

citadines

Berawa Beach
Bali



A perfect blend
of investing in property
and leisure

Developed by:

Managed by:



GENESIS
INDOJAYA

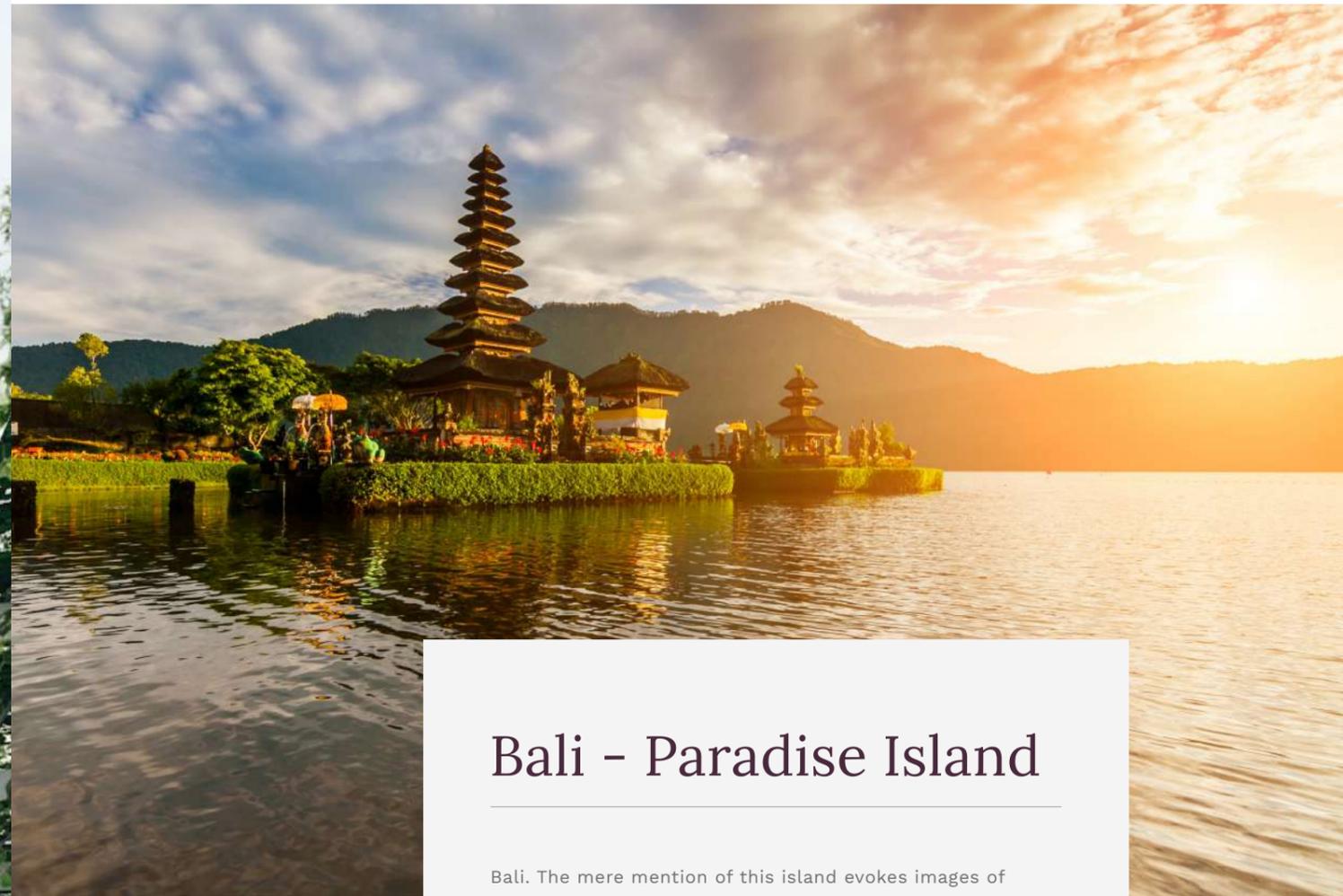


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Bali - Paradise Island

Bali. The mere mention of this island evokes images of a paradise. This is true, and much more. Bali is more than a place; it is a mood, an inspiration, a tropical state of mind.

Bali is one of the most popular holiday destinations in the world. This paradise island, nestled between the main Indonesian island of Java and East Indonesia, is home to an ancient culture renowned for its warm hospitality and endearing personality. Exotic temples and awe-inspiring palaces are set against stunning natural backdrops. The deep and respected religious Balinese culture offer spiritual comfort to those seeking peace and quiet.

Food and beverage options in Bali present an endless choice of local, international and unique cuisine tailored to suit every palate. When the sun sets, the famous nightspots come to life with a plethora of clubbing, music, entertainment and dining offerings. Inland, you will be greeted by towering volcanoes, pristine jungles and colourful rice terraces. Most obviously, you will fall in love with the magnificent beaches of Bali. Enjoy the sun, the sand and the sea. All of these are expertly complemented by world-class service and hospitality standards. Simply put, Bali perfectly blends culture, nature, dining and entertainment into an unforgettable experience.

Welcome to Bali. A place where you will always find another reason to stay.

