BROCHURE · BALI AND LOMBOK · NOVEMBER 2026 EDITION

GENESIS BALI

Your villa in Bali, *from A to Z.*

Who we are, how we work, what to know before investing in Bali, and the villas we have delivered and are building today.

LAND · LEGAL · ARCHITECTURE · CONSTRUCTION · FURNISHING

GENESISBALI.CO



BALI ART VILLAS · ULUWATU

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What we build *together.*

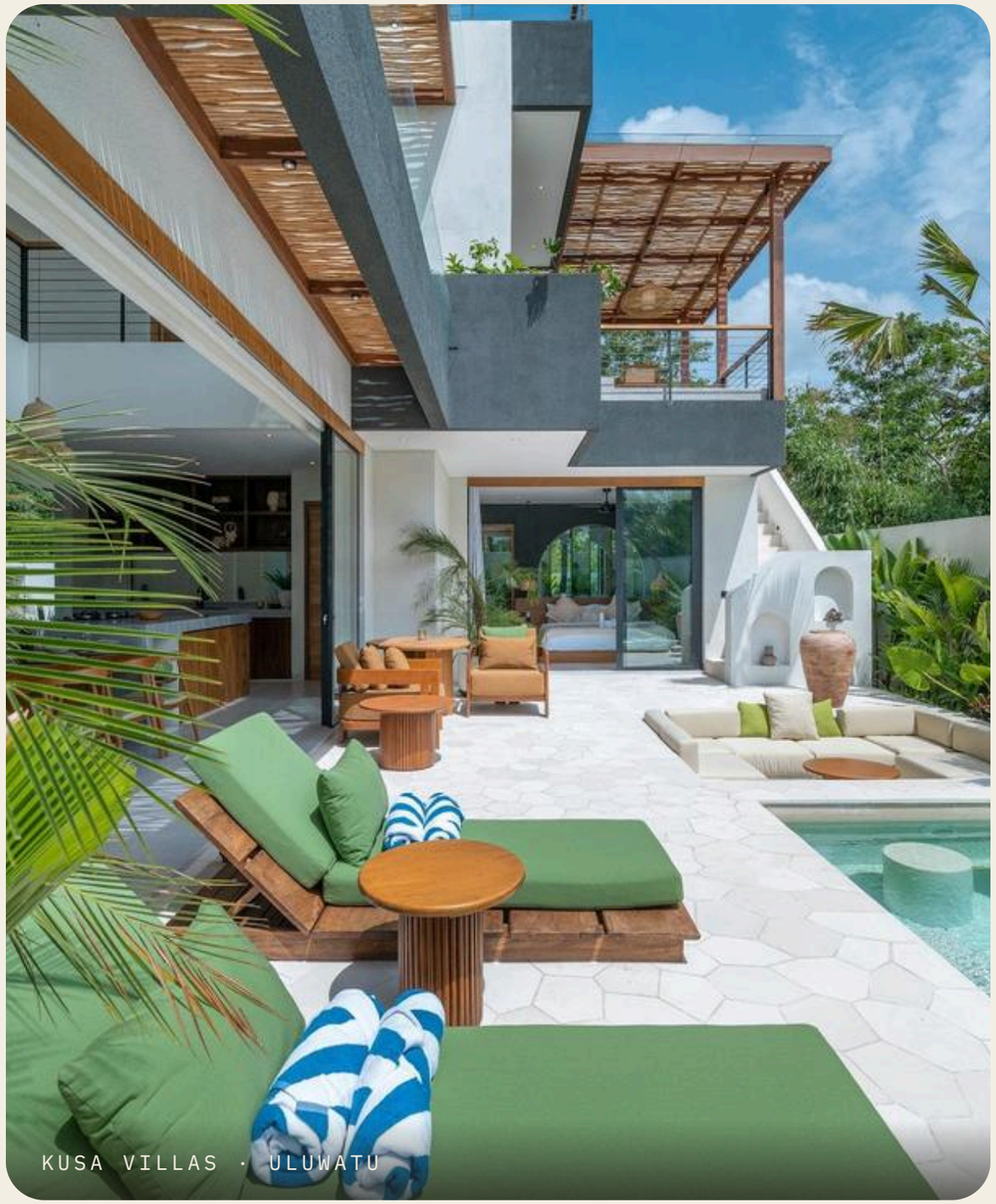
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Amounts in IDR first, US dollar equivalent in brackets at the xe.com rate of 11 October 2026 (US$1 = IDR 17,900).



