

Aalaya



*A sanctuary of calm in the green
village of Seseh, Bali*

400 METERS

TO MUNGGU BEACH

15 MINUTES

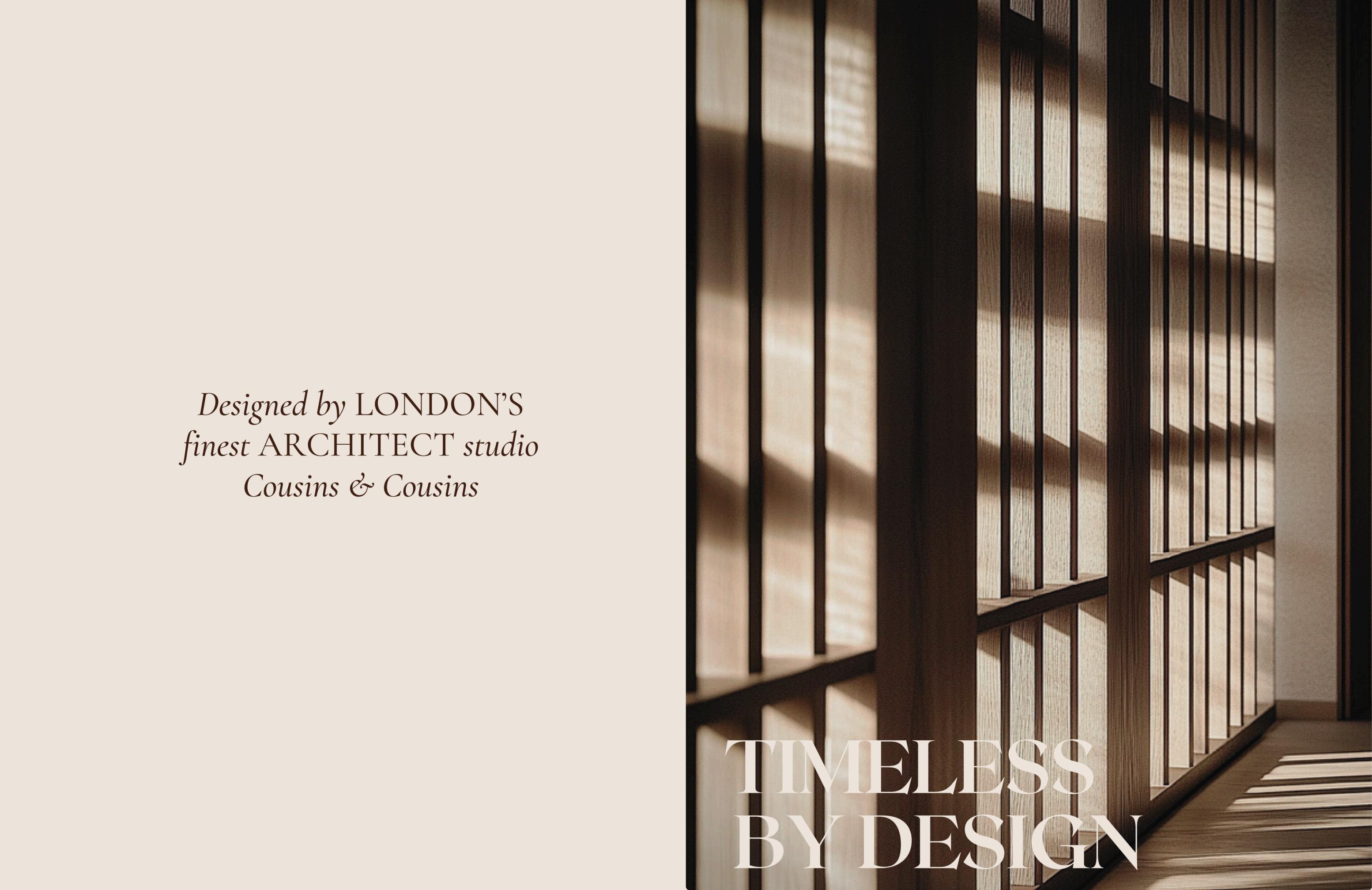
TO CANGGU



123 UNIQUE
BRANDED
RESIDENCES

Studio, 1, 2 & 3 bedroom
RESIDENCES
perfectly designed for a
BLISSFUL *stay or extended living*

*Designed by LONDON'S
finest ARCHITECT studio
Cousins & Cousins*



TIMELESS
BY DESIGN

Aalaya
Residences by nu:per

PROFESSIONALLY MANAGED BY A
**GLOBAL
OPERATOR**

From co-working to quiet corners, kids' spaces to spa rituals. A residence with hotel like service designed to meet your rhythm, morning to night

**EVERYDAY
ELEVATED**

nu:per

27 YEAR+30

LEASE AGREEMENT +
EXTENSION OPTION

EXTENSIVE AMENITIES

CO-WORKING, WELLNESS CLUB, EVENT SPACE, RESTAURANT, KIDS PLAY
AREAS & ORGANIC PRODUCE STORE & MORE

FROM 2B IDR (\$125,000)

