modernism style · 6-meter ceilings
Private garden and pool


Meet the developer
UNIT.
Creating a better world through spaces

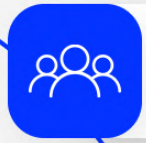


OUR MISSION

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.



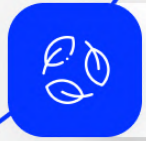
N — NEXT-GEN

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.

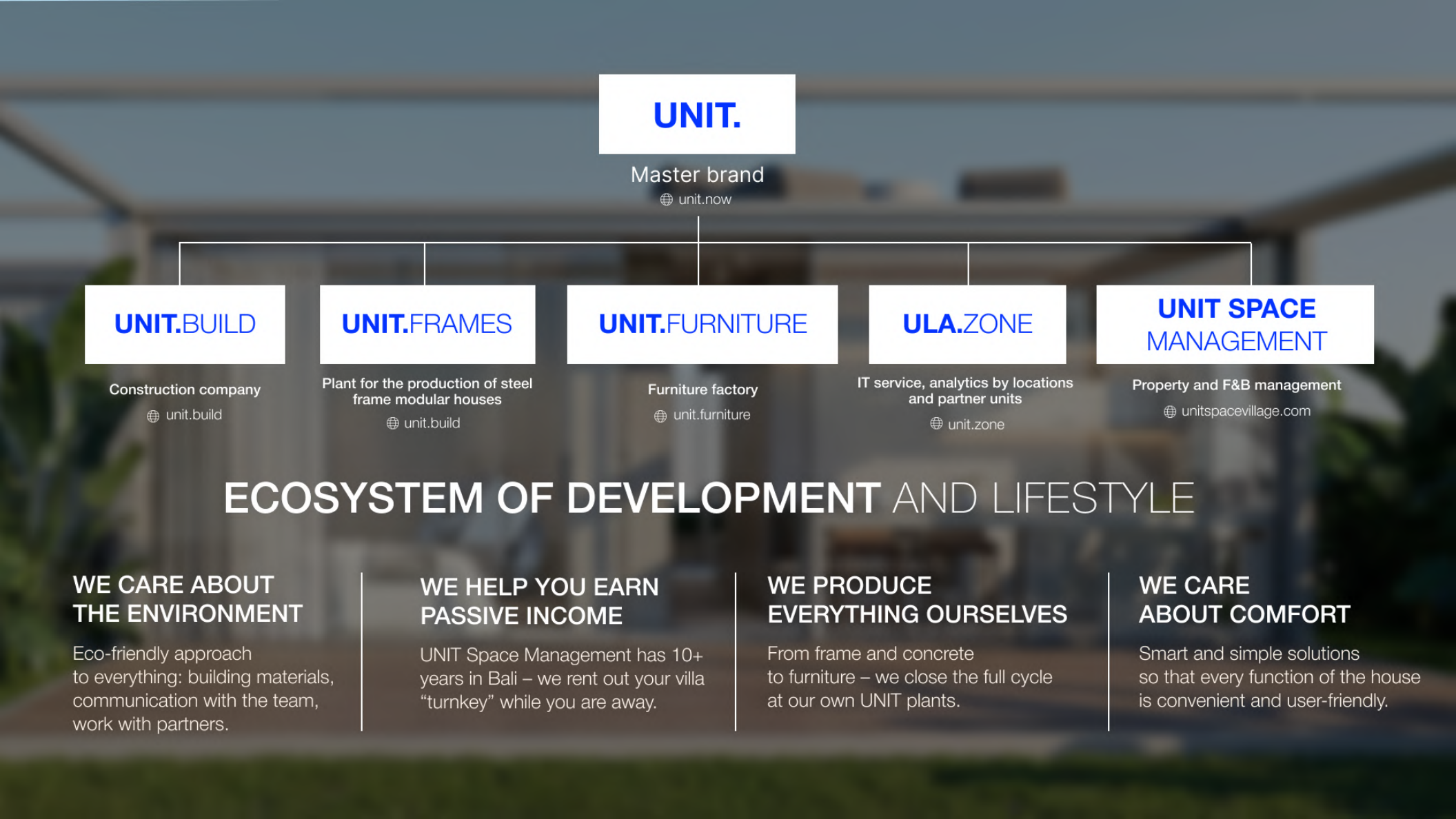
UNIT. FOUNDER



STEVEN FEDOS

Founder

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



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