KUSA VILLAS · ULUWATU

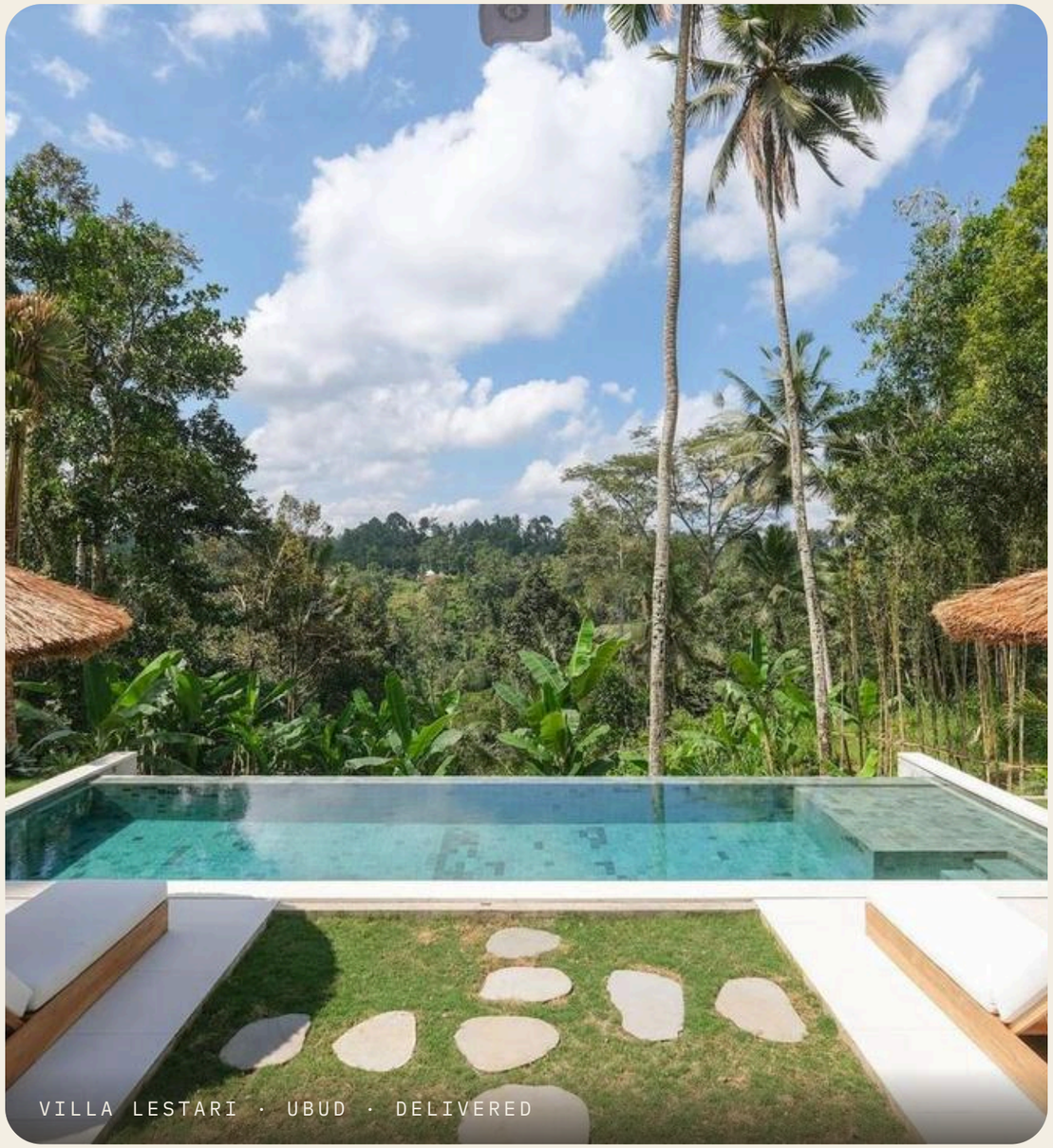
I · GENESIS BALI · ABOUT US

Others sell their villas. *We build yours.*

Genesis Bali designs and builds 100% custom villas for foreign investors, in Bali and Lombok. We handle every step: land sourcing, legal setup, design, construction and furnishing. One point of contact, one all-inclusive price.

With backgrounds in finance, law and real estate, we combine financial rigour and legal know-how. Every villa starts from a blank page: a private residence or a high-yield rental property.

10	21	50+	2
SIGNATURE PROJECTS	VILLAS DELIVERED AND UNDERWAY	BEDROOMS	FOUNDERS IN BALI FULL-TIME



VILLA LESTARI · UBUD · DELIVERED

I · GENESIS BALI · THE TEAM

The faces *behind your projects.*

Two founders living in Bali, an Indonesian head of operations: you always speak to someone who knows your project.



Laurent Mailloux

CO-FOUNDER · FINANCE AND INVESTMENT

Based full-time in Bali, Laurent structures every project from initial vision to first booking: financial analysis, yield structuring, local team management. He personally accompanies every client through to key handover.



Charles-Étienne Desrochers

CO-FOUNDER · LEGAL AND OPERATIONS

Based full-time in Bali, Charles-Étienne manages all legal and operational aspects: PT PMA, land due diligence, building permits, tax compliance. Every investment is structured correctly from the start, with no grey areas.



Sicilia Tiki Septikasari

HEAD OF OPERATIONS

Indonesian born and raised, with over 7 years of experience in high-end Bali real estate. Sicilia coordinates suppliers, tracks construction progress and keeps every project on schedule and within budget.

I · GENESIS BALI · THE GENESIS DIFFERENCE

What sets us *apart.*

01

100% custom

Budget, land, architecture, materials, furnishing: everything starts from your vision. We never sell catalogue villas.

02

Every project is unique

No compound of 20 identical villas: no price war with your neighbours, for rentals or resale.

03

One point of contact

Laurent or Charles, from the first coffee to key handover. We deliberately limit the number of projects we take on.

04

Network and buying power

Terms on materials and services that an investor on their own would not get.

05

Market knowledge

Real land and material prices, what rents and why. We advise what works, not what suits us.

06

Nothing to do, even from afar

A weekly photo and video report: you can come to Bali only to collect your keys.



KUSA VILLAS · DELIVERED LIVING ROOM

II · HOW WE WORK

II
From A *to Z.*

Six steps, from the first consultation to key handover.
Two contracts, staged payments, one point of contact.



GARDEN BATHROOM · GENESIS

II · HOW WE WORK · TIMELINE

From the first conversation *to key handover.*

TOTAL DURATION

12 to 16 months

from the first conversation to key handover

POINT OF CONTACT

Just one

Laurent or Charles, start to finish

LEGAL SETUP

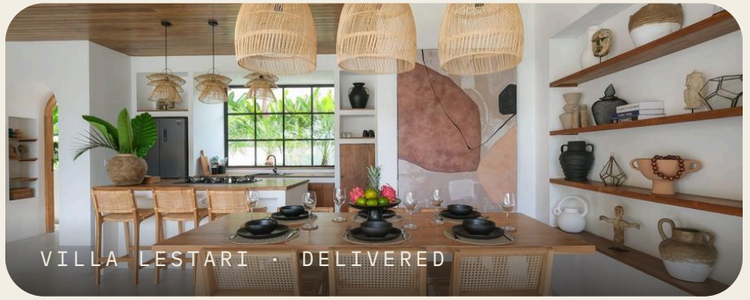
In parallel

with land sourcing, to save time

1	2	3	4	5	6
2 WKS	2 WKS	1 MONTH	2 TO 3 MONTHS	10 TO 12 MONTHS	2 WKS
Free consultation	Legal setup	Land and due diligence	Architecture and design	Construction	Furnishing and keys
PREPARATION			DESIGN AND CONSTRUCTION		DELIVERY



BALI ART VILLAS · ARCHITECTURAL RENDER



VILLA LESTARI · DELIVERED



BALI ART VILLAS · DELIVERED

Your project's exact schedule is set in the final contract (FDC). Full supervision, quality control and regular progress reports throughout construction.

II · HOW WE WORK · STEPS 1 TO 3

Prepare *without risk.*

1

Free consultation

2 WEEKS

We learn your goals, budget, preferred area and type of project. You receive a personalised budget file, presented on a video call, with 3 yield scenarios.

2

Legal setup

2 WEEKS

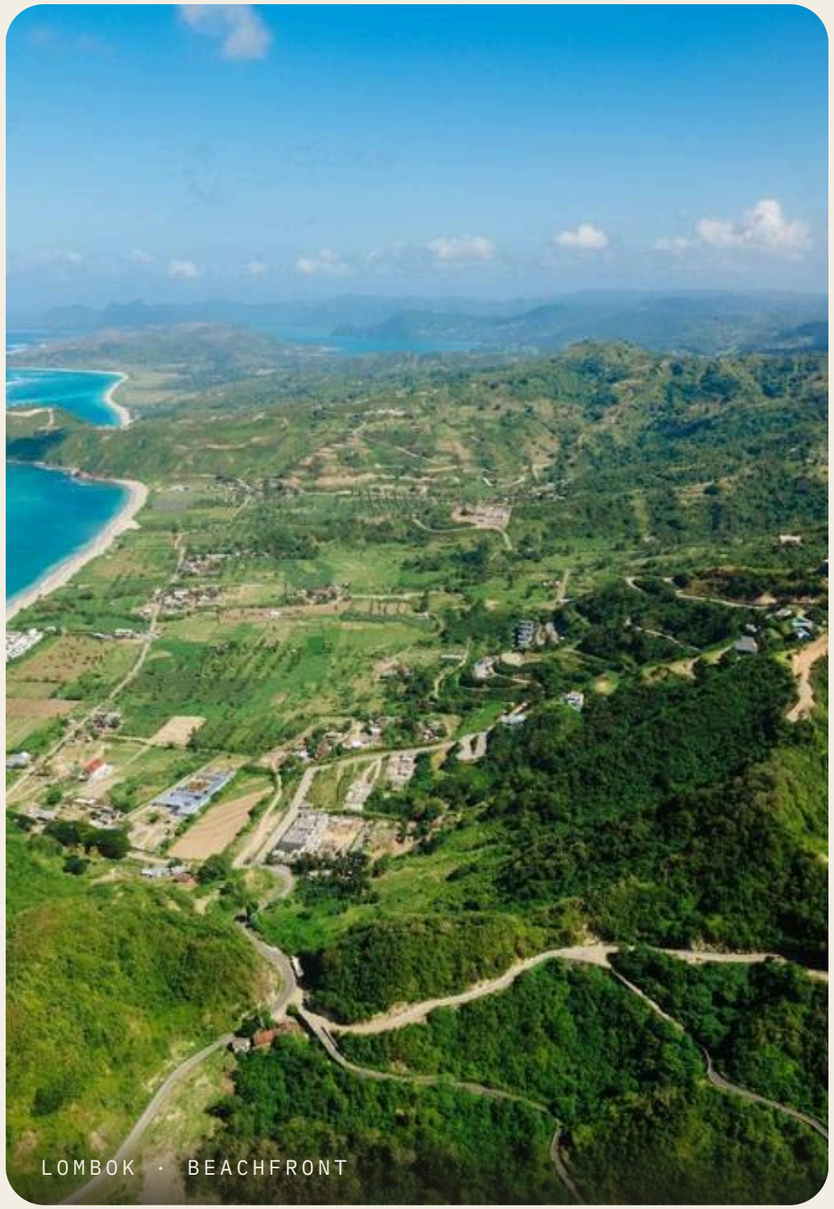
Foreigners cannot own freehold land: we set up your PT PMA company, obtain licences and permits, and ensure compliance. Never a nominee.