PAYMENT PLANS AVAILABLE

PROFESSIONALLY

MANAGED

12 %

STABILISED ROI

LIVE - RENT

OR BOTH

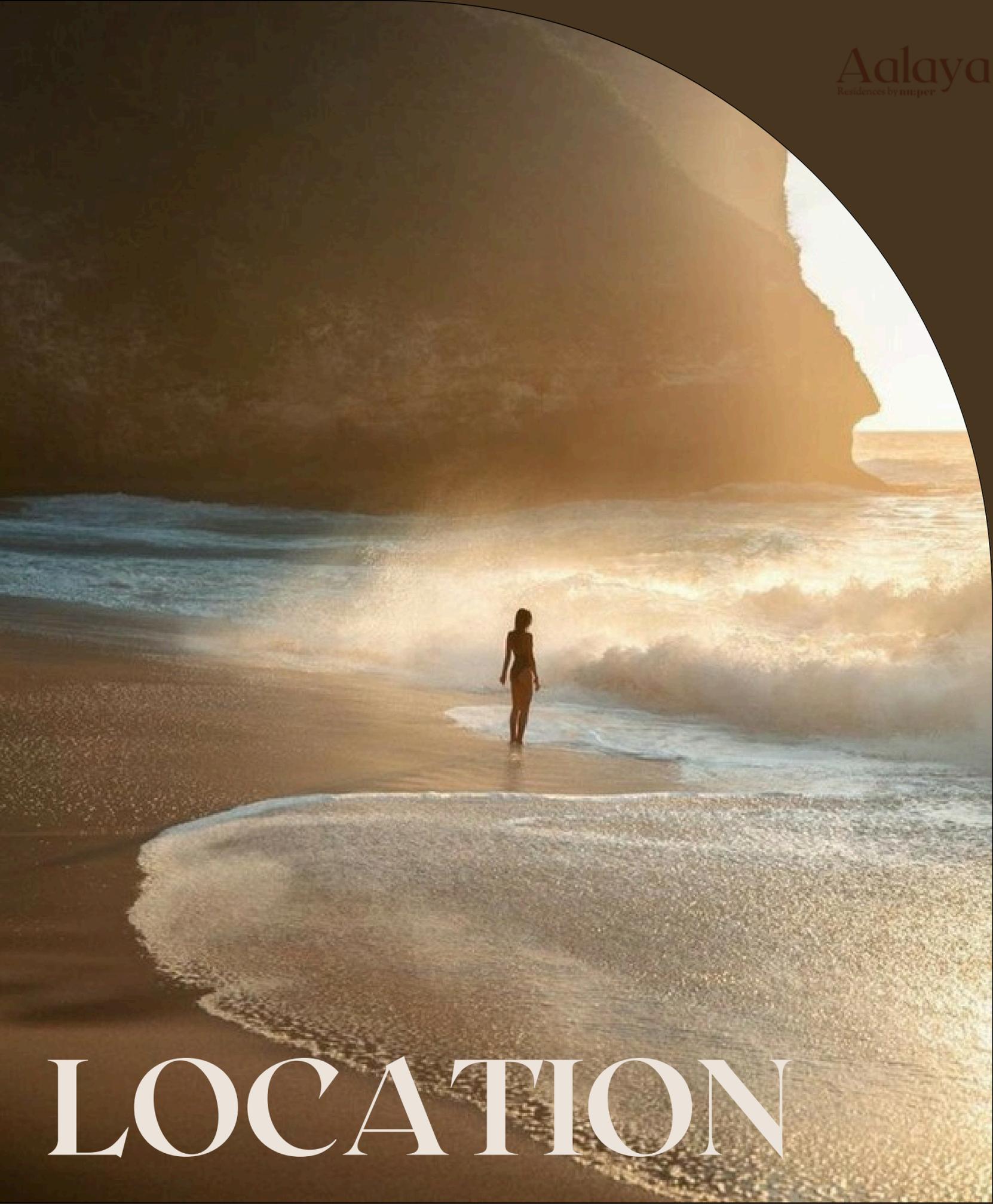
6 WEEKS

A YEAR FOR INVESTOR USE

FRACTIONAL OWNERSHIP

OPTIONS AVAILABLE

Aalaya
Residences by muper

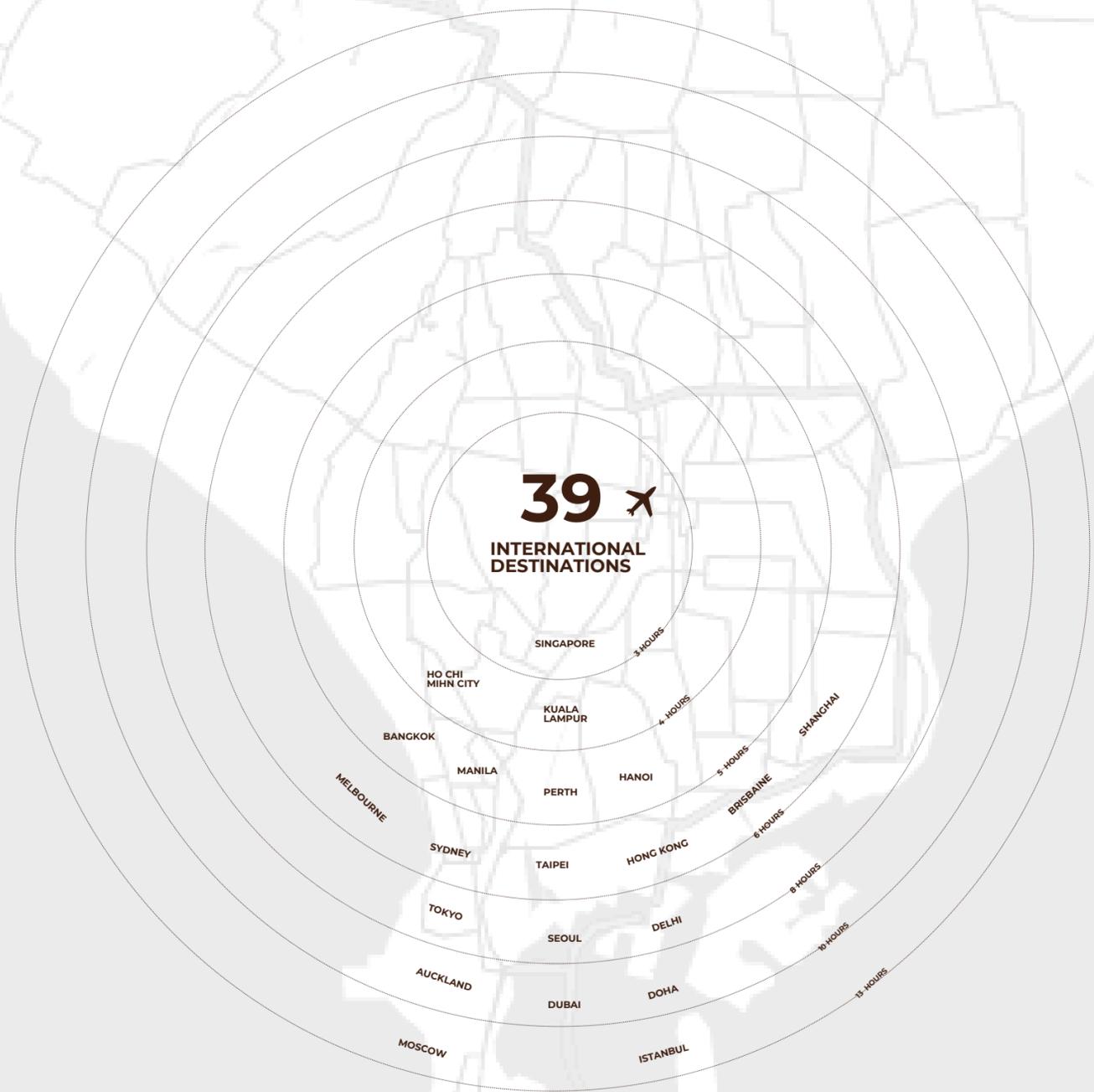


LOCATION

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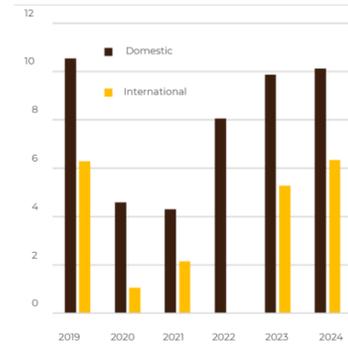
ULTIMATE REASONS WHY
TO BE IN SESEH, BALI

1 BALI'S UNIQUE POSITIONING



16.4 MILLION

TOURIST VISITING YEARLY
Data Source: BPS



Bali welcomed over 16.4 million visitors in 2024, including 10.1 million domestic and 6.3 million international arrivals—its highest on record, surpassing both 2019 and 2023.