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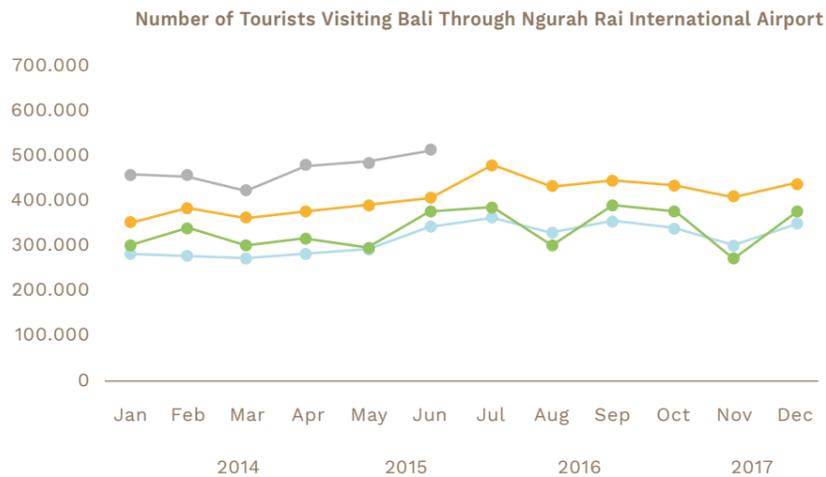
Bali as a Travel Destination

Tourism Facts

In 2018, Bali welcomed over 16 million tourists, comprising over 6 million international visitors and over 9 million domestic tourists. With an impressive track record of double digit annual growth rates in tourism over the past decade, Bali is on track to achieve over 18 million tourists in 2020.

As one of the world's leading tourist destinations, this island paradise has swept a huge range of prestigious international and domestic tourism awards. These include, amongst many others, the prestigious World's Best Destination by TripAdvisor in 2017. In 2018, the irresistible charm of Bali again proved its mettle with three significant accolades, this time from the Global Destination Marketing Summit and World Culture and Tourism Forum, claiming top positions in the following categories: Top 10 Honeymoon Destinations, Top 10 Overseas Destinations, and Top 10 Luxury Travel Destinations.

The key fact is this – Bali is undeniably a top global tourist hotspot, poised to grow year after year.



Source : Tourism Office of Bali Province

Worldwide Acclaimed

With its endless natural magnetism, myriad places of interest, amazing dining, extensive retail options and vibrant nightlife, Bali robustly offers an unparalleled experience in every imaginable aspect. Here are some sound reasons for visiting this perfect holiday destination.

Culture

Bali's unique culture means that everyone who visits comes away with an indelible memory and spectacular experience. Much has been mentioned of the warmth of the Balinese people, and it is customary that cultural places of interest are highlighted. For example, Garuda Wisnu Kencana Cultural Park. Located in the Badung region of Bali, this cultural landmark took over 28 years to complete and boasts a gigantic statue of Lord Vishnu as its main attraction. The park was recently inaugurated and interestingly, it is also a multi-role site. The park hosted music festivals, including Djakarta Warehouse Project (DWP), the largest annual music festival of electronic dance music in Asia.

Tourist Hotspots

Universally mentioned in travel magazines and holiday blogs, the heart of Bali tourism now lies in Seminyak. This tourist hotspot provides something for everyone – dining,

shopping, cultural experiences, entertainment – and forms a home base for most tourists looking to explore the myriad places of interest across the island. Other highly visible tourist hubs include the nearby Canggu/Berawa area, Kuta, Ubud and Nusa Dua.

Beaches

Bali cannot be mentioned without pointing out its amazing shores and breath-taking beach experiences. The household names – Seminyak Beach, Kuta Beach, Nusa Dua Beach, Jimbaran Beach, Berawa Beach, Uluwatu Beach – offer everything imaginable for folks who are seeking what we love to call “vitamin sea”.



Tourism Activities

Whether it's lounging by the pristine hotel pool with your favourite book, indulging in a full-day self-pampering session at an award-winning spa, or getting hog-wild in one of the hippest nightclubs in Asia, you will always find this common feeling in Bali – bliss.

Spiritual Experiences

With Hinduism as its primary influential aspect, Bali has been increasingly popular as a destination for spiritual tourism. Rich spiritual places such as Kintamani, Besakih Temple and Tanah Lot top the list of must-visit places for those seeking peace and spiritual vibes, along with the various awe-inspiring temples across the island. Meditation camps and yoga retreats round out the myriad offerings on this front.

Outdoor and Water Adventures

From sunrise trekking at Mount Batur, to having breakfast with the Orang Utans at Bali Zoo, to various water sports and

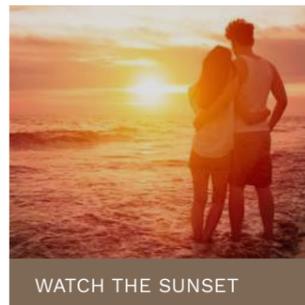
attractions like kite surfing, rafting and seawalking, the island is always here to excite and challenge you with its extensive offerings of outdoor and water activities.

Culinary Scene

Bali tantalises with an unforgettable treat for the palate as well. The list of food & beverage options is staggering. A small slice of the culinary selections on offer – Balinese rijsttafel (rice table), tasty Indonesian nasi campur (mixed rice), crispy babi guling (roast pork), authentic Italian pasta, fresh Japanese sushi, hearty Australian breakfasts, top-notch coffee. From colourful local selections rich in herbs and spices, to healthy organic choices, to eclectic café-hopping, Bali is not just a feast for the senses, but literally a feast for the taste buds.