3

Land and due diligence

1 MONTH

We shortlist plots that fit your budget and goals, then check everything: zoning, title, no disputes, access, building rights.



LOMBOK · BEACHFRONT

II · HOW WE WORK · STEPS 4 TO 6

Design, build, *deliver.*

4 Architecture and design

2 TO 3 MONTHS

A bespoke design: modern minimalist, contemporary tropical or Balinese. We optimise space, light and indoor-outdoor living, through to the final bill of quantities (BOQ).

5 Construction

10 TO 12 MONTHS

Skilled craftsmen, experienced engineers, materials suited to the climate. Strict quality control, budget transparency and a weekly photo and video report, wherever you are.

6 Furnishing and key handover

2 WEEKS

Furniture, decoration, appliances, final inspections: the villa is handed over 100% ready to live in or rent out, with a 12-month defects warranty.



GENESIS SITE · AERIAL VIEW

II · HOW WE WORK · THE CONTRACTS

Two contracts, *in this order.*

You never commit to a price you have not seen: the final price is locked in the FDC.

	EDA · EXCLUSIVE DEVELOPMENT AGREEMENT	FDC · FINAL DEVELOPMENT CONTRACT
When	At commitment, before land, PT PMA and design	Once the final bill of quantities (BOQ) is known
Signed by	You, personally	Your PT PMA company
Land	To be found, price range	Acquired, address and certificate
Budget	Indicative, by category	Final and binding
Schedule	Estimated phases	Firm schedule, construction instalments

WORKING DEPOSIT

IDR 150,000,000

(≈ US$8,380) · paid when the EDA is signed

Non-refundable and fully credited to the first construction invoice: your project total does not change. As Genesis makes no margin on the land, it is how both sides show a real commitment to working together on your project.

Bilingual English and Indonesian contracts, explained line by line before signing · amounts in IDR · Indonesian law.

II · HOW WE WORK · PAYMENTS

Each item is paid *when it is done.*

Your funds never leave in one block: each payment goes to its recipient, for the current step of your project.

1

Working deposit

IDR 150,000,000

When the EDA is signed · credited to the 1st construction invoice

2

Legal setup

Per step

PT PMA, KITAS, due diligence, survey, notary

3

Land

10% + 90%

Paid directly to the landowner through the notary's escrow · never through Genesis

4

Design

50% + 50%

The architect, in 2 instalments

5

Construction

35 · 15 · 10%

Then 10% instalments as construction progresses

6

Finishing

At delivery

Furnishing, water and power connections, appliances

WORKING DEPOSIT → EDA → LAND AND DUE DILIGENCE → LEGAL · PT PMA → DESIGN → FDC AT FINAL BOQ → STAGED CONSTRUCTION

Your land payment never goes through Genesis. You pay the landowner directly, through the notary's escrow account. The 10% deposit is refundable if due diligence reveals a title, zoning or access defect.

II · HOW WE WORK · ALL-INCLUSIVE PRICE

What is included, *and how you follow it all.*

Included in your price

- ✓ Land (lease or HGB via PT PMA), notary, soil and survey studies
- ✓ Legal setup: PT PMA and KITAS
- ✓ Bespoke architecture and design
- ✓ Villa and pool construction, site supervision
- ✓ Landscaping, furniture, appliances, decoration, bedding
- ✓ Water and power connections, PBG and SLF permits

Not included

- ✗ Rental management: we refer you to specialist partners (the choice stays yours)
- ✗ Your personal taxes at home and your travel

We go through this list with you line by line before anything is signed.

Remote follow-up

WEEKLY REPORT ✓
site photos and videos

LIVE CAMERA ✓
on site, on request

DEFECTS WARRANTY ✓
12 months after handover

III

Investing *in Bali.*

Areas, zoning, prices, realistic yield, legal framework and tax: the essentials before you invest.



SOUTH COAST · BALI

III · THE BALI GUIDE · THE MARKET

One of the world's *most profitable markets.*







7M+

BOOMING TOURISM

Over 7 million international tourists in 2025, plus 10 million domestic visitors a year. Well-located high-end villas generate IDR 90 to 265 million (≈ US$5,000 to 14,800) or more per month.

+8 to 13%

APPRECIATION PER YEAR

Property values rise 8 to 13% a year in key areas, driven by demand and scarce land. Ocean-view villas in Uluwatu have gained 30 to 50% in five years.

12 to 18%

NET YIELD PER YEAR

Lower construction and running costs than other destinations, 75 to 95% occupancy depending on the area. Never guaranteed: we show it in 3 scenarios further on.

III · THE BALI GUIDE · THE ESSENTIALS

The closest thing *to a guarantee.*

No property investment is guaranteed. These four rules remove the risks that lose people money in Bali.

14%	12%	≈ 7 years	12–16 mo.
REALISTIC NET YIELD	OUR PRUDENT FLOOR	CAPITAL PAYBACK	FIRST CALL TO KEYS

01

The right zoning

A zone where rentals are allowed (pink, orange or yellow), checked on the official GISTARU map before anything is signed.

02

The right title

A long-term lease with an extension option, or HGB held by your PT PMA.