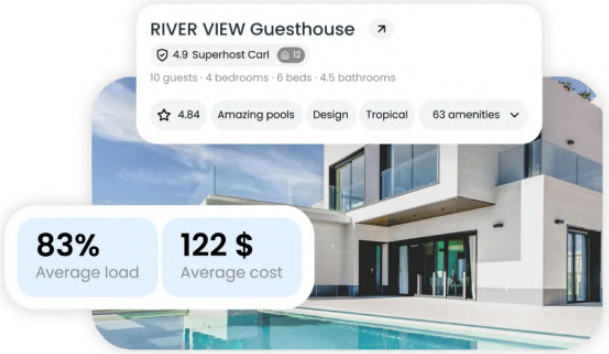
MODERN PROPERTY
MANAGEMENT MODEL



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

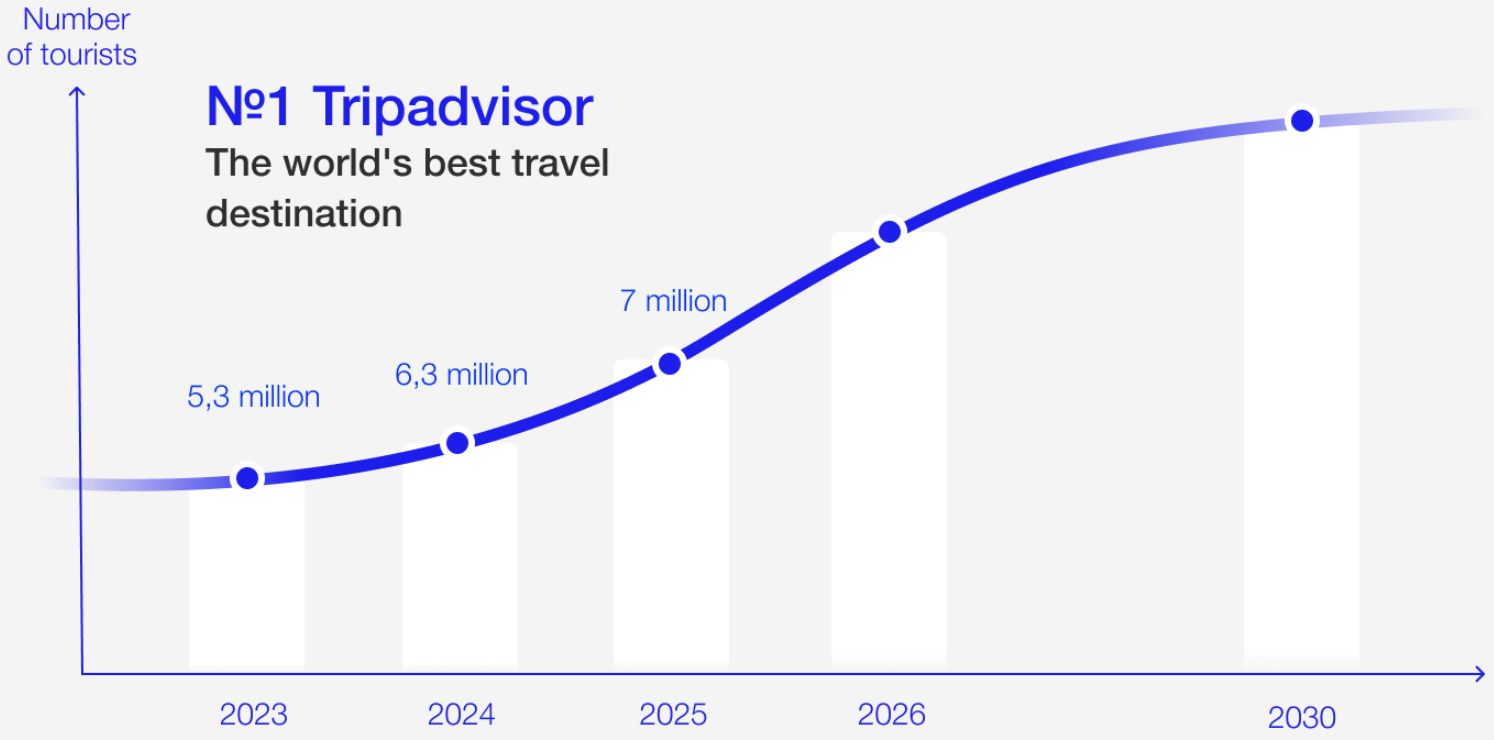
We analyze competitors in Bali **24/7** using our own **app for investors.**

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

ТОП-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

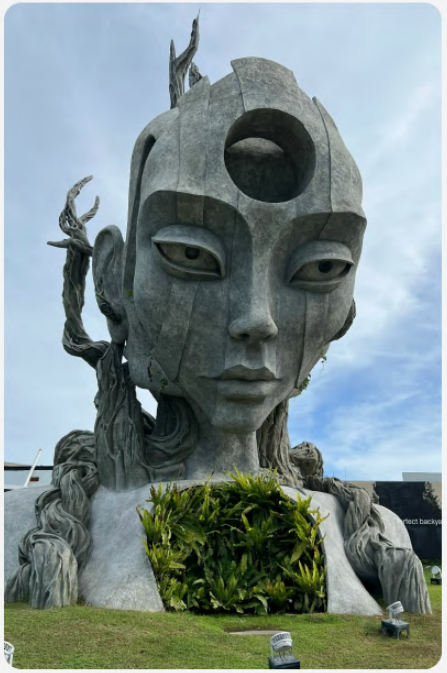
A young, modern town on the island where everyone can find what they want



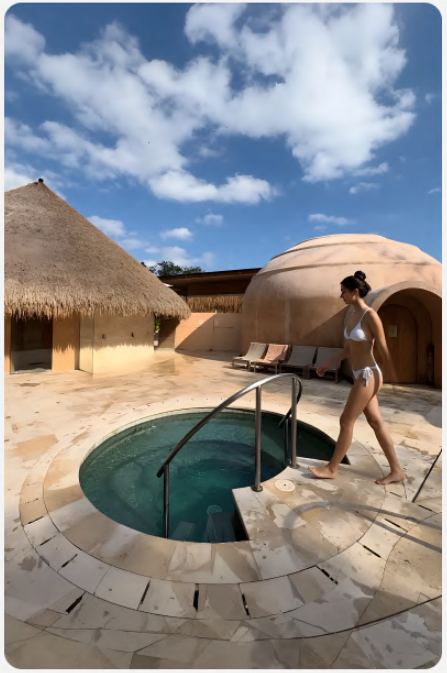
Prospects for business and strong partnerships