SURFING



WATCH THE SUNSET



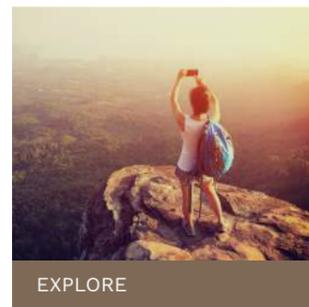
CULINARY



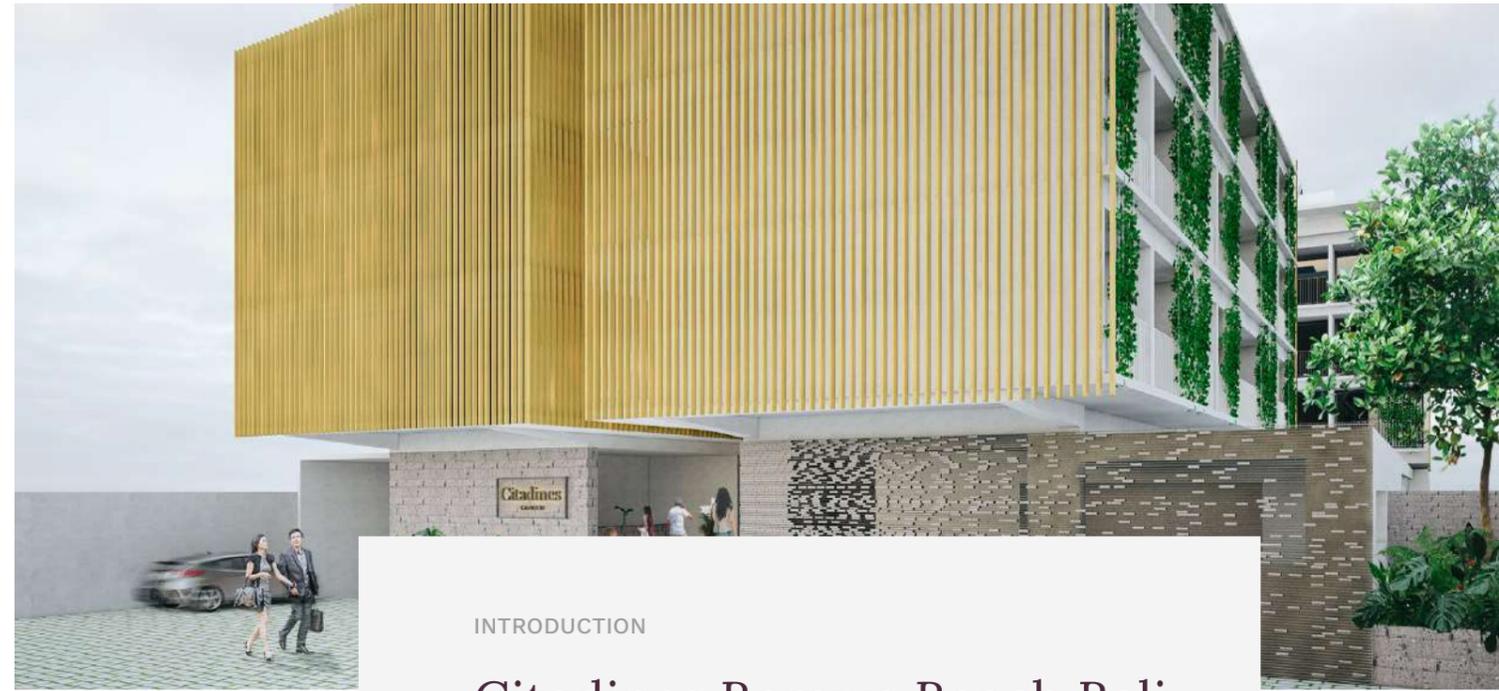
DIVING



CULTURE TOUR



EXPLORE



INTRODUCTION

Citadines Berawa Beach Bali

Citadines Berawa Beach Bali is multi-award winning serviced residence and hotel located in the prime up-and-coming tourist hub in Bali known as Canggu. It is perfectly located – a minute's walk to the beautiful Berawa Beach; in the middle of a plethora of food, beverage and shopping options; and in the heart of the culture-rich hipster scene of Bali. Nature, culture, nourishment and entertainment. All of these are offered perfectly at Citadines Berawa Beach Bali.

The property holds 226 rooms, comprising Studio Suites, One-Bedroom Apartments, Two-Bedroom Apartments and an iconic Presidential Villa. It is professionally managed by Ascott under the Citadines brand. Ascott, a member of CapitaLand Group, is one of the world's largest serviced residence operators. Citadines is a world-renowned brand with its roots in Europe, and it now boasts numerous hospitality properties across Europe, Australia and Asia.

Citadines Berawa Beach Bali is designed as an eclectic inspiration of contemporary and Balinese styles. The advantageous shape of this property has been expertly utilised to maximise the enjoyment of Bali's breath-taking sunsets. This is not an ordinary hotel. We intentionally moved away from the typical hotel style narrow corridor flanked by rooms on both sides. Instead, we have created a breathable sense of space with air-wells, generous greenery and unique social interactive spaces. All Suites and Apartments come with balconies for relaxing and enjoying the view. Our unique rooftop boasts a sky pool & sky bar which are perfect for savouring the beautiful Balinese sunsets and lovely sea breezes. The rooftop also provides ample space for a romantic sky garden for guests to enjoy the view and greenery. In the property, there are well-placed open areas which are fashioned to be social spaces for guests to interact and engage in social activities, such as co-working, yoga, cooking classes, etc.