03

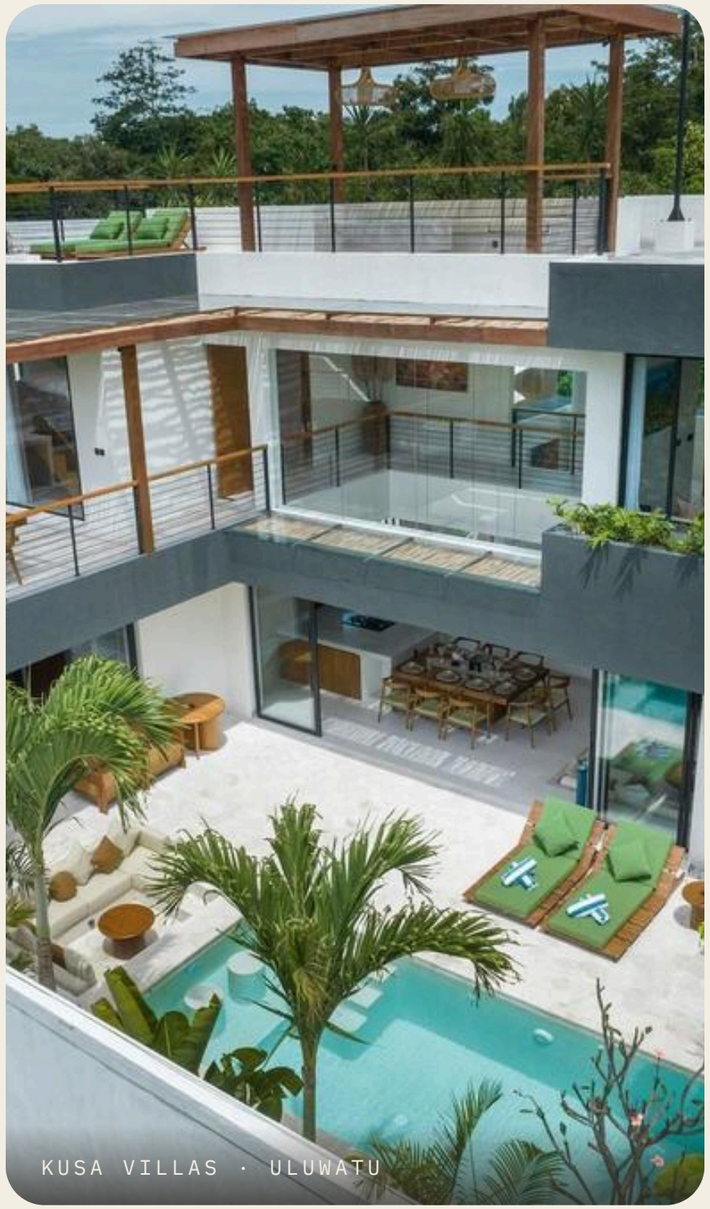
The right budget

Built to return 12% net even at 75% occupancy. Anything above is a bonus.

04

The right structure

PT PMA, accommodation licences and taxes in order. No nominee, ever.



KUSA VILLAS · ULUWATU

III · THE BALI GUIDE · THE AREAS

Six markets, *six risk profiles.*



Uluwatu · Bukit

Cliffs, surf beaches, high-end guests. Our main area.

DEMAND
Very strong

RISK
Low

FROM THE AIRPORT
≈ 1 h 10

OUR PROJECTS
Kusa · Bali Art · Cliffside · Teduh



Pererenan · Seseh · Cemagi

The island's expat heart. Record demand, but a lot of new supply.

DEMAND
The strongest

RISK
Low

FROM THE AIRPORT
≈ 1 h 40

OUR PROJECTS
·



Ubud

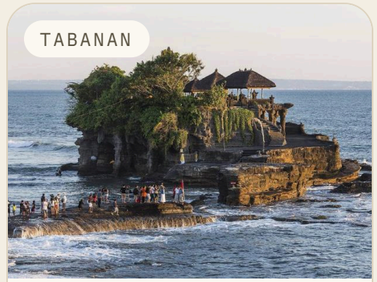
Wellness, jungle and rice fields. Stable demand, lower nightly rates.

DEMAND
Stable

RISK
Low

FROM THE AIRPORT
≈ 1 h 10

OUR PROJECTS
Villa Lestari



Kedungu

Quiet beaches and rice fields. An emerging market.

DEMAND
Growing

RISK
Medium

FROM THE AIRPORT
≈ 2 h

OUR PROJECTS
Villa Ambisi



Sidemen

Eco-retreats in unspoilt nature. A narrow market.

DEMAND
Niche

RISK
High

FROM THE AIRPORT
≈ 1 h 45

OUR PROJECTS
·



South Lombok

The “next Bali”: low entry prices, strong potential, little track record.

DEMAND
Growing

RISK
Medium

FROM THE AIRPORT
30 min flight

OUR PROJECTS
Villa Elyes · SENJA

III · THE BALI GUIDE · ZONING

Zoning: *the first check.*

Pink zone

Kawasan Pariwisata

RENTALS ALLOWED

Hotels, rental villas, restaurants

Max. 50% site coverage

Max. height 15 m, Balinese style

ALLOWED ZONE

Yellow zone

Kawasan Permukiman

RENTALS ALLOWED

Residential: houses and villas

Villa rentals allowed

Checked on GISTARU before signing

ALLOWED ZONE

Orange zone

Perdagangan dan Jasa

RENTALS ALLOWED

Retail, services and offices

Villa rentals allowed

Sub-zone set by the local plan (RDTR)

ALLOWED ZONE

Green zone

Pertanian · Lindung

FORBIDDEN

Farmland and protected rice fields (LP2B)

Forests, rivers, sacred areas

No commercial permit issued

NEVER FOR A RENTAL PROJECT

The official map prevails. If the agent and the GISTARU map disagree, the map is right.

Zoning cannot be changed. Only during official reviews, over several years. Never on request.

III · THE BALI GUIDE · THE LAND

Before buying land: *our checklist.*

Genesis checks every point before you sign anything.

- ✓ Allowed zone (pink, orange or yellow) confirmed on GISTARU and by the official zoning certificate (KKPR)
- ✓ Outside protected rice fields (LP2B)
- ✓ Title certificate (SHM) checked at the land office: no dispute, no mortgage
- ✓ All owners and heirs sign at the notary
- ✓ Legal road access, power and water connectable
- ✓ Soil test: suitable foundations, especially on former rice fields
- ✓ Setbacks respected: beach, cliff, river
- ✓ Neighbourhood checked: ongoing projects, noise, beach clubs



KUSA VILLAS · AERIAL VIEW

III · THE BALI GUIDE · OWNERSHIP FOR FOREIGNERS

Leasehold or HGB: *lease the land or own it?*

CRITERION	LEASEHOLD · HAK SEWA	HGB · VIA PT PMA
Type of right	Notarised lease contract	Land title registered at the land office (BPN)
Holder	You or your PT PMA	Your PT PMA only
Term	Usually 25 to 30 years, extendable by negotiation	30 + 20 + 30 years, i.e. 80 years
Land cost	The lowest: rent paid upfront	3 to 4 times more expensive
At expiry	Land and villa return to the owner, unless extended	Administrative renewal
Value over time	Falls with the remaining years	Follows the market: capital gain possible
Resale	Transfer of the remaining years (10% tax)	Sale of the title or of the PT PMA shares
Bank collateral	No	Yes, mortgage possible
To rent out	PT PMA required (lease in your own name: personal use only)	PT PMA (capital IDR 2.5B, ≈ US$140,000)

GOAL: YIELD

Leasehold

Lowest entry ticket, best yield over the lease term. Our advice: a long-term lease, with an extension option signed from day one.

GOAL: WEALTH

HGB via PT PMA

Your company holds the land: capital gain on resale, mortgage possible. Ideal for a long-term residence or several villas.

Freehold (Hak Milik) is reserved for Indonesians. Never a nominee.

III · THE BALI GUIDE · THE LEGAL FRAMEWORK

To rent legally: *one PT PMA, five licences.*

The foreign-owned Indonesian company is the only structure that lets a foreigner run a rental villa. Genesis handles the PT PMA and every licence.

MINIMUM PAID-UP CAPITAL — IDR 2.5B
≈ US$140,000

INVESTMENT PLAN — > IDR 10B

FOREIGN OWNERSHIP — up to 100%

THE LICENCES · BUSINESS CODE KBLI 55193 (VILLA)

1	**NIB**	Company registration on the OSS system
2	**KKPR**	Project compliance with zoning
3	**PBG**	Building permit, tourism use
4	**SPPL**	Environmental approval (or UKL-UPL)
5	**SLF**	Certificate of fitness on completion

Sources: BKPM regulation 5/2025 (PT PMA capital) · Perda Bali 2/2023.