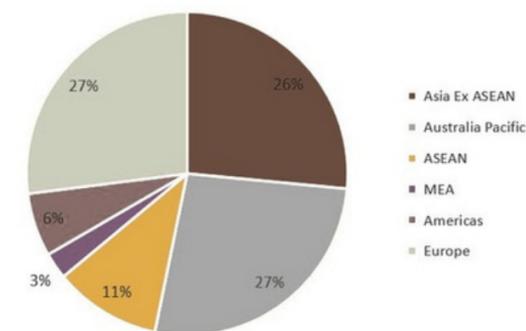
22% YOY GROWTH

IN DOMESTIC TOURSIM

with over 10 million trips to Bali alone, driven by demand for staycations, nature escapes, and flexible work-life travel, the sector is projected to grow at a 10–12% Compound Annual Growth Rate (CAGR) over the next three years.

60% YOY GROWTH

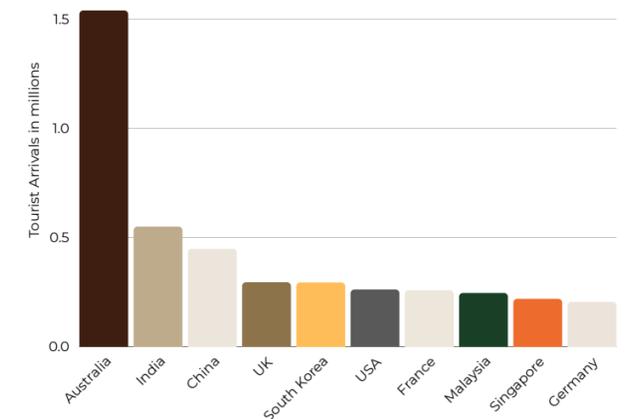
IN CHINESE TOURISTS AND 30% YOY GROWTH IN KOREAN TOURISTS



Bali has seen a sharp rise in East Asian tourism, with Chinese arrivals reaching over 448,000 in 2024—a 60% year-on-year surge—as travel resumes post-pandemic. Korean tourism has also grown steadily, with a 30% year-on-year increase, reflecting Bali's growing appeal among younger, experience-driven travelers from both markets.

AUSTRALIA & EUROPE

DOMINANT TOURIST ORIGIN



In 2024, Australia led Bali's arrivals with 1.54 million visitors (+16%), peaking in winter months. India rose 25% to 550K, and China surged 60% to 448K, with strong February and summer traffic. The UK and South Korea followed, each bringing ~295K visitors. The USA, France, Malaysia, Singapore, and Germany rounded out the top 10.

\$150

AVERAGE DAILY RATE (ADR)

Achieved in Bali in 2024 marking a record rate with over 10% year increase in rate from 2023.

75%

AVERAGE OCCUPANCY RATE

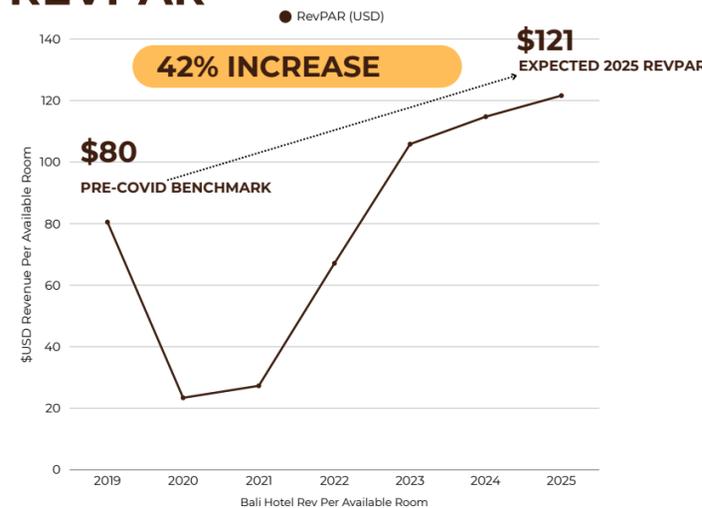
An average occupancy rate achieved by all hotel stock in Bali, marking an impressive average compared to other tourist hot spots like Balearic Islands and Thailand.

\$112

REVENUE PER ROOM (REVPAR)

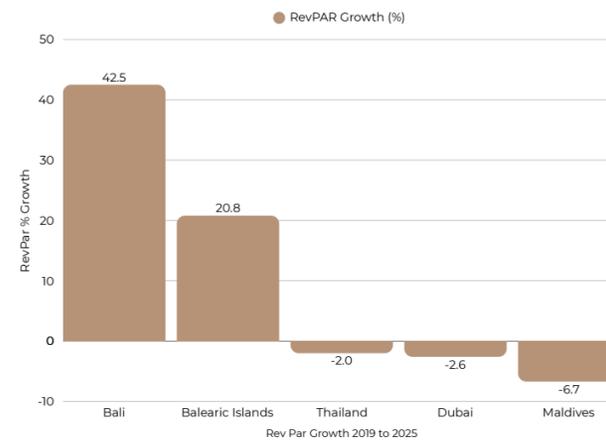
Achieved in 2024, an impressive increase of 14% since 2023.

40% GROWTH IN REVPAR



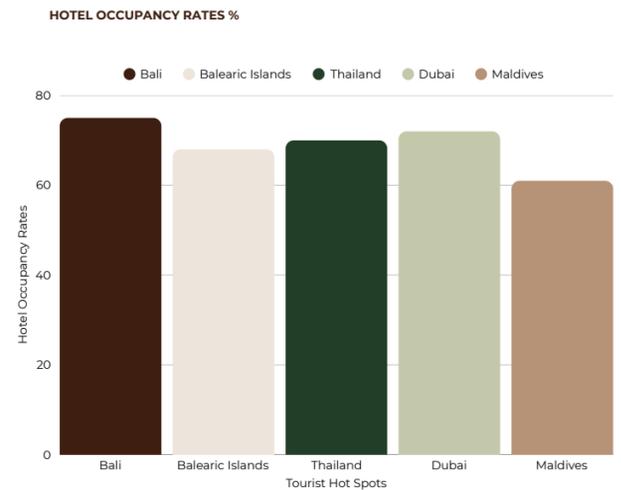
Bali had an impressive growth of 42% in RevPar in post-covid recovery.

STRONGEST REVPAR GROWTH



The Revpar's growth out-performed other tourist hotspots.

BALI AS TOP TOURIST HOTSPOT



Bali has outperformed the top most prominent tourist destinations including Balearic Islands, Thailand, Dubai and Maldives in terms of occupancy rates.