Premium international education in kindergartens and schools



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

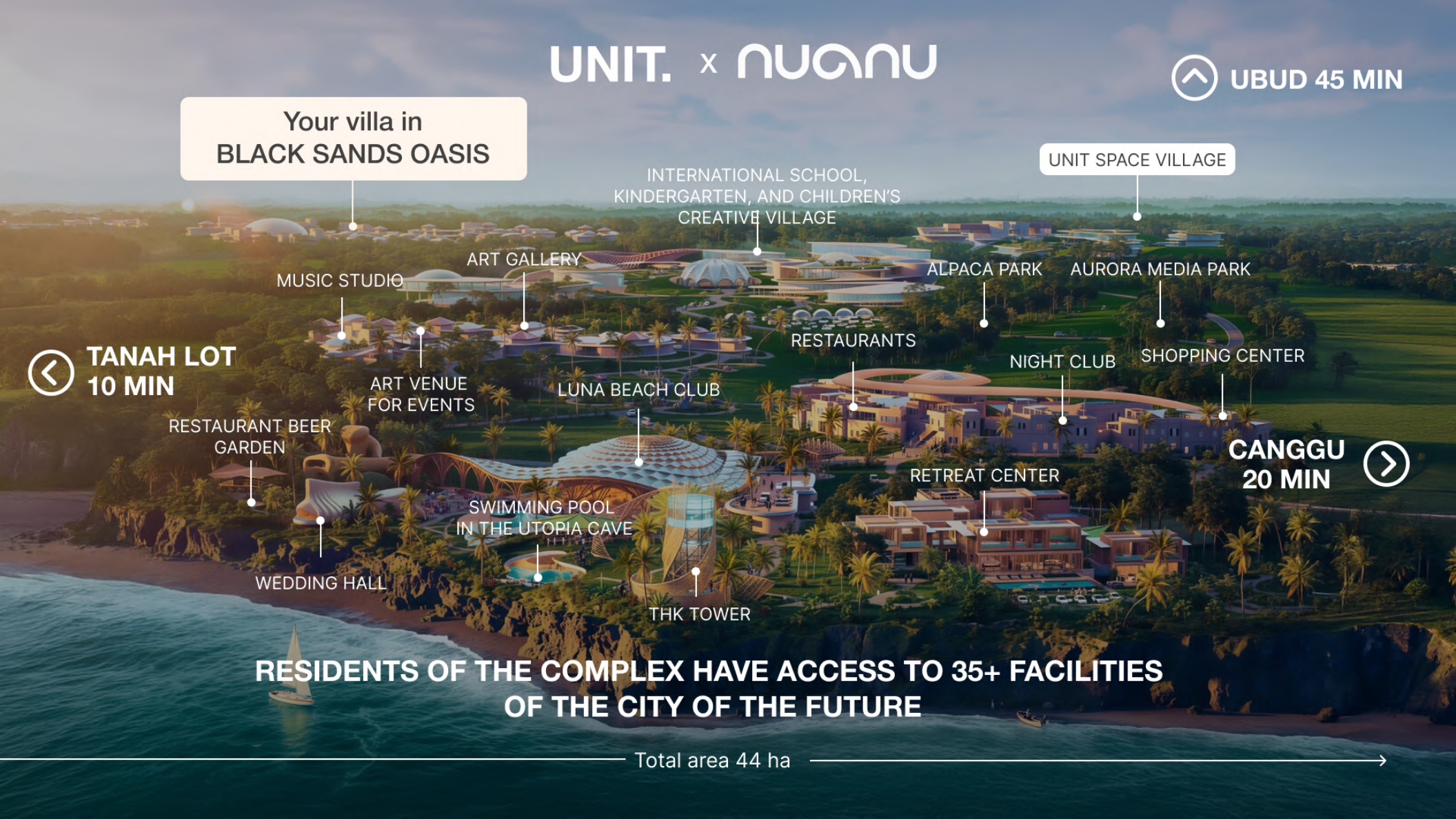


The best spa complex: a dome sauna on wood-fired heat and sound relaxation



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
INTERNATIONAL SCHOOL,
KINDERGARTEN, AND CHILDREN'S
CREATIVE VILLAGE
UNIT SPACE VILLAGE
ART GALLERY
MUSIC STUDIO
ALPACA PARK
AURORA MEDIA PARK
TANAH LOT
10 MIN
RESTAURANTS
NIGHT CLUB
SHOPPING CENTER
ART VENUE
FOR EVENTS
LUNA BEACH CLUB
RESTAURANT BEER
GARDEN
CANGGU
20 MIN
RETREAT CENTER
SWIMMING POOL
IN THE UTOPIA CAVE
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

2024



UNIT NUANU VILLAGE
55 units

Q4 2025

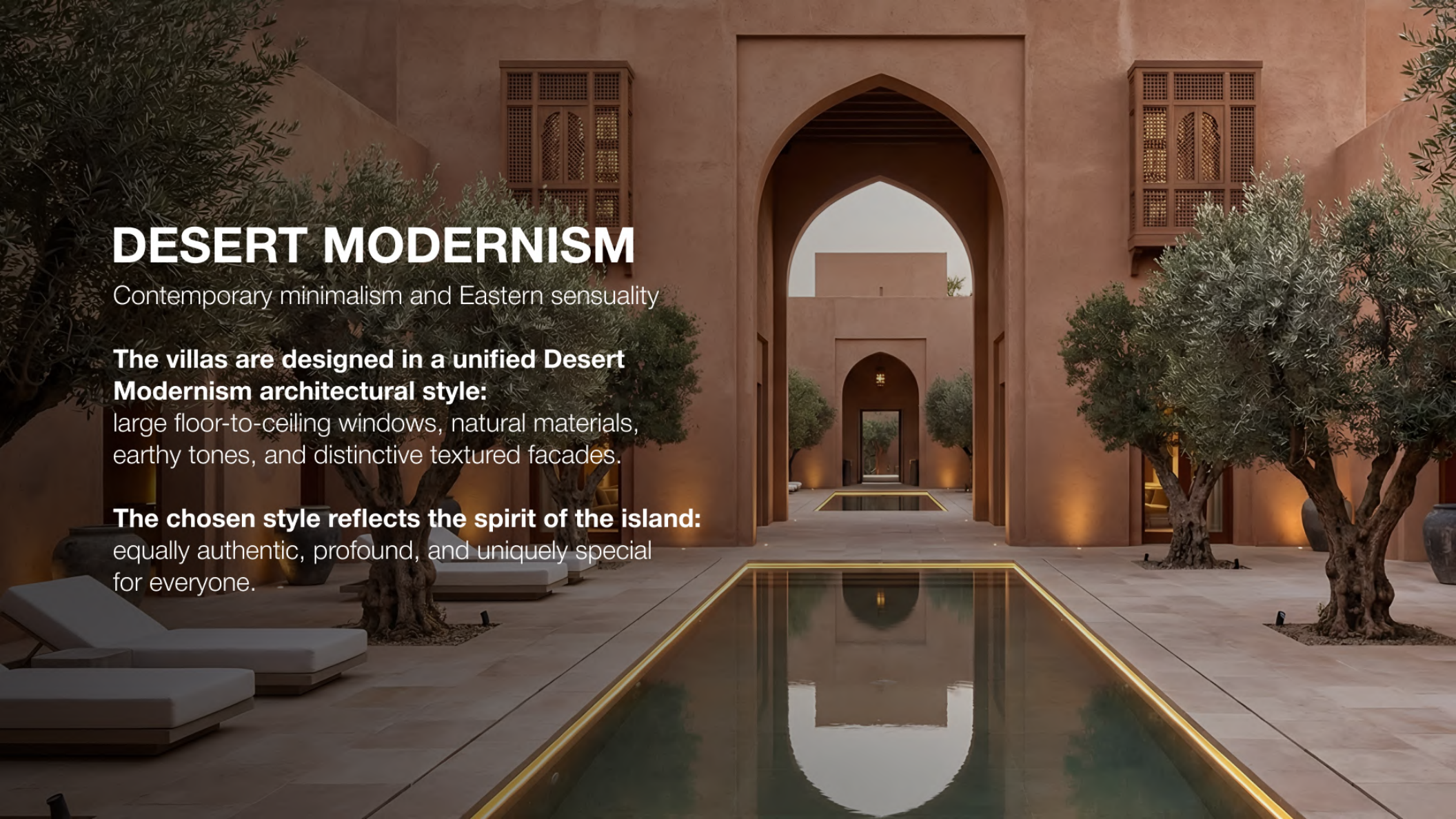


UNIT NYANYI VILLAGE
28 units

Q4 2026

BLACK SANDS OASIS

BY UNIT.