THE 3 COSTLY MISTAKES

✕ Nominee
Land or company in an Indonesian's name: illegal, no recourse in a dispute.

✕ Wrong zoning
Green or farmland zone: no permit, risk of demolition.

✕ Renting without a licence
Fines from IDR 50M, back taxes, closure.

III · THE BALI GUIDE · PRICES

Land prices: *2026 benchmarks.*

LAND

AREA	LEASEHOLD · IDR M / ARE / YEAR	FREEHOLD HGB · IDR M / ARE
Pererenan · Seseh · Cemagi	**25 to 35**	1,500 to 3,500
Uluwatu · Bukit	**20 to 40**	1,000 to 2,500
Ubud	**4 to 10**	350 to 900
Kedungu	**12 to 18**	400 to 900
Sidemen	**3 to 8**	150 to 400
South Lombok	·	150 to 400

Example: 3 ares (300 m²) in Uluwatu, IDR 20M per are per year over 30 years = IDR 1.8B (≈ US$100,559), paid upfront.



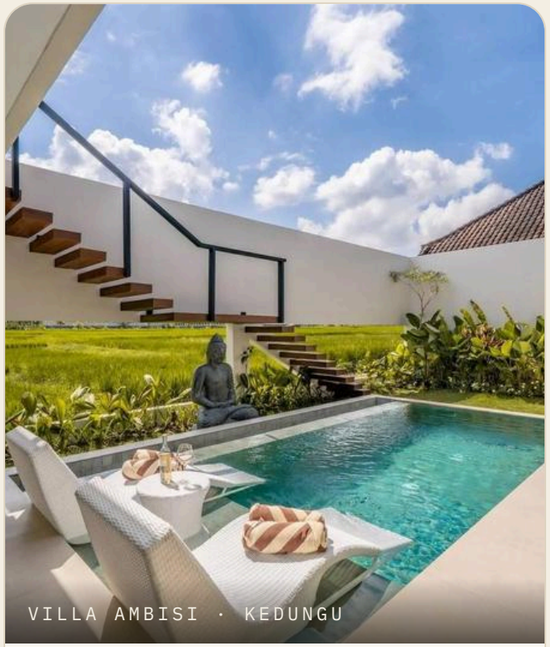
ULUWATU · BUKIT

1 are = 100 m² · indicative ranges as of October 2026, confirmed by quote for each plot.

III · THE BALI GUIDE · BUDGETS

Turnkey budget: *from land to furniture.*

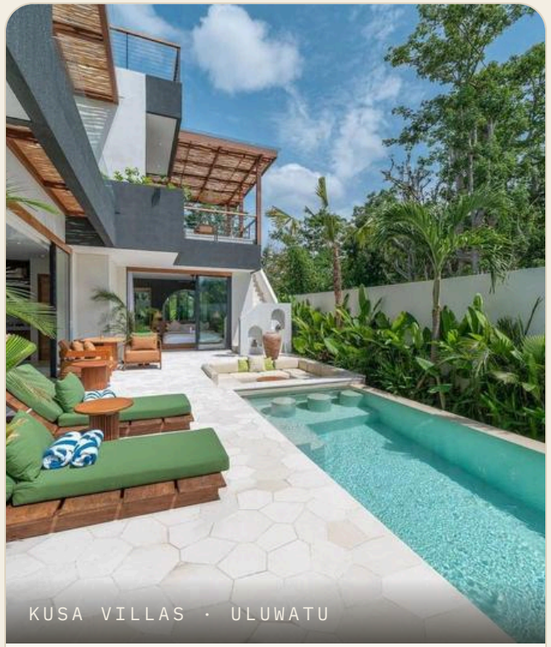
Included: a long-term lease in a good Bali area, architecture, PBG and SLF permits, construction, pool, full furnishing and rental set-up.



2 BEDROOMS

IDR 4.0B to 5.4B

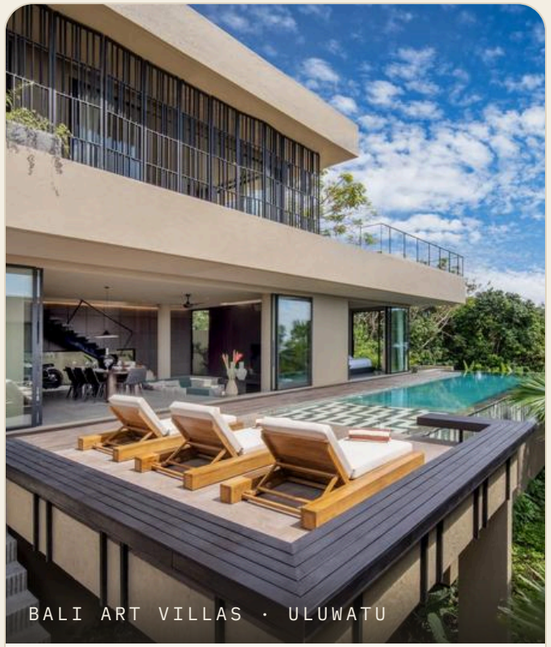
≈ US$225k to 300k



3 BEDROOMS

IDR 7.2B to 9.8B

≈ US$400k to 550k



4 BEDROOMS · OCEAN VIEW

IDR 11.6B to 14.3B

≈ US$650k to 800k



6 BEDROOMS · CLIFFTOP

IDR 14.3B to 26.9B

≈ US$800k to 1.5M

Indicative 2026 ranges · the budget depends mostly on the land, the area and the finishes · photos show villas delivered or under construction by Genesis.

III · THE BALI GUIDE · THE YIELD

A worked example: a 3-bedroom villa at *IDR 7.16B.*

About US$400,000 · US$350 per night · before corporate tax.

PRUDENT · FLOOR · **OCCUPANCY 75%**

Monthly net income

IDR 70.6M

(≈ US$3,943)

Net yield 11.8%

Payback 8.5 years

REALISTIC · **OCCUPANCY 85%**

Monthly net income

IDR 82.6M

(≈ US$4,613)

Net yield 13.8%

Payback 7.2 years

FAVOURABLE · **OCCUPANCY 95%**

Monthly net income

IDR 94.6M

(≈ US$5,284)

Net yield 15.9%

Payback 6.3 years

CAPITAL PAYBACK · YEARS TO RECOVER YOUR INVESTMENT



Before corporate tax · average rate IDR 6.26M per night (≈ US$350) in all three scenarios · 10% local tax applied to income net of commissions, management and running costs · forecasts, never a guarantee · line-by-line calculation on the next page.