SOURCE: HORWARTH HTL, BALI HOTEL & BRANDED RESIDENCES 2025, APRIL 2025

*ADR

stands for Average Daily rate and demonstrates how much a guest pays for a hotel room per night

**REVPAR

is how much money a hotel makes per room, whether it's booked or not
RevPAR = ADR × Occupancy Rate



STELLAR HOTEL PERFORMANCE



BALI LIGHT & URBAN RAIL PROJECT

COMPLETION DATE: 2028

\$20 billion initiative spanning 96.8 km, designed to alleviate traffic congestion by connecting Ngurah Rai Airport with key tourist areas including Kuta, Canggu, Seseh, Jimbaran, Nusa Dua, Sanur, Renon, and Ubud. The project is planned in four phases, with the first two phases expected to be completed by 2028 and full completion by 2031.



NORTH BALI INTERNATIONAL AIRPORT

COMPLETION DATE: 2030

Located in Kubutambahan, Buleleng Regency, the proposed North Bali International Airport covers approximately 2,800 hectares with an estimated investment of \$3 billion. The airport aims to handle up to 50 million passengers annually, providing improved access to northern tourist destinations like Lovina Beach. Construction is expected to commence by 2027 and completed by 2030.



KURA KURA SEZ BALI

COMPLETION DATE: 2027

A 498 ha Special Economic Zone in Bali, opening from 2025. Features include 47,000 sqm luxury retail (2026), international school, 5-star hotels, wellness hubs, creative industries, and a world-class superyacht marina. Backed by global investors, it offers tax benefits, green building standards, and strategic access just 15 minutes from Bali airport. Designed as a sustainable lifestyle and tourism hub blending nature, culture, and innovation, it's set to become a landmark destination in Southeast Asia.



PARAMOUNT THEME PARK

COMPLETION DATE: 2026

Set in Pekutatan, Jembrana Regency, the Paramount Pictures Theme Park, also known as Taman Kerti Bali Semesta, spans 600 hectares with an investment of approximately \$900 million. The park will feature attractions based on Paramount films and Nickelodeon characters, aiming to attract around five million tourists annually. Construction began in August 2023, with a projected opening in 2026.



MENGWI AND GILIMANUK TOLL ROAD

COMPLETION DATE: 2028

96.84 km infrastructure project with an estimated investment of IDR 24.6 trillion (approximately \$1.6 billion). It aims to connect the western port town of Gilimanuk with Mengwi, passing through key areas such as Pekutatan and Soka, to improve logistics and reduce travel time across the island. The project is expected to be completed by 2028.



BALI INTERNATIONAL HOSPITAL

COMPLETED 2025

Situated in Sanur's 41-hectare Special Economic Zone, the Bali International Hospital is a state-of-the-art medical facility with an investment of approximately \$1 billion. The hospital aims to offer advanced medical services, reduce the need for Indonesians to seek treatment abroad, and position Bali as a hub for health tourism.



MAJOR INFRASTRUCTURE PROJECTS





MAJOR INFRASTRUCTURE PROJECTS

Project	Completion
1 Bali Light & Urban Rail Project	----- 2031
2 North Bali International Airport	----- 2030
3 Kura Kura Bali Special Economic Zone	----- 2026 onwards
4 Paramount Movies Theme Park	----- 2026 onwards
5 Gilimanuk-Mengwi Toll Road	----- 2026
6 Bali International Hospital	----- 2025/completed

4

RESTRICTED SUPPLY

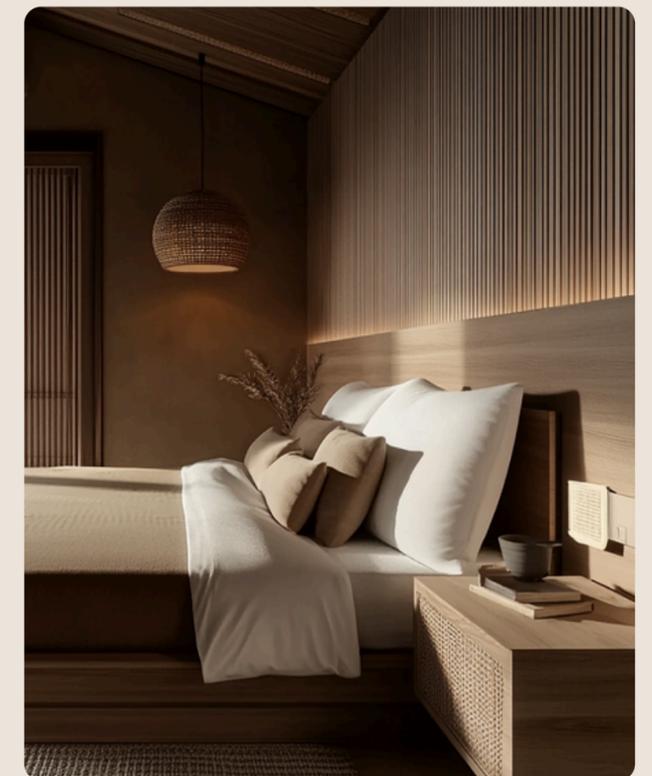
BRANDED & FULLY AMENITISED RESIDENCES REMAIN SCARCE

Branded residences represent just 15% of the market—and most are either hotels with no opportunity for ownership, or standalone villas lacking professional management. Aalaya by nu:per offers something different: a fully branded, design-led residence with the structure of a hospitality-grade operation and the flexibility of private ownership. Designed for extended stays and built for modern investors, Aalaya combines lifestyle appeal with long-term value.



LIMITED HOTEL SUPPLY, ZONED FOR GROWTH

With Bali's zoning tightening and several moratoriums in place, very few areas remain legally approved for hospitality development known as Pink Zone. Aalaya sits in one of those rare pink zones in Seseh—just minutes from Canggu but far less saturated. Strict height limits and land-use restrictions cap future supply, creating a natural scarcity.



SESEH: THE NEXT CHAPTER IN BALI'S GROWTH

PROXIMITY TO GREEN BELT & OCEAN

Seseh sits between protected green zones and the coast, offering rare views, fresh air, and a more immersive connection to nature—while still being connected to key hubs.



IDEAL FOR LONGER- STAY LIVING

Seseh attracts residents who stay longer and seek full-service, managed residences.

CLOSE TO CANGGU, YET PEACEFUL

Enjoy the calm of Seseh with Canggu's energy just 15 minutes away.



SCHOOLS & WELLNESS NEARBY

Proximity to top international schools, gyms, surf, and wellness hubs.