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.

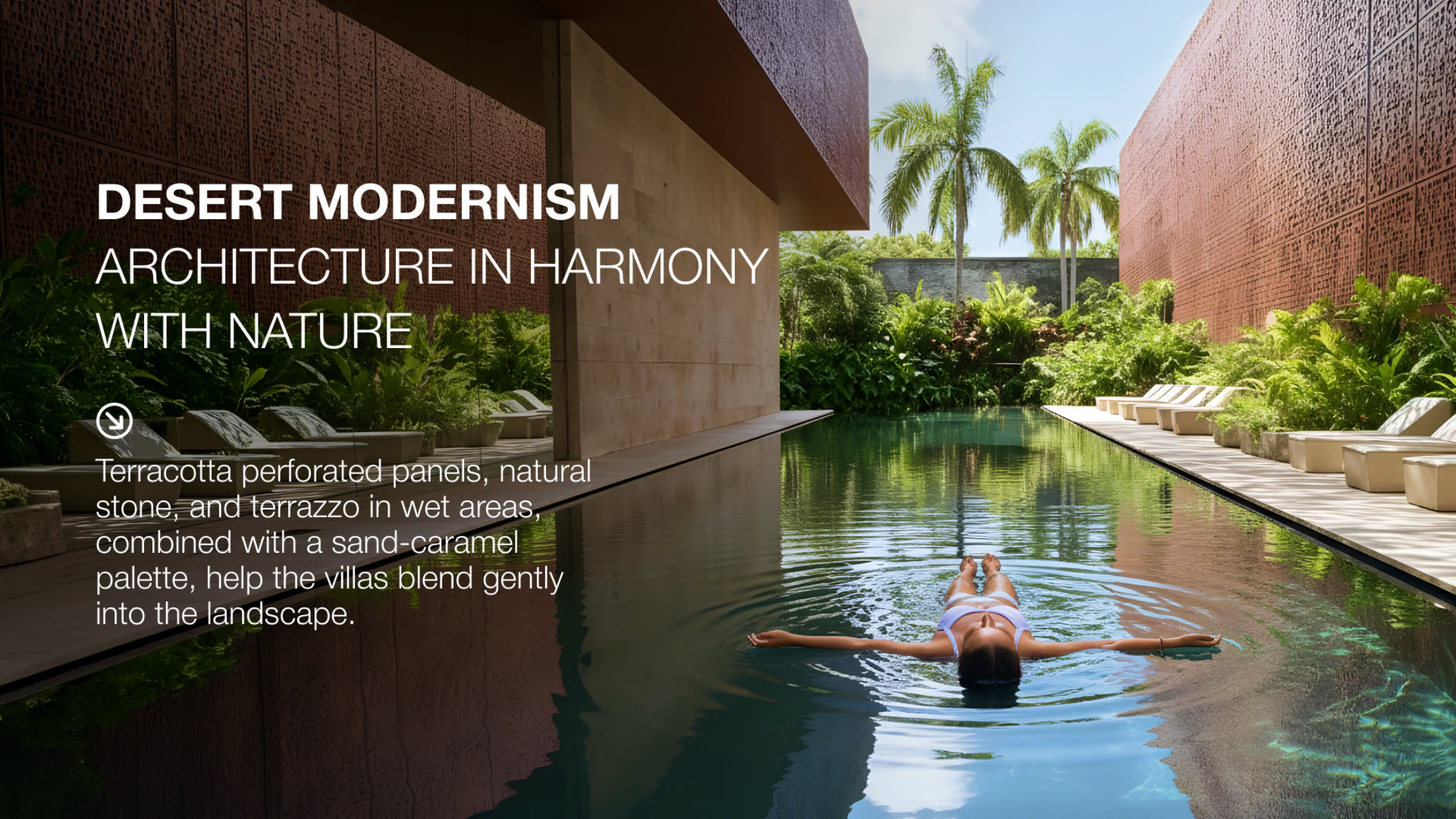
The chosen style reflects the spirit of the island:
equally authentic, profound, and uniquely special for everyone.


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.