III · THE BALI GUIDE · APPENDIX · THE MATHS

The maths, *line by line.*

SCENARIO · ANNUAL (IDR)	PRUDENT · FLOOR	REALISTIC	FAVOURABLE
Average nightly rate	IDR 6.26M (≈ US$350)	IDR 6.26M (≈ US$350)	IDR 6.26M (≈ US$350)
Occupancy	75%	85%	95%
Annual gross income	1,715.0M (US$95,812)	1,943.7M (US$108,588)	2,172.4M (US$121,362)
Booking platform fees (15%)	−257.3M (−US$14,372)	−291.6M (−US$16,288)	−325.9M (−US$18,204)
Rental management (15%)	−257.3M (−US$14,372)	−291.6M (−US$16,288)	−325.9M (−US$18,204)
Staff, electricity, pool	−214.8M (−US$12,000)	−214.8M (−US$12,000)	−214.8M (−US$12,000)
Accounting and insurance	−44.8M (−US$2,500)	−44.8M (−US$2,500)	−44.8M (−US$2,500)
PBJT local tax (10% of net income)	−94.1M (−US$5,257)	−110.1M (−US$6,151)	−126.1M (−US$7,045)
Annual net income	IDR 846.9M (≈ US$47,312)	IDR 990.9M (≈ US$55,360)	IDR 1,135.0M (≈ US$63,408)
Yield · payback	11.8% · 8.5 yrs	13.8% · 7.2 yrs	15.9% · 6.3 yrs

3-bedroom villa at IDR 7.16B (≈ US$400,000) · US$1 = IDR 17,900 (xe.com, 11 October 2026) · before corporate tax: depending on each client's tax structure, allow 2.5 to 3.5 points less after tax and dividend withholding · capital gain not included.

III · THE BALI GUIDE · TAX

Every tax, *at every step.*

STAGE	TAX	RATE	PAID BY
Purchase · leasehold	PPh on land rent	10% of the lease value	Lessor (withheld)
Purchase · HGB	BPHTB, transfer duty	5%	Buyer
Purchase · HGB	PPh on the sale	2.5%	Seller
Purchase	Notary / PPAT	≈ 1%	Buyer
Construction	Construction services withholding	1.75 to 6%	Withheld on invoice
Rental	PBJT, local accommodation tax	10% of net income, monthly	Charged to the guest
Every year	PBB, property tax	≤ 0.5% of the taxable value	PT PMA
Profits	Corporate tax	22% · ≈ 11% if turnover < IDR 4.8B	PT PMA
Repatriation	Dividend withholding	Per your country's tax treaty	Foreign shareholder
Resale	PPh on the lease transfer	10% · can be optimised	Seller

General information as of October 2026 · not tax advice: your personal situation should be confirmed with your adviser.

IV Ten signature *projects.*

From intimate villas to ocean-facing residences, in Bali and Lombok: proof by example. Delivered projects are shown in real photos, ongoing projects in CGI renders.

01	Villa Lestari · *Ubud*	DELIVERED · MARCH 2024	1 villa · 2 bd
02	Kusa Villas · *Uluwatu*	DELIVERED · JANUARY 2026	3 villas · 9 bd
03	Bali Art Villas · *Uluwatu*	DELIVERED · APRIL 2026	4 villas · 12 bd
04	Villa Ambisi · *Kedungu*	DELIVERED · AUGUST 2026	1 villa · 2 bd
05	Cliffside Villas · *Uluwatu*	UNDER CONSTRUCTION · JULY 2027	2 villas · 12 bd
06	Villa Elyes · *South Lombok*	UNDER CONSTRUCTION · AUGUST 2027	1 villa · 3 bd
07	Villa Teduh · *Uluwatu*	UNDER CONSTRUCTION · SEPTEMBER 2027	1 villa · 4 bd
08	Villa Frederic · *Uluwatu*	IN DEVELOPMENT	1 villa · 4 bd
09	SENJA · The Four · *South Lombok*	IN DEVELOPMENT	4 en-suite bedrooms
10	SENJA · The Six · *South Lombok*	IN DEVELOPMENT	6 en-suite bedrooms









PROJECT 01 / 10

Villa *Lestari.*

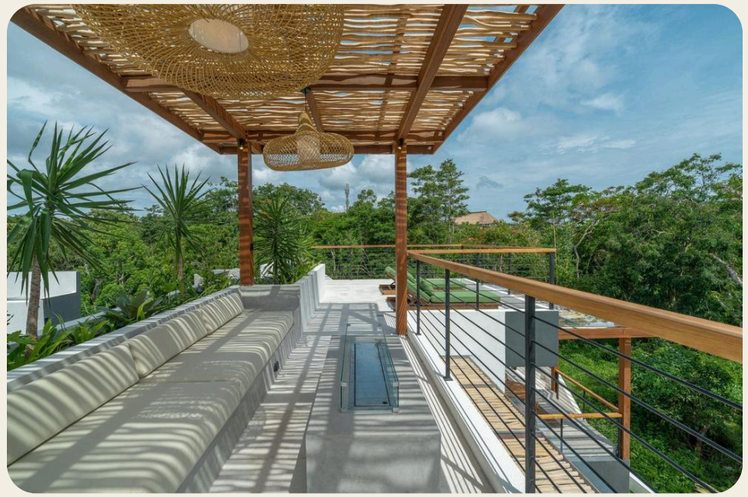
UBUD · DELIVERED MARCH 2024 DELIVERED

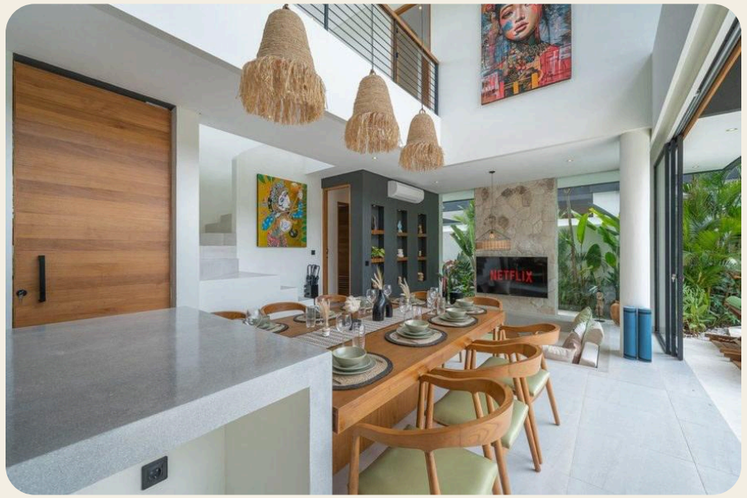
LAND	500 m²
CONSTRUCTION	150 m²
PROGRAMME	1 villa · 2 bd

A Japanese-inspired villa in the heart of Ubud's jungle: minimalist architecture, natural materials, floor-to-ceiling glazing, zen garden and infinity pool. A peaceful haven surrounded by nature.

REAL PHOTOS · DELIVERED PROJECT









PROJECT 02 / 10

Kusa *Villas.*

NUNGGALAN BEACH, ULUWATU · DELIVERED

JANUARY 2026 DELIVERED

LAND	1,000 m²
CONSTRUCTION	740 m²
PROGRAMME	3 villas · 9 bd

Three 3-bedroom villas tucked into greenery near Nunggalan Beach: private pool, rooftop and premium finishes. Managed by our trusted long-standing partner, which specialises in rental management.