YOUR ULTIMATE GUIDE TO SESEH

FEEL & LOOK GREAT AT: Walk/Drive

1	Perle Hair	-----	1/0 min
2	Udara Yoga Retreat	-----	5/1 min
3	Cloud Spa	-----	15/4 min
4	Fade Studio Barber	-----	18/8 min
5	Nails Sunshine	-----	8/2 min

BEST COFFEE & BRUNCH Walk/Drive

1	Clove	-----	1/0 min
2	Nadari	-----	5/1 min
3	Seseh General Store	-----	15/4 min
4	Neighbourhood	-----	18/8 min
5	Semu	-----	8/2 min

SHOP AT: Walk/Drive

1	Common Grounds	-----	1/0 min
2	Amira Boutiwue	-----	5/1 min
3	Flower Shop	-----	15/4 min
4	Macro Health Store	-----	18/8 min
5	Mode Health Store	-----	8/2 min

WORKOUT FROM: Walk/Drive

1	House of Kairos	-----	1/0 min
2	Jungle Padel	-----	5/1 min
3	Threshold Gym	-----	15/4 min
4	Wrong Gym	-----	18/8 min
5	Shape Pilates	-----	8/2 min

KIDS PLAY & LEARN AT: Walk/Drive

1	Sun School Bali	-----	1/0 min
2	Pro Ed Int School	-----	5/1 min
3	Bloom Nursery	-----	15/4 min
4	Mai Main	-----	18/8 min
5	Pilates Studio	-----	8/2 min

JOG & STROLL:

	Joggin Trail 1	-----	5.1km
	Jogging Trail 2	-----	5.6 km

LOUNGE & WORK FROM: Walk/Drive

1	Seseh Cafe	-----	1/0 min
2	Le Bajo	-----	5/1 min
3	Mewali	-----	15/4 min
4	Thalassa beach club	-----	18/8 min
5	Warung Pantai	-----	8/2 min
6	Warung Alus	-----	8/2 min

DINE AT: Walk/Drive

1	Riviera Cafe Cemagi	-----	1/0 min
2	Give Me Shelter	-----	5/1 min
1	Bokashi	-----	15/4 min
1	Optimist	-----	18/8 min
1	Roots	-----	8/2 min

DESTINATIONS Driving Time

1	Canggu	-----	13 min
2	Pererenan	-----	8 min
3	Airport	-----	54 min
4	Ubud	-----	58 min
5	Nuanu	-----	19 min
6	Bali International Hospital	-----	57 min
7	Bali Light & Urban Rail Project	-----	57 min

THE ULTIMATE
WELLNESS
LIVING



EXCEPTIONAL WELLNESS AMENITIES

EVERYDAY DINING ELEVATED



nu:per living isn't about indulgent one-off meals. It's about soulful, everyday dining—designed so you can eat here all day, every day, without compromising your health goals.

Whether you're macro-focused, plant-based, or simply want nourishing meals, this is food that fits your lifestyle. Thoughtful, health-forward, and made to fuel the way you live.



Staying on track is effortless when your environment supports you. With dedicated spaces for training, breathwork, and recovery, every detail is designed to keep you balanced, focused, and energised.

Breathe, move, refresh—your wellness, uninterrupted.

TRANQUIL LOUNGE AREAS

Sink into all-day comfort with sunlit decks, shaded loungers, and space to unwind. Cool off with a swim or enjoy a bite from our nutrition-forward menu. Whether solo or with friends, it's effortless relaxation, anytime you need it.



ORGANIC ESSENTIALS STORE



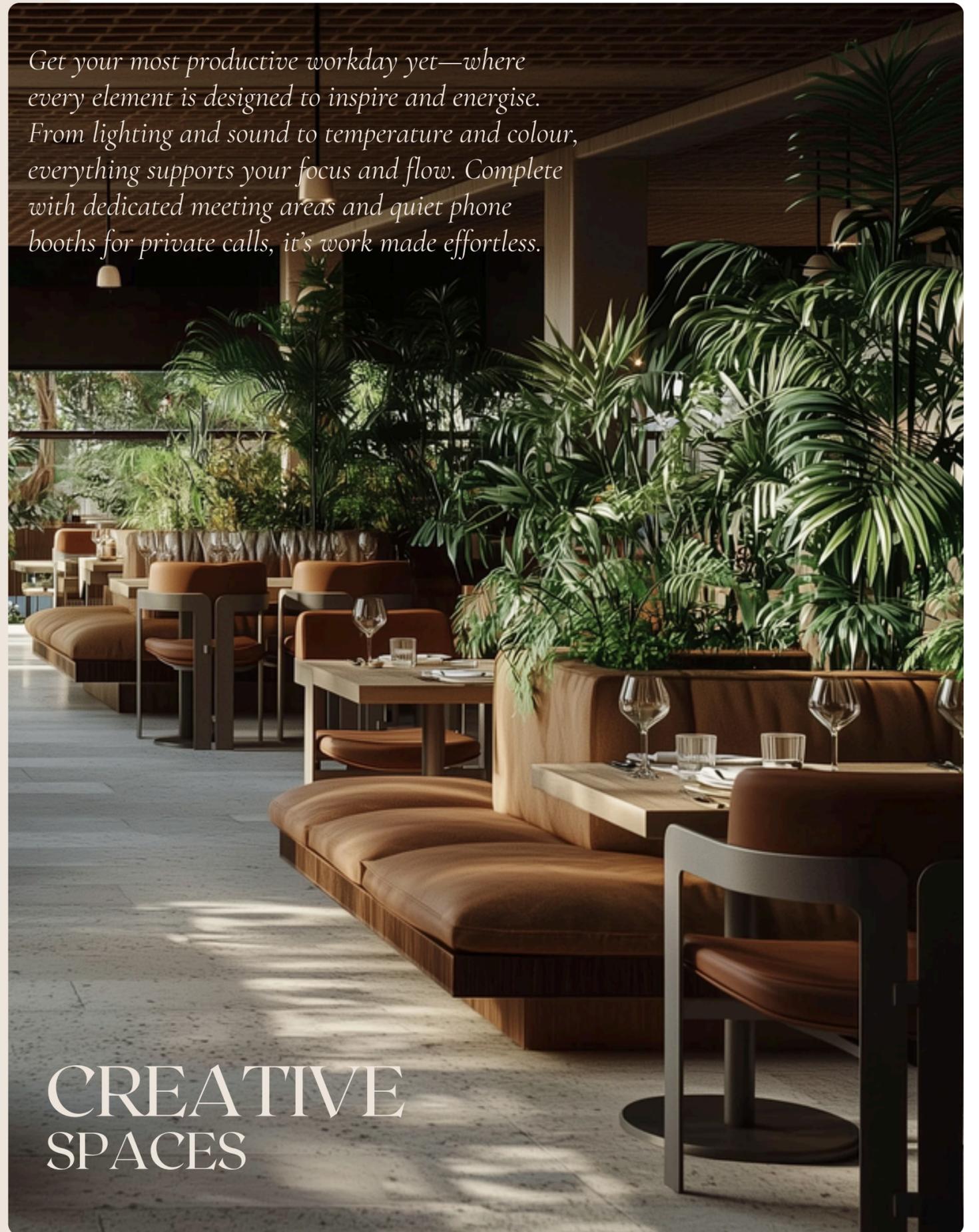
Everyday essentials, effortlessly within reach. The on-site convenience store is stocked with fresh, organic produce and thoughtfully curated goods—making healthy, conscious living seamless. Grab what you need, when you need it—no compromises, no detours.