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Our Amenities and Attractions

Citadines Berawa Beach Bali itself is an attraction to our guests. The property boasts two amazing swimming pools. The Earth Pool on the ground floor lies adjacent to our Earth Bar, surrounded by lush greenery and a relaxing vibe. The Sky Pool on the rooftop is accompanied by our Sky Bar and offers guests breath-taking greenery and sunset views. The Sky Garden on the rooftop is a multi-purpose space which offers something for everyone – yoga at dawn, culinary classes during lunch, a romantic stroll for couples in the evening, ample space for the kids to run around.

Our well-equipped gym provides for a great physical work-out to keep those muscles in shape.

Our spa provides a relaxing sanctuary for those who wish to pamper themselves. Working whilst on holiday can take on a different feel and meaning, as guests can also use our multi-purpose convention, meeting and function rooms for their work and event needs. In addition, we have multi-functional social spaces which will host physical activities such as yoga and cross-fit. We also boast many well-sized pockets of social spaces which can be used for hosting cooking classes, workshops, networking/co-working events and celebrations. Food and beverage options are aplenty – we also have a ground floor restaurant with indoor and al-fresco sitting areas, as well as a lobby lounge & café.

citadines
Berawa Beach
Bali

Developed by:



Managed by:



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Citadines Berawa Beach Bali is also the perfect base for your Bali holiday. It is located within a stone's throw of over a hundred quality entertainment, shopping and food & beverage establishments. The smooth traffic in the Canggu area also permits easy access to and from the numerous tourist attractions and places of interest in the other regions of Bali.

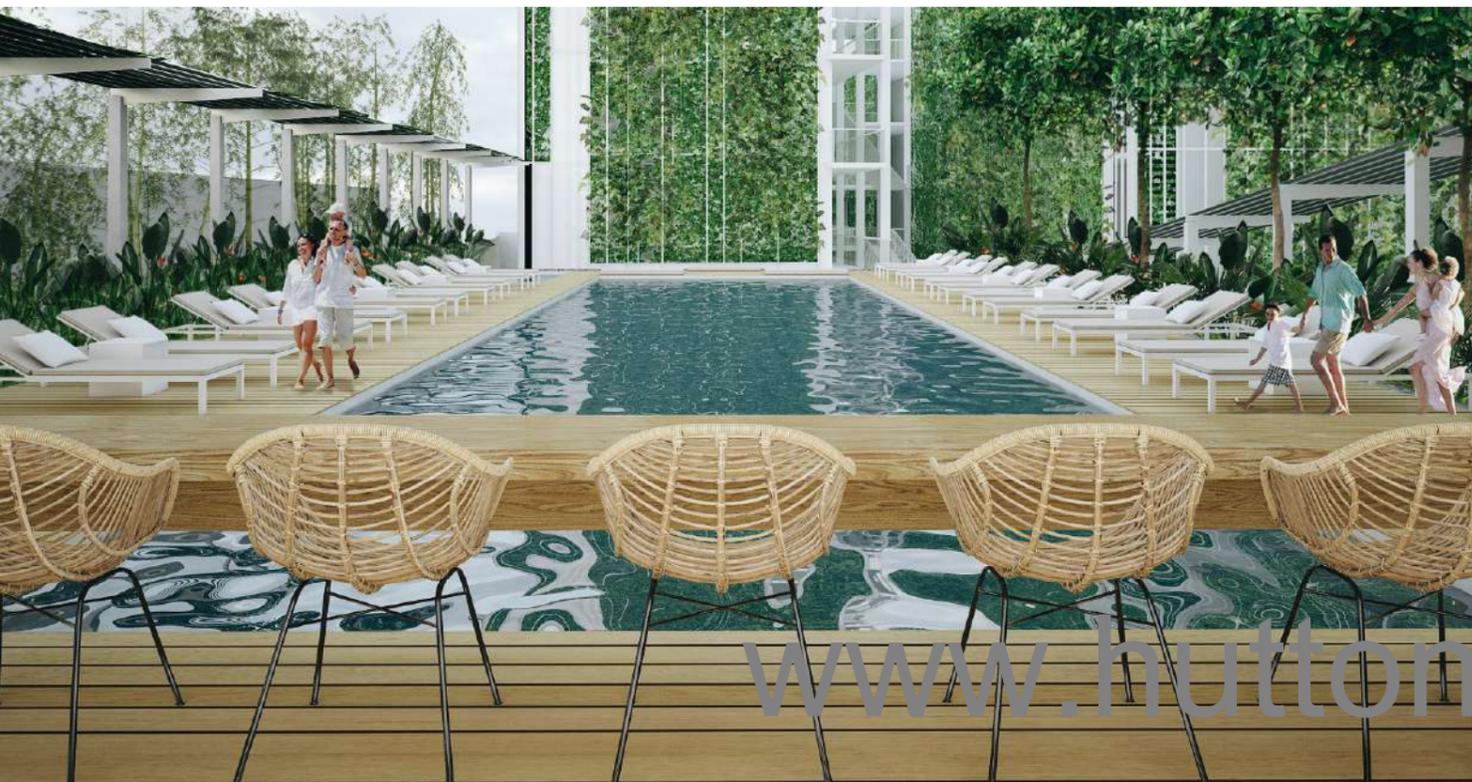
Our name comes from Berawa Beach, a beach with a lovely character situated a mere hundred metres from us. Join the locals as they throng the beach during weekend night markets, when mobile stalls and food karts gather in droves on the beachfront. Morning strolls, volleyball, water sports, surfing are just some of the many activities which can be done at Berawa Beach.