95%+
OCCUPANCY

35+
5-STAR REVIEWS

REAL PHOTOS · CURRENTLY RENTED









PROJECT 03 / 10

Bali Art *Villas.*

ULUWATU · DELIVERED APRIL 2026 · 1/2

DELIVERED

LAND	1,500 m²
CONSTRUCTION	1,300 m²
PROGRAMME	4 villas · 12 bd

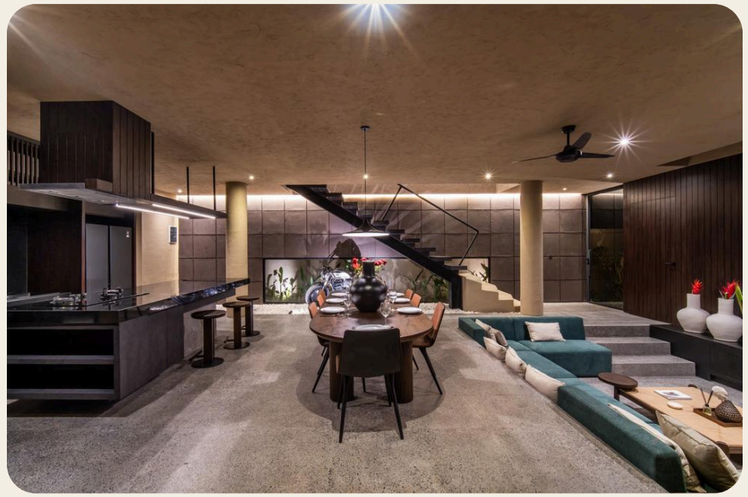
Japanese aesthetics and minimalist design, panoramic ocean views. Two 2-bedroom and two 4-bedroom villas: contemporary architecture, private pools, rooftops with views and premium finishes.

95%
OCCUPANCY

5 stars
ON AIRBNB

REAL PHOTOS · DELIVERED PROJECT









PROJECT 03 / 10

Bali Art *Villas.*

ULUWATU · INTERIORS · 2/2 DELIVERED

FURNITURE	100% bespoke
GARDENS	landscaped
TODAY	rented

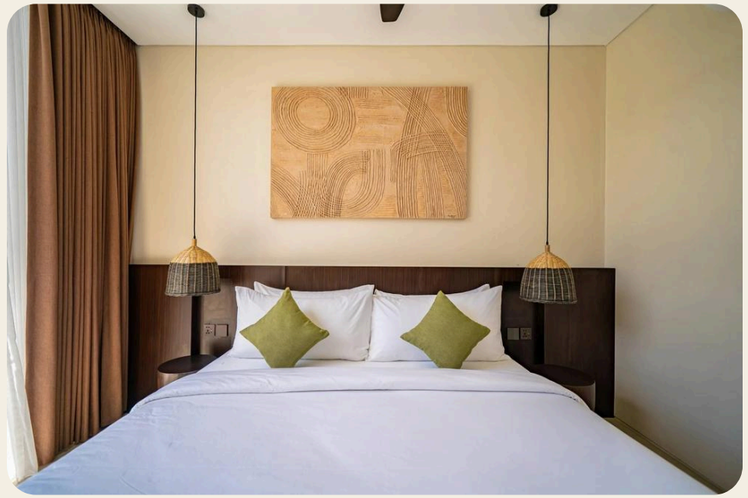
From elegant interiors to soothing zen gardens: bespoke interiors, designer furniture and sunset rooftops. A Genesis Bali benchmark.

REAL PHOTOS · DELIVERED PROJECT









PROJECT 04 / 10

Villa *Ambisi.*

KEDUNGU · DELIVERED AUGUST 2026

DELIVERED

LAND	200 m²
CONSTRUCTION	150 m²
PROGRAMME	1 villa · 2 bd

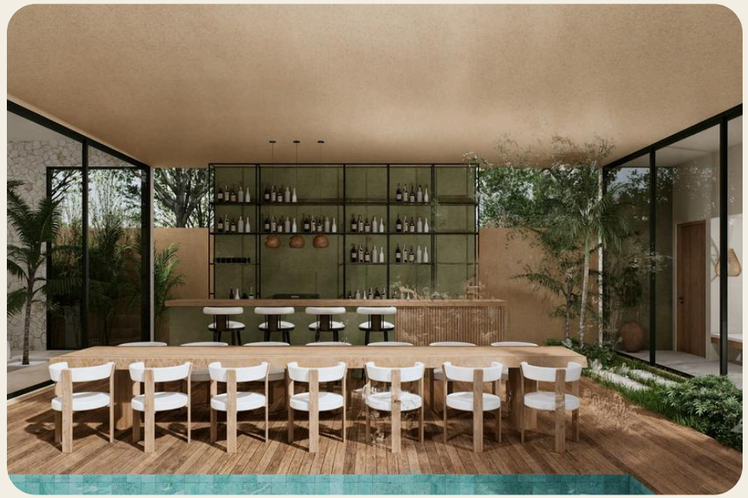
A 2-bedroom villa delivered turnkey by Genesis in Kedungu, overlooking the rice fields · our most recent delivery. Rooftop, indoor-outdoor living and an accessible entry ticket in a growing market.

REAL PHOTOS · DELIVERED PROJECT









PROJECT 05 / 10

Cliffside *Villas.*

ULUWATU · EXTERIORS · 1/2

UNDER CONSTRUCTION

LAND	1,760 m²
CONSTRUCTION	1,300 m²
PROGRAMME	2 villas · 12 bd
DELIVERY	July 2027

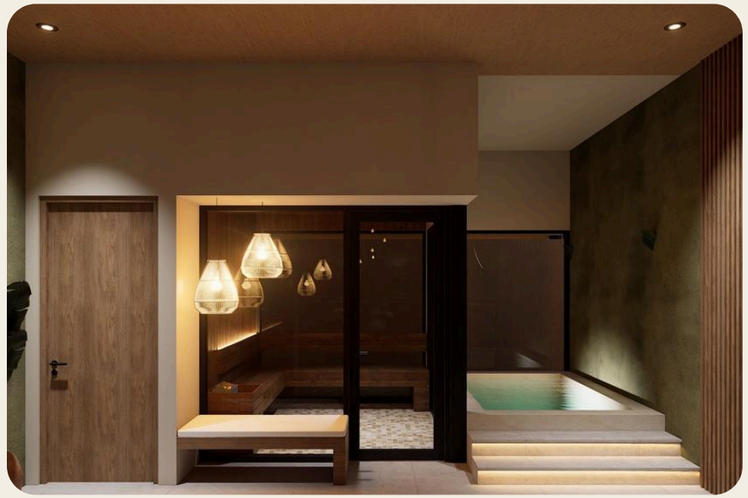
Perched on Uluwatu's cliffs, our most ambitious project: two 6-bedroom villas facing the Indian Ocean, designed with one of Bali's top architecture firms.

CGI RENDERS · UNDER CONSTRUCTION









PROJECT 05 / 10

Cliffside *Villas.*

ULUWATU · INTERIORS · 2/2

UNDER CONSTRUCTION

VILLA 02	608 m²
LEVELS	4
POOLS	2 incl. 1 rooftop

Double-height living room, basement cinema, gym, spa and sauna, jacuzzi and cold plunge: an exceptional, fully furnished villa facing the ocean.