OUR TINY GUESTS

Designed with natural materials and calming spaces, our kids' area is a place where little ones can play, learn, and explore—while you focus, unwind, or reconnect. With enriching activities and a drop-in nanny service available, it's the perfect solution for those moments when you need time and space, knowing they're having the best time too.

Get your most productive workday yet—where every element is designed to inspire and energise. From lighting and sound to temperature and colour, everything supports your focus and flow. Complete with dedicated meeting areas and quiet phone booths for private calls, it's work made effortless.



CREATIVE SPACES

BACKUP GENERATORS

Even during outages, Aalaya stays fully powered with backup generators to keep everything running smoothly.



EV CHARGING

on-site EV chargers, so you can easily power your electric vehicle without leaving the property.



LIFT ACCESS

Every apartment at Aalaya is served by a lift, offering comfort, privacy, and ease of access.



COMPLETE AMENITIES

ELECTRIC BUGGIES TO BEACH

Electric buggies take you straight to the beach in comfort. No walking, no hassle.



VALET PARKING

Enjoy stress-free arrivals with our valet parking service—quick, secure, and always available



SEAMLESS MODERN CONVENIENCE



BUSINESS-GRADE CONNECTIVITY (INCLUDING STARLINK)

Stay connected with fast, reliable Wi-Fi powered by fiber and Starlink. Work or stream without interruption.

Aalaya

Residences by nu:per



YOUR
**PRIVATE
SANCTUARY**

Each residence is thoughtfully crafted to be your ultimate escape—where every feature, material, and detail is designed to promote relaxation and rejuvenation. Beautifully built and intuitively designed, it's a space to truly unwind, recharge, and feel at home.



SPACES
**AS UNIQUE
AS YOU ARE**



GARDEN RESIDENCES

Enjoy the luxury of your own private pool, surrounded by lush garden space and complete privacy at the garden residences. With room to roam, relax, or entertain, these residences offer a true sense of seclusion—perfect for those who value space, calm, and a connection to nature.

PENTHOUSE RESIDENCES

Wake up to panoramic views stretching across rice fields, Mount Batur, and the sea from select penthouse residences. Elevated and expansive, these top-floor homes offer a rare blend of privacy and perspective—ideal for those who seek beauty, light, and a sense of escape above it all.





Designed for everyday ease, this fully equipped kitchen is ready for anything—whether you're entertaining guests, cooking a full meal, or simply enjoying a takeaway in comfort.

FULLY FUNCTIONAL KITCHEN



GATHERING SPACE

A living space designed for connection and calm—perfect for sharing moments with friends, unwinding with family, or simply enjoying time alone. With inviting finishes and a relaxed flow, it's your everyday sanctuary for rest, conversation, or quiet pause.



FOCUS AREA

Designed for modern travellers who need to stay connected, the focus area offers a quiet, well-placed space for Zoom calls or deep work—never facing the bed, always thoughtfully considered for privacy and flow.



HEAVENLY BEDROOM

Sink into a bed that feels like a cloud, wrapped in soft textures and calm tones. With blackout curtains and a serene atmosphere, everything is designed to help you disconnect and drift into your best night's sleep.



INDULGENT BAHTROOM

Heated mirrors, soft lighting, powerful water pressure, and warm towels—every detail comes together to make your daily routine feel effortlessly luxurious. All bedrooms have an ensuite.

OUTDOOR SPACE

Every residence features its own outdoor space—be it a terrace with sweeping views or a private garden—offering a quiet place to recharge, breathe, and connect with nature.



ANALOG-ONLY LOUNGE CORNERS

A curated escape from screens, with books, journals, and soft silence

SMART AIR PURIFIERS

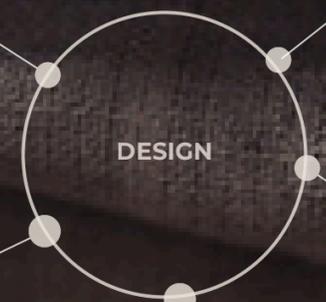
Breathe cleaner, wherever you rest in select units

NATURAL MOSQUITO CONTROL

No harmful fogging, gentle landscapes and smart tech for pest control.

RAINWATER HARVESTING

Sustainably irrigated landscapes that respect the island's natural rhythm.



DESIGN



SUSTAINABILITY

BIOPHILIC DESIGN

Indoor gardens, natural textures, and organic materials to reconnect you with nature.

ADAPTIVE LIGHTING

Smart lighting that supports your natural sleep-wake cycle in select units.

HERB GARDENS

Fresh garden herbs for cooking,

FILTERED & REFILLABLE WATER STATIONS

Enjoy purified, mineral-rich drinking water throughout the property.

SALTWATER POOLS

Gentle on skin, naturally purified, better for your body and the planet.

ZERO-VOC PAINTS & FINISHES

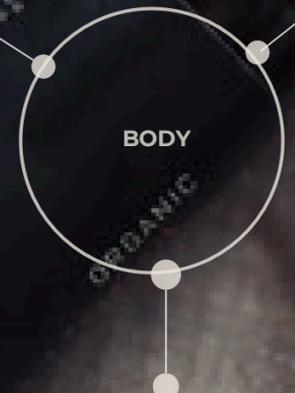
Clean air, inside and out—no toxins, no compromise.

CHLORINE-FREE SHOWER FILTRATION

Softer water that nurtures skin and hair health.

BODYWEIGHT MOVEMENT SPACE

Hooks, mats, and space to move, stretch, or flow in each unit.



BODY

WELLNESS AREAS

Wellness spaces throughout the property allowing you to stay active and in shape while travelling or staying long-term.

**WELLNESS
LIVING
REDEFINED**

ORGANIC BEDDING & PILLOW MENU

Naturally breathable, toxin-free materials for deeper rest.

SIGNATURE AROMATHERAPY SCENTING

Thoughtfully crafted essential oil blends in shared spaces.

EXPERIENTIAL

WELLNESS RITUAL STARTER KIT

Every stay includes incense, sleep mask, journal, and calming teas.

CALMING SOUNDSCAPES IN SHARED AREAS

Gentle ambient soundscapes designed to perfectly align with your daily rhythm.

ACTIVITY BASED COWORKING SPACE

Dedicated working areas designed for productivity. Quiet spaces for concentration with perfectly adjusted lighting, music and scent to help you get the best out of your workday.

BALANCE

NUTRITIONAL MACRO KITCHEN

Daily menus of perfectly curated calories and macro-controlled meals to help you balance and maintain your peak performance.