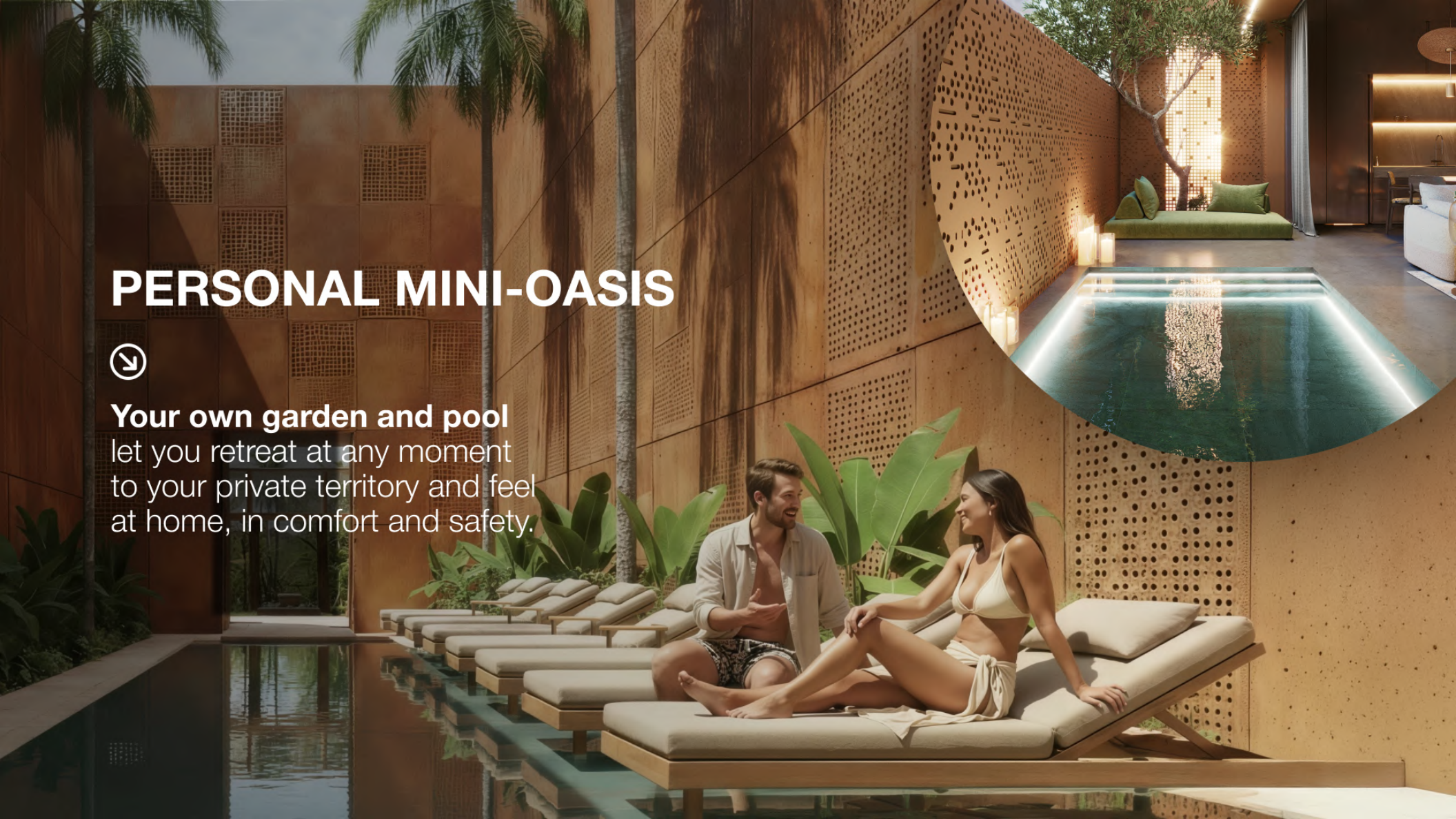
DESERT MODERNISM

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.

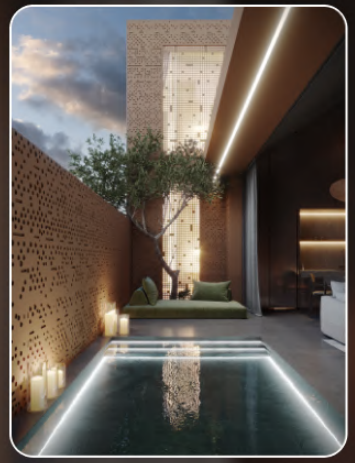



A SENSE OF COOLNESS
IN A HOT CLIMATE
Inside the villa,
every detail works
for your comfort.


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!



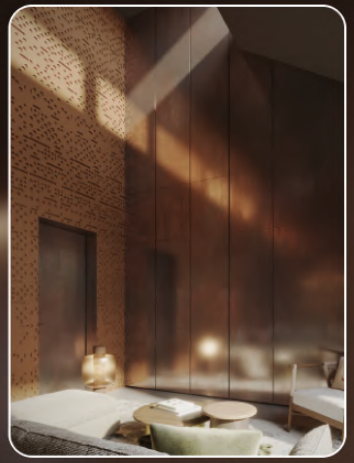
Private grounds



Clean lines
and plenty of light



Warm natural tones



6-meter ceilings



Textures inspired by nature


nuanu
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.

VILLAGE NEAR A PARK AND THE OCEAN

Petanque court · Swimming pool · Restaurant Moroccan
Hammam · Observation deck on the Stele





MASTER PLAN OF VILLAS
BLACK SANDS OASIS

Solo living, couples, families, friends & workcations

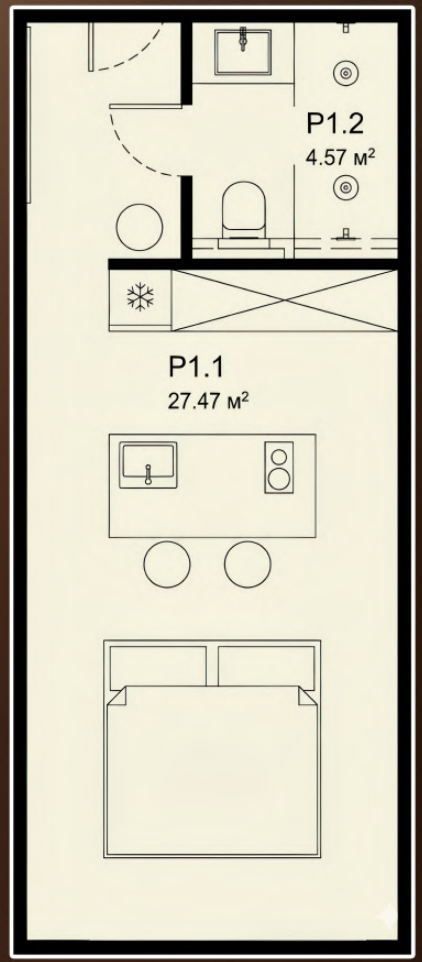


STUDIO 31,2 m^2	**PENTHOUSE** 31,2 m^2	**1BD** 71,3 m^2	**1BD SKY** 83,3 m^2	**2BD** 104,61 m^2
3BD 127,85 m^2	**3BD SKY** 136,51 m^2	**4BD SKY** 159,8 m^2	**4BD RIVER** 159,8 m^2	