Aside from the many reasons to spend your entire day (and night) in Citadines Berawa Beach Bali, we are not shy to encourage you to explore the rest of Canggu, and Bali! In the morning, perk yourself up with some great coffee at Milk & Madu along Jalan Pantai Berawa. At lunch time, savour a hearty lunch of Indonesian fare at Merah Putih along Jalan Petitenget. In the evening, you can find yourself lounging on a beach sofa at Finns

Beach Club metres away from the shoreline, sipping on a pina colada whilst immersing yourself in great music and soaking in the sights of a beach sunset. All these are within a few minutes' drive from our property.

The tourist must-dos include visiting the nearby Kuta and Seminyak, which form what many regard today as the tourists' heart of the entire island. You will also do well to visit Tanah Lot, a tourist and cultural landmark, which is home to an ancient Hindu pilgrimage temple famous for its unique offshore setting and stunning seaside backdrop. Those with artistic inclination and love for nature can visit Ubud, which offers scenic rice fields, rustic villages, art and craft markets and ancient temples. Monkey Forest, the natural home sanctuary of the Balinese long-tailed Monkeys, as an oft-visited attraction is also situated in Ubud.

We cannot do justice to the many attractions and places of interest of Bali within the confines of this book. Whole volumes of tourist guidebooks have been written for these. What we can do, however, are to highlight a small slice of what we love in the following pages.



Tourist Attractions



TANAH LOT TEMPLE

Tanah Lot Temple is one of Bali's most important landmarks, famed for its unique offshore setting and sunset backdrops.

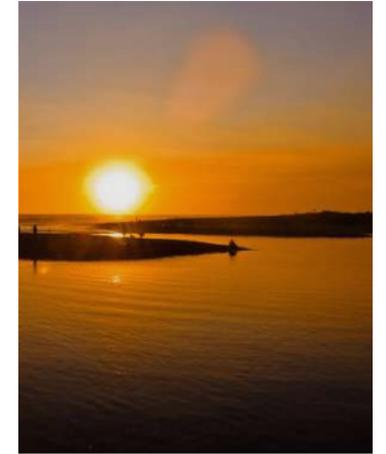
📍 Beraban, Bali



UBUD MONKEY FOREST

This place is a temple, a lush forest, and a natural habitat to hundreds of monkeys. Tourists are drawn to this spot for the natural charm, fresh air.

📍 Ubud, Bali



BERAWA BEACH

Berawa Beach is a beautiful beach with white sands stretching from Seminyak Beach with a panoramic view to the Indian Ocean.

📍 Badung, Bali



TEGALLALANG RICE TERRACES

The magnificent rice terraces offer tourists a splendid sight of nature and a valuable insight on the locals' culture and customs.

📍 Gianyar, Bali



GWK BALI

GWK Cultural Park offers a lavish Indonesian cultural heritage for years to come with the imposing Garuda Wisnu Kencana Statue.

📍 Badung, Bali



SEMINYAK BEACH

Seminyak epitomises Bali's transformation from a far-flung island outpost to a chic metropolitan tourist destination.

📍 Seminyak, Bali

Tourist Attraction



UBUD ART VILLAGE

Ubud Art Village combines shopping and culture into one unique experience, offering various handicrafts made specially by locals.

📍 Badung, Bali



JIMBARAN BEACH

Livelier than some of Bali's more secluded beaches, Jimbaran is the perfect place to indulge in a seafood dinner as the sunsets over the bay.

📍 Jimbaran, Bali



BALI ZOO

Bali's first and only zoological park is a wondrous place to gaze over 500 rare and exotic animals in a lush, tropical environment.

📍 Sukawati, Bali



MUNDUK VILLAGE

As a mountain village, this neighbourhood boasts a clean, green environment, fresh cool air, and charming natural attractions.

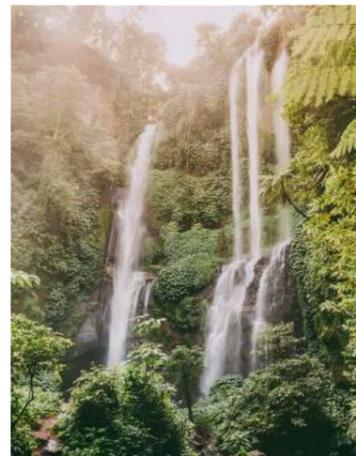
📍 Besakih, Bali



TAMAN AYUN TEMPLE

Taman Ayun literally translates as 'beautiful garden' and is generally regarded as one of the most attractive temples of Bali.

📍 Badung, Bali



SEKUMPUL WATERFALL

Sekumpul Waterfall is one of Bali's most panoramic natural destinations. The perfect getaway for nature admirers.

📍 Singaraja, Bali

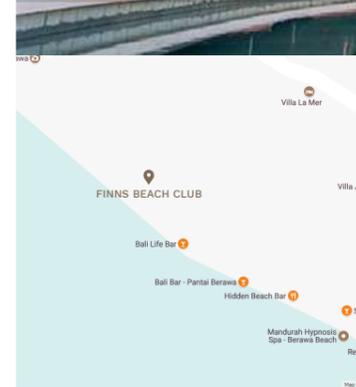
Leisures & Entertainment



FINNS BEACH CLUB

This chic hangout on Berawa Beach in Canggu features a magnificent all-bamboo structure that is spacious and airy. A blue-tiled freeform infinity pool overlooks the rolling surf. You can stay either in our out of the sun, or simply soak in the pool while enjoying ocean views. The beach club welcomes surfers, who can paddle in for a cold beer and a bite after each session on the waves.