DEDICATED KIDS PLAYROOMS

To allow you a moment of calm and peace while your little treasures are having a great time.

ORGANIC ESSENTIALS STORE

We make it easy to choose healthy sustainable choices for day to day necessities with our on-site organic store.

LONDON ARCHITECT STUDIO

TIMELESS DESIGN

Expertly designed by award-winning London studio Cousins & Cousins, blending modern refinement with Balinese spirit—crafted for those who value timeless beauty over fleeting trends.

Aalaya
Residences by nu:per



ROOTED IN BALINESE HERITAGE

Timeless materials, chosen for their resilience and elegance, respond to Bali's tropical climate. These finishes don't just age well—they belong, grounding the home in place and permanence.

“Born from decades of designing homes & hotels for the world’s most discerning clients, this is luxury with soul. Not performative, not disposable—just essential, enduring quality you feel every day.”

Ben & Jelena Cousins

Cousins & Cousins Architects

ENGINEERED TO ENDURE

Aalaya is architecture without compromise where tropical living meets the rigour of British design standards. Every detail, from structural systems to material choices, has been carefully considered to ensure lasting performance, comfort, and elegance. This is resilient, refined living—shaped by the precision and quality expected in world-class homes.

ENGINEERING SYSTEMS

Structural Integrity & Seismic Resilience

- Reinforced concrete and steel structure designed to international seismic standards
- Deep foundations and structural detailing aligned with local and international engineering codes
- Redundancy built into core load-bearing elements for long-term durability

Waterproofing & Mold Resistance

- Multi-layer waterproofing membranes on all roofs, wet areas, and exposed slabs
- Concrete admixtures to prevent water ingress at the material level
- Anti-fungal, anti-microbial paints and sealants in all high-humidity zones (e.g. bathrooms, kitchens, storage)

Coastal & Climate Protection

- Corrosion-resistant fixtures and fittings: stainless steel, brass, or galvanized coatings used in all exposed hardware
- Timber treatments and joinery designed for termite and moisture resistance
- Exterior finishes and coatings selected for UV durability and easy maintenance

Smart Climate Comfort

- Thermal insulation in walls and ceilings to reduce solar heat gain
- 10mm glass for windows and sliding doors for acoustic and temperature control
- Ducting for dehumidifiers and ventilation in wardrobes and enclosed rooms
- Cross-ventilation design and ceiling fans to reduce reliance on AC

Operational Efficiency & Longevity

- Centralised services and access points for efficient maintenance
- Sustainable MEP systems are designed for energy efficiency and water conservation
- Rainwater harvesting and greywater recycling systems for long-term savings

Guest-Centric Design Standards

- Acoustic insulation between rooms and floors to ensure privacy
- Soundproofed doors and blackout curtains for an optimal sleep environment
- Oversized showers with high-pressure water systems and quick-drain designs
- Smart storage solutions integrated for both short and long stays

27 YEAR+30

LEASE AGREEMENT + GUARANTEED EXTENSION

Each unit comes with a 27-year lease (PPJB) with the Developer, paired with a 27-year rental pooling and management contract (Resort Services Agreement) with the Resort Manager—offering owners both long-term security and professionally managed returns. Extendable to another 30 years.

PHASED

PAYMENT STRUCTURE

Start with a 5% deposit and sign the reservation agreement, then pay 45% within the first 30 days once due diligence is completed and you are ready to sign your lease.

Another 40% is due when the project reaches the air/watertight stage—this won't be earlier than 12 months after your initial payment.

The final 10% is paid at handover.

6 WEEKS

A YEAR FOR INVESTOR USE

Full unit ownership includes up to 6 weeks of personal use per year, free of charge, subject to availability and advance notice. To ensure a healthy rental yield, owner stays are evenly distributed throughout the year rather than concentrated exclusively in peak or high-demand periods. Bookings are managed seamlessly through nu:per's fully digital system, making it easy to plan your personal while preserving strong investment performance.

OWN FULL or PART

FRACTIONAL OWNERSHIP OPTION

Aalaya offers both full and shared ownership options. Full ownership provides exclusive use and 100% of rental income from the rental pool. The co-ownership model allows investors to purchase a minimum of one-sixth of a unit, with each share offering one week of annual use or 16.7% of the income. Investors can acquire up to three shares per unit.

LEGAL STRUCTURE & OWNERSHIP

nu:per

GLOBAL BRAND

PROFESSIONAL MANAGEMENT

The resort is professionally managed by nu:per, a global branded residences operator, so you never have to worry about day-to-day upkeep or guest turnover. Every unit is fully maintained, rented, and cared for, with clear provisions in place for repairs, services, and future upgrades—ensuring a hassle-free ownership experience and strong, consistent returns.

LIVE or LET

A HOME FOR LIVING OR LETTING

All units are managed under a pooled income model, with returns and costs distributed fairly based on each unit's internal square metre. This ensures transparency and consistency, regardless of individual occupancy.

POOLED INCOME

RENTAL POOLING STRUCTURE

All units are vested into the Resort Manager and income is pooled across all units. Returns are distributed to owners based on the internal square meterage of their unit, ensuring fairness regardless of individual occupancy levels. Operating costs are equally shared and allocated on a per-square-metre basis, creating a transparent and balanced ownership model.

FULLY COVERED

NO "OUT OF POCKET" POLICY

Aalaya's No Out-of-Pocket Policy ensures that owners will never be asked to contribute additional capital—regardless of market conditions or operational challenges. All expenses, from staffing to maintenance, are covered using revenues generated by the property.

Should income temporarily fall short, distributions may pause to cover for any shortfalls. This policy ensures your investment is protected, with no hidden costs or future liabilities—offering true peace of mind.

PROFESSIONAL MANAGEMENT

PROJECT MILESTONES

REGISTER YOUR INTEREST

Let us know your unit preference and investment objective—whether you're drawn to a garden-level residence, a penthouse with expansive views, or a specific unit size. We'll provide you with access to our online platform where you can explore detailed layouts, availability, and select the unit that fits your vision.

RESERVE YOUR UNIT - 10%

Once you've identified your preferred unit, a 10% reservation deposit formally confirms your reservation. This step ensures the unit is taken off the market.

SECOND INSTALMENT - 30%

This payment is due once the building reaches completion of structure/ roof on phase. You will be given a minimum of 30 days' notice ahead of this milestone.

FINAL INSTALMENT - 10%

As we approach completion, you'll receive a 30-day notice ahead of the final 10% payment, due upon handover of your fully completed residence. Enjoy it either as your own tropical retreat or as a fully managed investment property generating pooled rental income through our dedicated resort management team.

CONNECT WITH THE TEAM

We welcome transparency. You're encouraged to schedule a call with our sales representative, and we're happy to organise introductions with the developer, the operating partner, or even the architect. Our goal is to give you full visibility and comfort throughout the process.