CGI RENDERS · UNDER CONSTRUCTION









PROJECT 06 / 10

Villa *Elyes.*

SAMARA HILLS · SOUTH LOMBOK

UNDER CONSTRUCTION

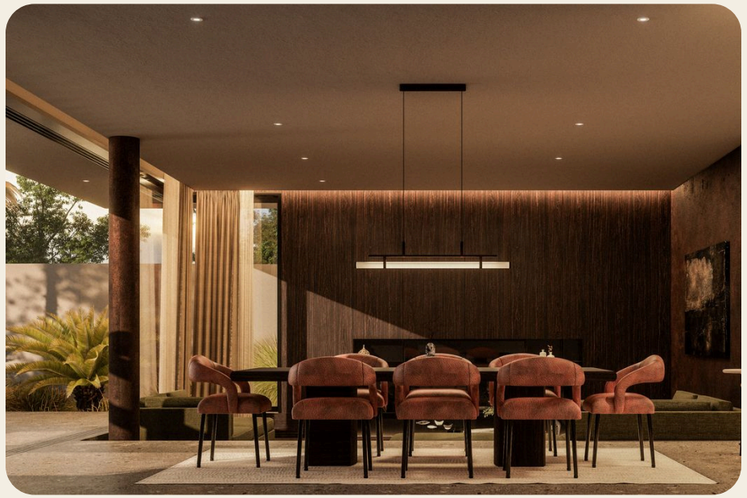
LAND	1,037 m²
CONSTRUCTION	275 m²
PROGRAMME	1 villa · 3 bd
DELIVERY	August 2027

On the Samara hills, facing the ocean: a contemporary 3-bedroom villa in concrete and natural stone, a sculpted spiral staircase, a 40 m² pool and living spaces open to the sea.

CGI RENDERS · UNDER CONSTRUCTION









PROJECT 07 / 10

Villa *Teduh.*

ULUWATU · UNDER CONSTRUCTION

LAND	461 m²
CONSTRUCTION	350 m²
PROGRAMME	1 villa · 4 bd
DELIVERY	September 2027

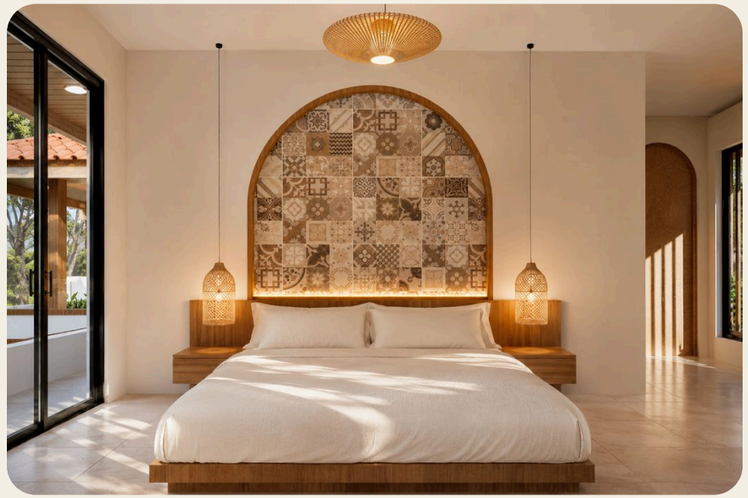
A contemporary 4-bedroom villa designed for its owner: dark wood, natural stone and a landscaped dry garden around the pool, minutes from the Bukit's finest beaches.

CGI RENDERS · UNDER CONSTRUCTION









PROJECT 08 / 10

Villa *Frederic.*

ULUWATU · IN DEVELOPMENT

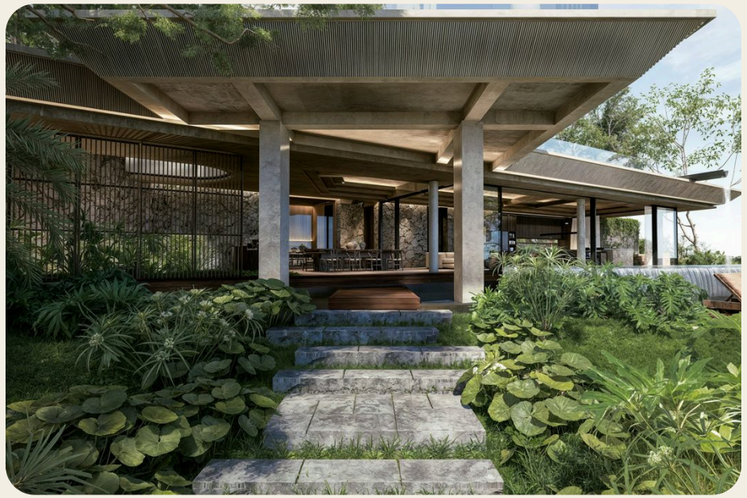
LAND	539 m²
PROGRAMME	1 villa · 4 bd
DELIVERY	2028

A 4-bedroom villa designed around its owner's brief in Uluwatu: terracotta roof, white walls and warm timber, deep covered terraces and living spaces open to a tropical garden.

CGI RENDERS · IN DEVELOPMENT









PROJECT 09 / 10

SENJA · *The Four.*

SENJA ESTATE · EXTERIORS · 1/2

IN DEVELOPMENT

LAND	± 900 m²
CONSTRUCTION	± 535 m²
PROGRAMME	4 en-suite bedrooms

On an ocean-facing ridge: a residence with 4 en-suite bedrooms, pool, roof terrace, cinema room, sauna, jacuzzi and cold plunge. Delivered turnkey and fully furnished.

ARCHITECT'S CGI RENDERS









PROJECT 09 / 10

SENJA · *The Four.*

SENJA ESTATE · INTERIORS · 2/2

IN DEVELOPMENT

LEVELS	2
POOL	± 98 m²
FURNISHING	included

Inside The Four: an open-plan living room and kitchen in dark timber and local stone, a master suite facing the ocean and a covered outdoor dining area.

ARCHITECT'S CGI RENDERS









PROJECT 10 / 10

SENJA · *The Six.*

SENJA ESTATE · EXTERIORS · 1/2

IN DEVELOPMENT

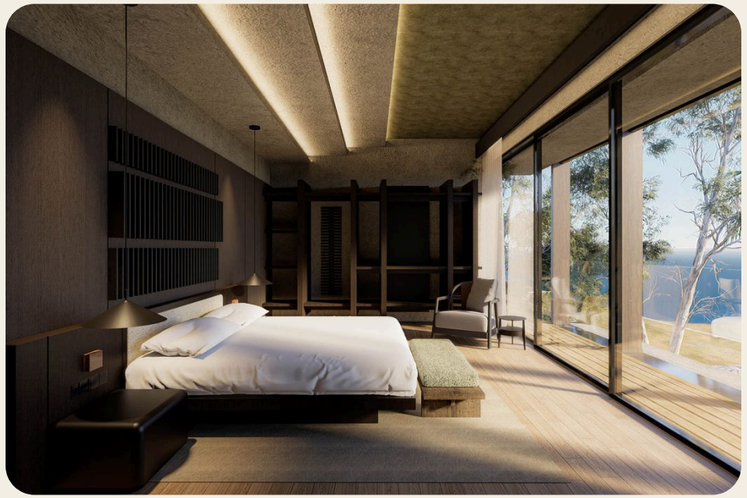
LAND	± 1,200 m²
CONSTRUCTION	± 610 m²
PROGRAMME	6 en-suite bedrooms

A residence with 6 en-suite bedrooms: lap pool, waterfall and ocean-facing terraces, a wellness area with sauna, jacuzzi and cold plunge. Delivered turnkey and fully furnished.

ARCHITECT'S CGI RENDERS









PROJECT 10 / 10

SENJA · *The Six.*

SENJA ESTATE · INTERIORS · 2/2

IN DEVELOPMENT

LEVELS	3
WELLNESS	sauna · cold plunge
FURNISHING	included

Inside The Six: living room, kitchen and dining area open to the terraces, bedroom suites facing the bay, and a wellness level with private sauna and cold plunge.

ARCHITECT'S CGI RENDERS

GENESIS BALI

BOOK YOUR FREE CONSULTATION

Let's build together.

Your villa in Bali starts with a simple conversation.

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