📍 Berawa Beach, Bali



POTATO HEAD

This beach club is Balinese landmark beach club, home to award-winning restaurants, bars, and an infinity pool that looks over the Indian Ocean.

📍 Badung, Bali



FINNS RECREATION CLUB

Finns Recreation Club is a world-class sports and leisure complex, located in the heart of the expatriate community area of Canggu.

📍 Canggu, Bali



PARACHUTE RESTAURANT

Enjoy the refined creations from Californian chef Jacob Burrell at Canggu's newest restaurant concept.

📍 Canggu, Bali

Leisures & Entertainment



OMNIA

OMNIA Dayclub is Uluwatu's sky-high destination that's shining an international light on Bali's luxury lifestyle scene.

📍 Badung, Bali



NEW KUTA GOLF CLUB

New Kuta Golf Club offers a unique golfing experience, perched over a limestone cliff that overlooks an endless blue horizon of the ocean.

📍 Pecatu, Bali



BLOOMING LOTUS YOGA

The Blooming Lotus Yoga Retreat in Bali is an oasis of peace and tranquility, firmly rooted by the classical yoga tradition.

📍 Ubud, Bali



BEACHWALK

Kuta Beachwalk offers you an exclusive Bali island lifestyle experience with its open retail shopping concept and award-winning architectural design.

📍 Kuta, Bali



BHAVA SPA

Bhava Spa will delight you with the experience to replenish your body, mind and spirit through traditional health practices of the Eastern world.

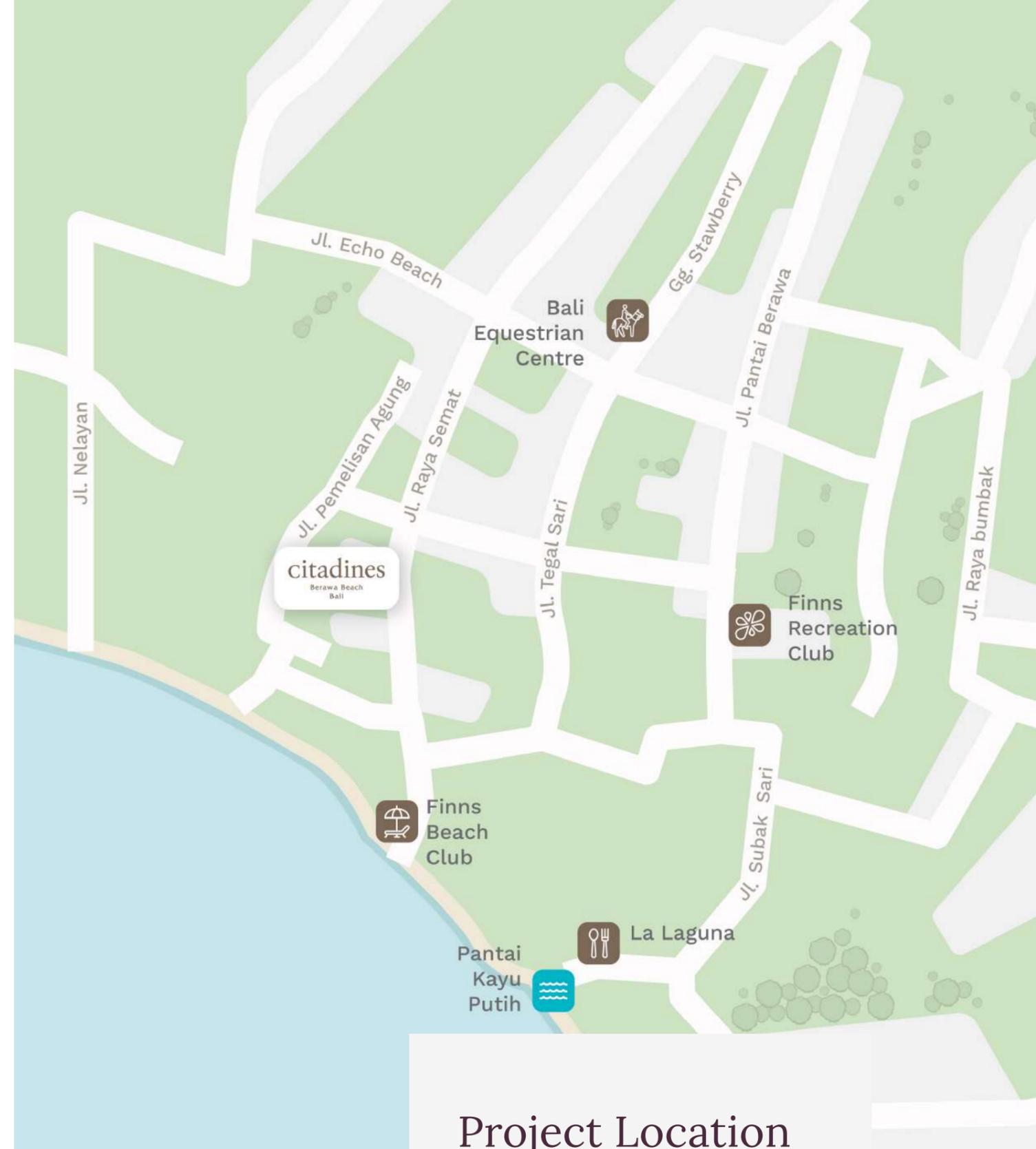
📍 Kuta, Bali



SKY GARDEN BALI

Sky Garden Bali holds the reputation of being the best club in Indonesia, serving as a nightlife hot spot for parties and other festivities.