PENTHOUSE

- Ocean view
- Volcano view

31,2 m²









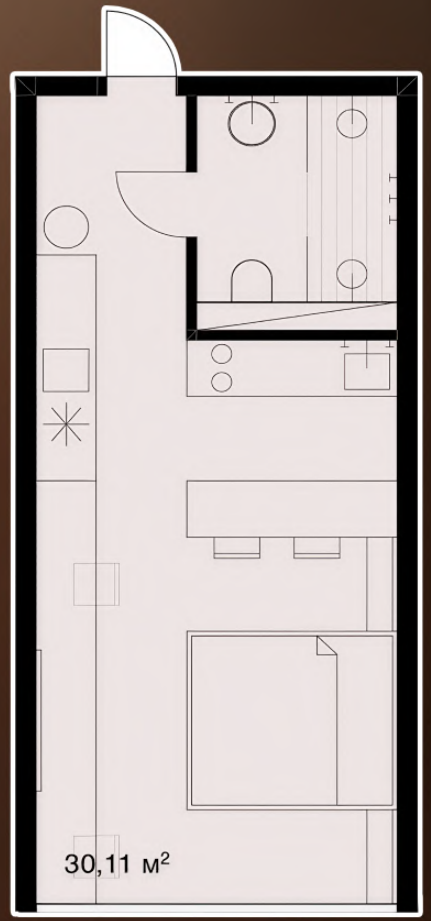




STUDIO

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

31,2 m²










EAT
DRINK
NAP



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 m^2



2nd floor



1st floor



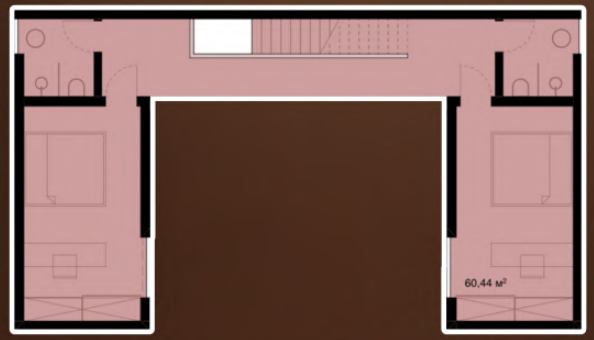




3BD VILLA SKY

2 floors, private pool

136,51 m^2





2nd floor



1st floor





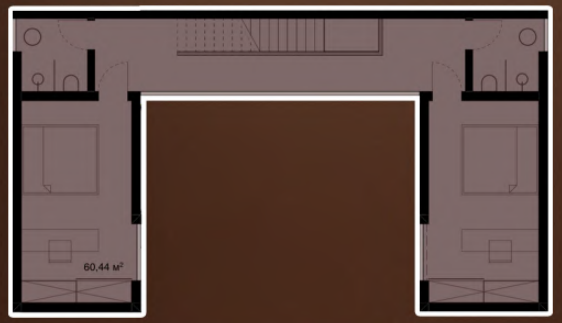




4BD VILLA

2 floors, private pool

159,8 m^2





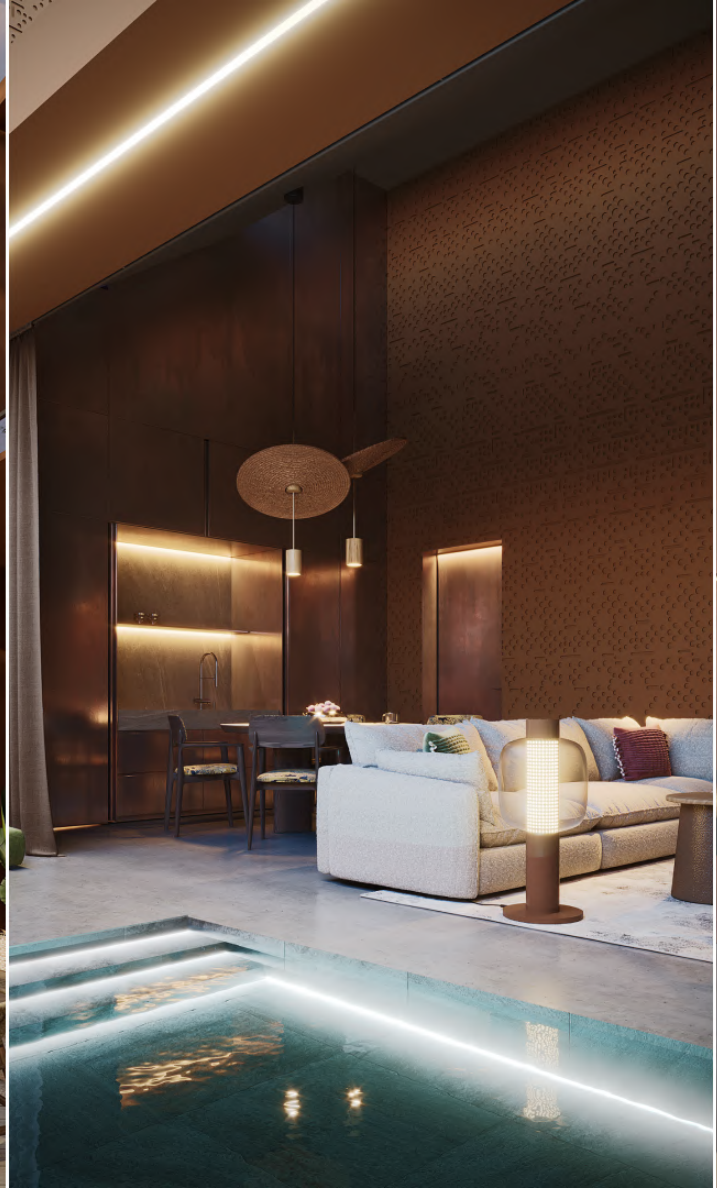
2nd floor



1st floor





















ARCHITECTURE
IN THE DESERT MODERNISM STYLE











YOUR OWN MINI OASIS

A private villa with a secluded garden, private pool and gated grounds —
a space for complete privacy and living at your own pace.