FIRST INSTALMENT - 20%

Thirty days after the deposit, the first instalment becomes due when you sign the PPJB (the lease) and the Resort Service Agreement. Construction is expected to begin around Q1 2026, and you'll receive regular monthly updates from our team so you can follow the progress of your future residence.

THIRD INSTALMENT - 30%

This payment is due once the building reaches completion of MEP installations and internal walls. You will be given a minimum of 30 days' notice ahead of this milestone.

1

2

3

4

5

6

7

MEET THE TEAM



Aalaya
Residences by nu:per

Adir Group, founded by Gal and Tania Adir, is the force behind some of London’s most acclaimed residential developments—renowned for their refined design, precise execution, and deep understanding of the expectations of today’s most discerning residents with over **\$60 million** of Gross Development Value.

Alongside this, the group established **Uncommon**, a hospitality-driven flexible office platform backed by over **\$400M** in institutional investment, which reimaged the modern workplace with a focus on wellbeing, design, and human-centric environments.

Tania trained as a lawyer with the leading international firm Allen & Overy, while Gal built his career in real estate finance at Investec—bringing together legal precision and financial acumen to every development.

CURRENT & PREVIOUS INVESTORS INCLUDE:

CARLYLE

The Blackstone Group



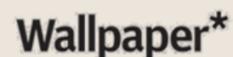
SELECT AWARDS & FEATURES INLUDE:



THE FUTURE OF WORKING FROM HOME



BEST WORKPLACE DESIGN AWARD FOR OVER 10,000 SQM



BEST FLEXIBLE WORKSPACE LONDON



5 YOUNG DEVELOPERS SHAPING UK PROPERTY INDUSTRY



TOP WOMEN CONTINUING TO SHAPRE UK REAL ESTATE INDUSTRY



BEST SPACE IN LONDON AWARD



YOUNG PERSONALITY OF THE YEAR AWARD



WINNER OF REGENERATION OF HISTORIC PROPERTY AWARD





RESIDENTIAL PROJECTS

Adir group has developed over \$100 million of residential real estate across central London with focus on delivering luxury residences ranging from one bedroom apartments to six bedroom luxury mansions.

www.adirgroup.co.uk



Luxury 6 bedroom Town House, North London



Collection of luxury Townhouses, North London



Collection of Pied-a-Terre apartments, Soho, London



Apartments Development, North London



Hyde Park Residences, London

COMMERCIAL PROJECTS



Uncommon Borough, London



Uncommon Liverpool Street, London



Uncommon Fulham, London



Uncommon Highbury, London



Uncommon High Holborn, London

UNCOMMON

Uncommon is the legendary flexible office platform founded and developed by the Adir Group in 2014. Now spanning across 5 buildings and housing over 5,500 members offering private offices, co-working memberships, wellness and restaurant operations. The venture has attracted over 400 million investment from the largest private equity investors including the Carlyle Group and Blackstone.

www.uncommon.co.uk



nu:per

nu:per is a global prop-tech and real estate platform reimagining how we live, work, and connect. Designed for extended stays, our curated hubs and resorts combine spacious private units with co-working, wellness, and lifestyle amenities—offering seam less, design-first living anywhere in the world.

With intuitive service and a rhythm that adapts to each guest, nu:per delivers high-performance spaces with soul. Our model ensures low vacancy, high occupancy, and a smarter way to live globally.

Discover nuper.life

GLOBAL
OPERATOR

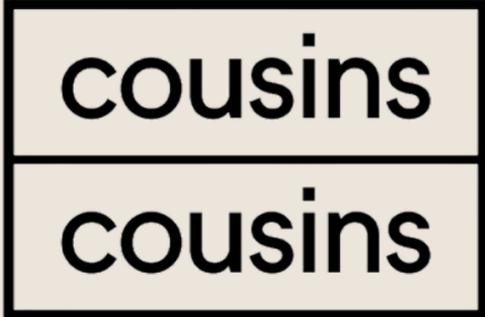


DEVRIM KAHRAMANOGLU

CHIEF OPERATING OFFICER, NU:PER

Devrim is a dynamic leader in luxury hospitality and real estate with an extensive track record spanning over two decades. He has built and led award-winning operations across hotels, co-living, and co-working spaces throughout EMEA, including senior roles at London Jumeirah Group and involvement in giga-projects such as Red Sea Global. Devrim brings deep expertise in full-cycle development, asset optimisation, and creating high-performing, service-led cultures.





Cousins & Cousins is a London-based architecture and interior design studio known for creating refined, human-centred spaces that balance form, function, and wellbeing. RIBA-accredited and ISO 9001-certified, the practice brings its award-winning approach to hospitality—applying the same design rigour seen in its acclaimed residential and cultural projects to hotels and resort environments.

With a focus on materiality, natural light, and spatial clarity, Cousins & Cousins crafts spaces that elevate guest experience while supporting operational efficiency. Their work has been recognised with numerous industry accolades, including the RIBA London Award, Surface Design Award, and BD Interior Architect of the Year, reflecting a commitment to design excellence, sustainability, and timeless appeal.

AWARD-WINNING
LONDON ARCHITECT

JELENA & BEN COUSINS



TRUSTED LOCAL EXPERTS

Aalaya is being delivered by a diverse group of trusted local professionals—including local architects, project managers, cost consultants, structural engineers, MEP engineers, and specialist planning advisers—alongside landscape and lighting designers. Together, they bring deep local knowledge, technical skill, and creative excellence.

With experience delivering complex projects ranging from 3,000 to over 20,000 sqm, the team ensures that Aalaya is executed to the highest international standards.

This seasoned team has shaped some of Bali's most ambitious and design-led developments, with a portfolio that includes:



*Cap Karaso Resort,
Bali 2023*



*Banyan Tree,
Bali 2022*



*Ritz Carlton,
Bali 2020*



*Nobu,
UAE 2023*



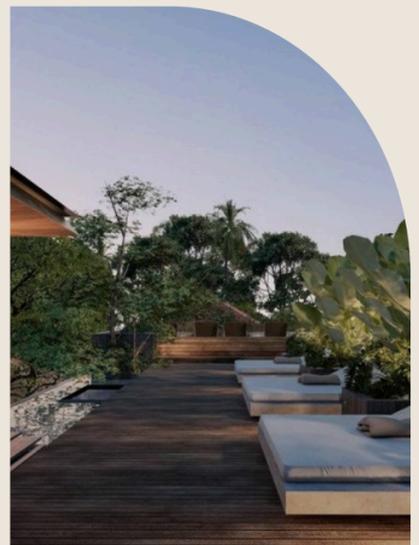
*Freebird Residence
Berawa, Bali, 2023*



*Yume Omakase Restaurant,
Bali 2023*



*Canggu Yoga Centre,
Pererenan Bali 2022*



*Aalaya Suites and Villas,
Bali (under construction)*

RESERVE YOUR RESIDENCE



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[Schedule a call](#)



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