📍 Kuta, Bali



Project Location

Jl. Pemelisan Agung, Tibubeneng,
North Kuta, Badung, Bali



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Our High Quality Facilities

Citadines Berawa Beach Bali offers a full range of facilities to cater to every need of our valued guests. The Sky Pool on the rooftop offers an infinity pool, boasting unparalleled views of the sunset. The Earth Pool on the ground floor offers a great swimming space for adults and children. These are accompanied by the poolside Sky Bar and Earth Bar respectively, which offer the perfect company for your invigorating swim – refreshing drinks and tasty finger food.

The Fitness Room is a fully equipped indoor gym, which includes the essential exercise equipment such as treadmills, exercise bikes, weights, and more. This is open round the clock and complimentary for guest usage. After a workout, or after your tours around Bali, relax and pamper yourself at our Spa & Wellness Centre, which provides top-notch massage, facials and other wellness offerings.

You will also be spoilt for choice with our food & beverage options, which can be taken at our dining restaurant that has an indoor and al-fresco seating area, our lobby lounge & café, or simply via room service.

In addition, there will be tour and transport packages available, as well as a plethora of other interesting activities that can be held at the social spaces of the property – yoga and Pilates sessions, cooking classes, networking events, sunset barbeques on the rooftop etc.

Our High Quality Facilities

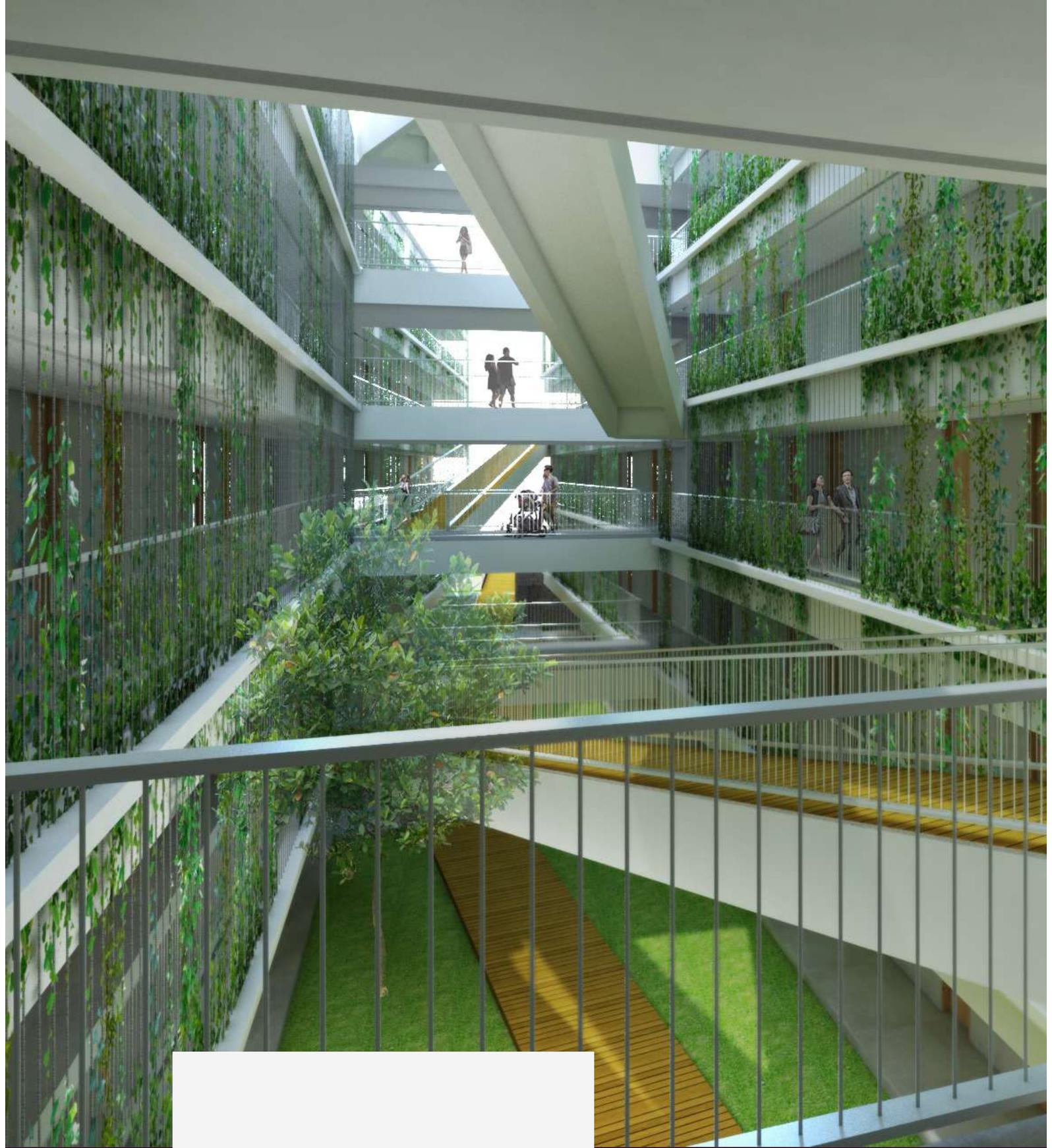
Citadines Berawa Beach Bali is positioned as an international four-star hospitality property. Our facilities and finishing are complied with the relevant standards and are vigorously vetted and quality-tested. Each of our Suites and Apartments are well-appointed and come fully furnished with international quality fittings, furnishings, equipment and sanitary ware.