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

PROVEN DEMAND

Over 50% of the project is already SOLD OUT during the pre-sales phase

Extremely high demand for our top-tier categories

Extremely high demand for our top-tier categories

SOLD/BOOKED*



* Information on villa availability may change; the availability chart is the primary source of information

CHECK

AVAILABLE FOR SALE*

2, 6, 7, 9-12, 16, 18-20, P1, P2, P5, P7-P8, OS1

26, 29
30, 33, 34, 37, 38
41, 42, 45
57
60, 61

25
31, 32, 36, 39
46
58, 59
62, 63

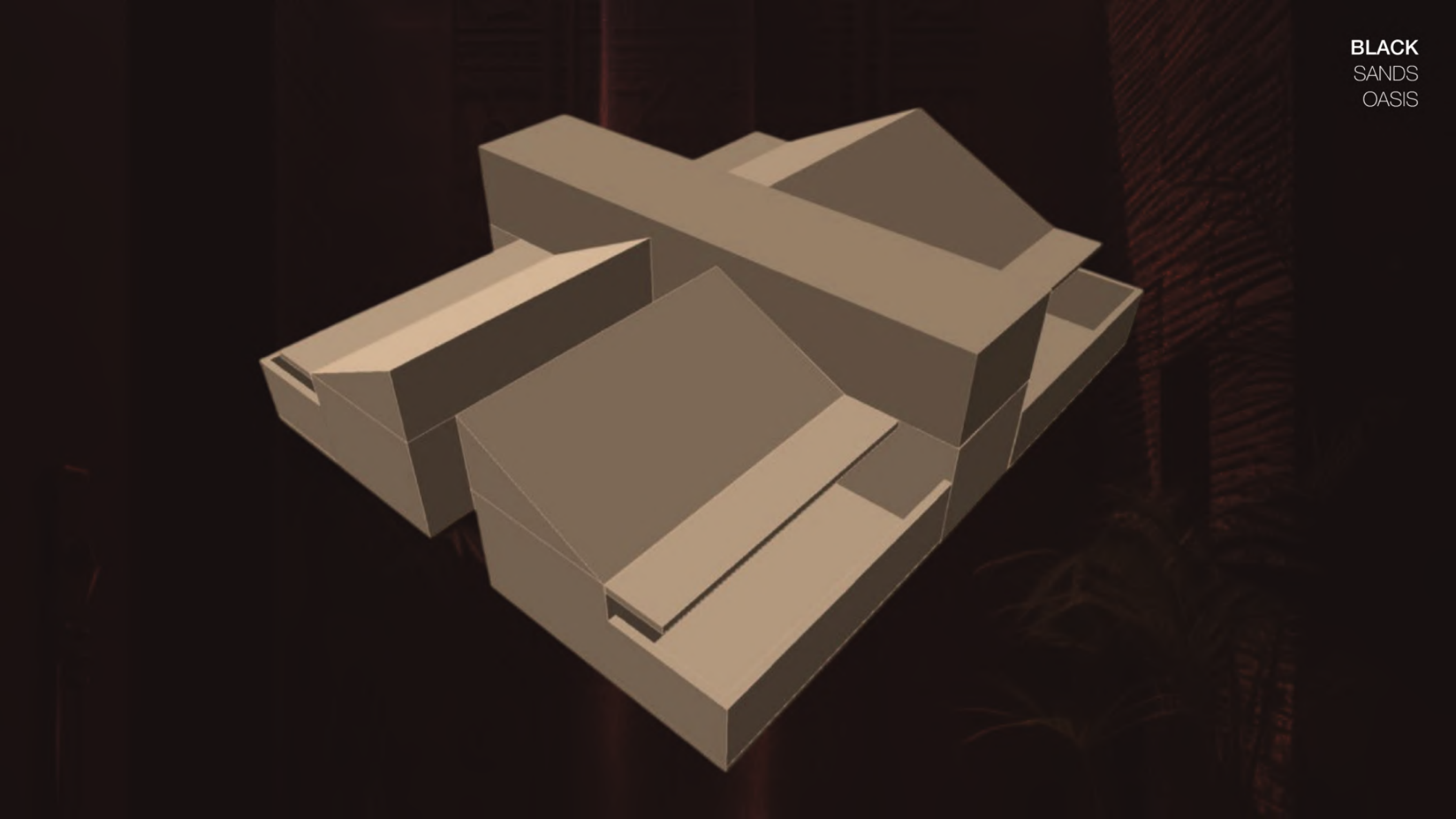
78, 79
80, 81, 82
90

71, 73
87
94, 96, 98

72, 74
99

55, 56 — SKY
103 — RIVER

STUDIO, PENTHOUSE, OBSERVATORY | 1BD VILLA | 1BD SKY | 2BD VILLA | 3BD VILLA | 3BD SKY | 4BD VILLA


BLACK
SANDS
OASIS

BLACK
SANDS
OASIS

3D MASTER PLAN



Open now

click & hold
to rotate

DESIGNED FOR HIGH INVESTMENT POTENTIAL

Explore financial models

1BD VILLA

BLACK SANDS OASIS - PAYBACK SCENARIOS

PESSIMISTIC		REALISTIC		OPTIMISCTIC	
$199,700	Current price	**$199,700**	Current price	$199,700	Current price
$242,110	**21.2%** Selling price afte construction	$245,462	**22.9%** Selling price afte construction	$248,876	**24.6%** Selling price afte construction
$19,944	**10.0%** Rental operating income per year	$24,061	**12.0%** Rental operating income per year	$27,124	**13.6%** Rental operating income per year
10.0 years	Payback period (rental)	**8.3** years	Payback period (rental)	7.4 years	Payback period (rental)
$284,164	**42.3%** Selling price in 5 years	**$297,009**	**48.7%** Selling price in 5 years	$310,175	**55.3%** Selling price in 5 years
$383,885	**92.2%** ROI in 5 years (rent&capital)	**$417,313**	**109.0%** ROI in 5 years (rent&capital)	$445,792	**123.2%** 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

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

BLACK
SANDS
OASIS

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.

BLACK
SANDS
OASIS

LAUNCH 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

NOVEMBER 2025

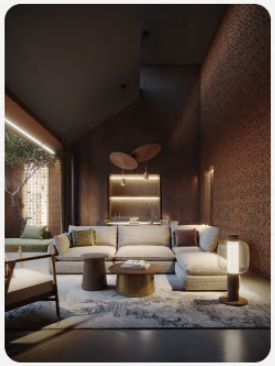
VILLA	FROM *	M2	NEXT PRICE *
4 BD SKY	IDR 8 412 286 800 USD $ 469 200	159,8	IDR 8 832 901 140 USD $ 492 660
3 BD SKY	IDR 6 006 215 000 USD $ 335 000	136,51	IDR 6 306 525 750 USD $ 351 750
3BD	IDR 5 826 925 000 USD $ 325 000	127,85	IDR 6 118 271 250 USD $ 341 250
2BD	IDR 4 763 735 300 USD $ 265 700	104,61	IDR 5 001 922 065 USD $ 278 985
1BD SKY	IDR 3 705 924 300 USD $ 206 700	83,3	IDR 3 891 220 515 USD $ 217 035
1BD	IDR 3 580 421 300 USD $ 199 700	71,3	IDR 3 759 442 365 USD $ 209 685
PENTHOUSE	IDR 2 241 125 000 USD $ 125 000	31,2	IDR 2 353 181 250 USD $ 131 250
STUDIO	IDR 2 069 006 600 USD $ 115 400	31,2	IDR 2 172 456 930 USD $ 121 170

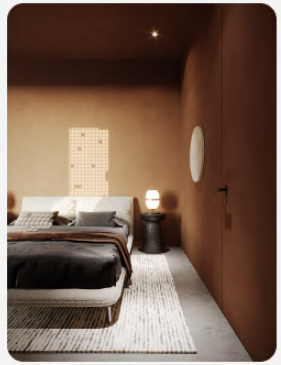
CHECK THE ACTUAL PRICE TABLE HERE! (click the link)

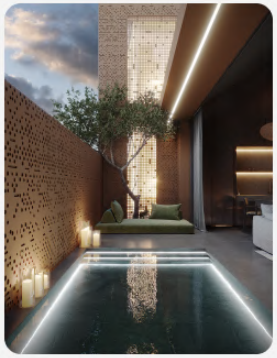
INVESTMENT TERMS

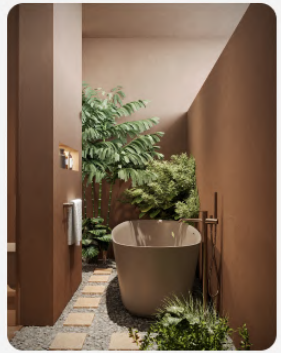
- Selecting a UNIT.
- Reservation deposit.
- Initial payment of 30%.
- Quarterly payments tied to construction milestones.











PROJECT: **BLACK SANDS OASIS**

UNIT.

FIRST STEP — **DEPOSIT**

	Price in USD
BOOKING DEPOSIT*	**25 065 000 IDR** 1 500 $

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

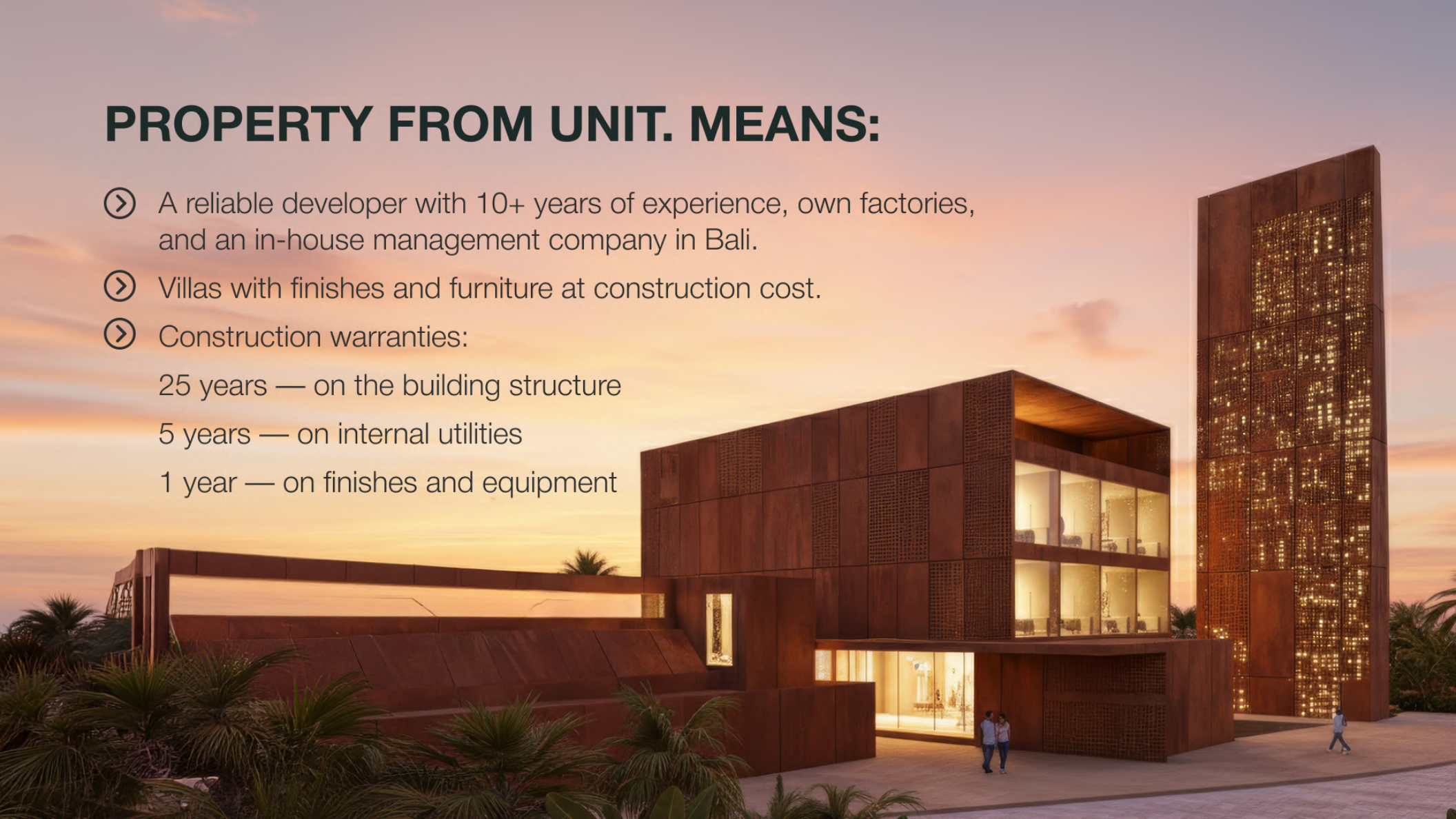
PROPERTY FROM UNIT. MEANS:

- 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




BLACK
SANDS
OASIS
A JOURNEY
INTO DESERT MODERNISM
BEGINS WITH EARLY BOOKING