Each key in our property contains, amongst others, luxurious bedding, tastefully-designed functional furniture, flat-screen televisions, high quality sanitary ware, full air-conditioning, and high-speed Wi-Fi. All are accompanied by world-class service from our staff.

We are also acutely aware of the green movement and endeavour to be eco-friendly. Our lush façade, with its generous greenery, are more than just an aesthetic touch. It is also special designed to offer natural shade, which significantly reduces our electricity requirements. Our mechanical, electrical and plumbing systems have also been consciously designed to minimise our ecological footprint, whilst continuing to offer the familiar holiday comforts.

-  Access to Gymnasium
-  Access to Spa
-  Car Park
-  Access to Swimming Pool
-  Restaurant
-  Infinity Pool
-  Rooftop Garden
-  Ground Floor Pool
-  Social Space
-  Ground Floor Bar
-  Child Friendly
-  Sky Bar
-  Room & Public Wi-fi
-  Lobby Lounge & Cafe





Site Plan



- LEGEND**
- A: LOBBY
 - B: CONVENTION ROOM
 - C: GYM
 - D: KIDS POOL
 - E: 25M LAP POOL
 - F: POOLSIDE BAR
 - G: YOGA ROOM
 - H: SPA
 - TYPE A (STUDIO)
 - TYPE B (1 BEDROOM)
 - TYPE D (PRESIDENTIAL SUITE)

Ground Floor

GROUND FLOOR PLAN

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- LEGEND**
- TYPE A (STUDIO)
 - TYPE B (1 BEDROOM)
 - TYPE B1 (1 BEDROOM L SHAPE)

2nd Floor

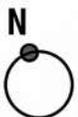
2ND FLOOR PLAN

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3rd Floor

3RD FLOOR PLAN



LEGEND

- I: SKYBAR
- J: INFINITY POOL
- K: ROOFTOP SOCIAL KITCHEN
- TYPE A (STUDIO)
- TYPE B (1 BEDROOM)
- TYPE C (2 BEDROOM)

5th Floor

5TH FLOOR PLAN



Unit Types



Type A



Studio

 31 sqm



Type B

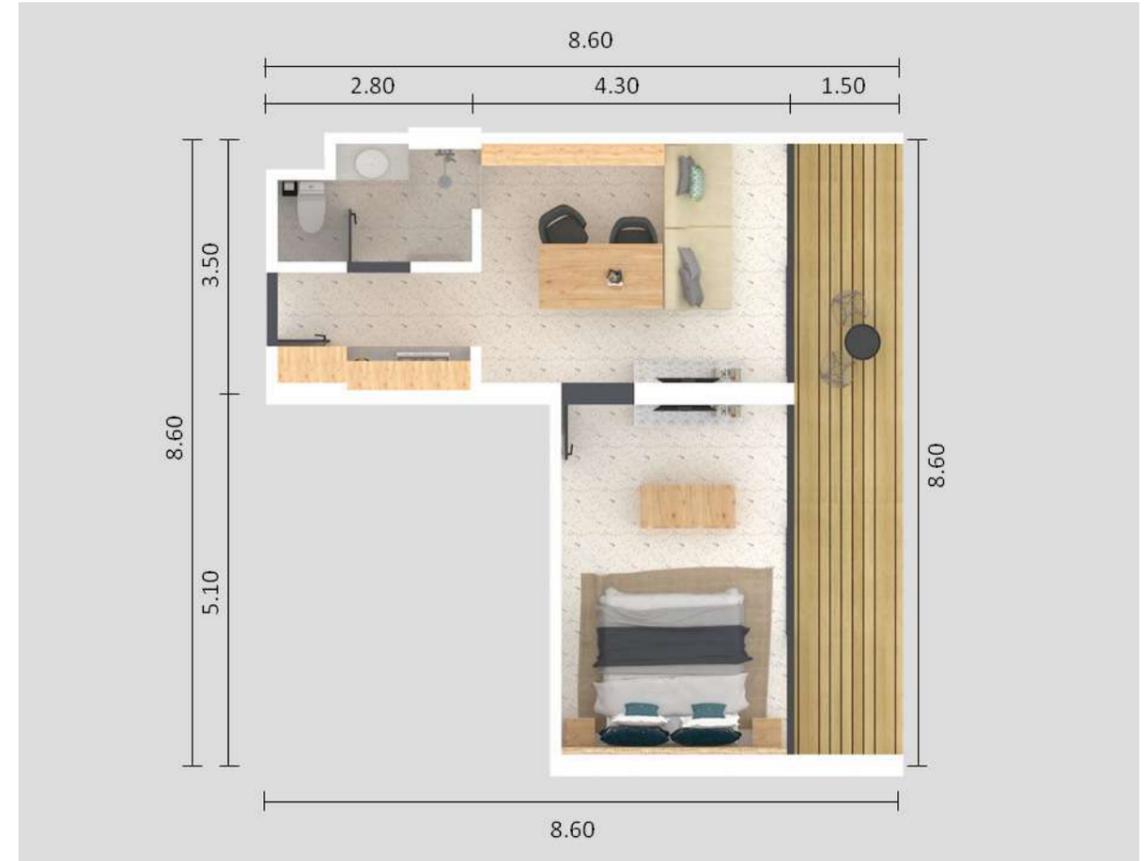


Type B1



One Bedroom

 53 sqm



One Bedroom (L type)

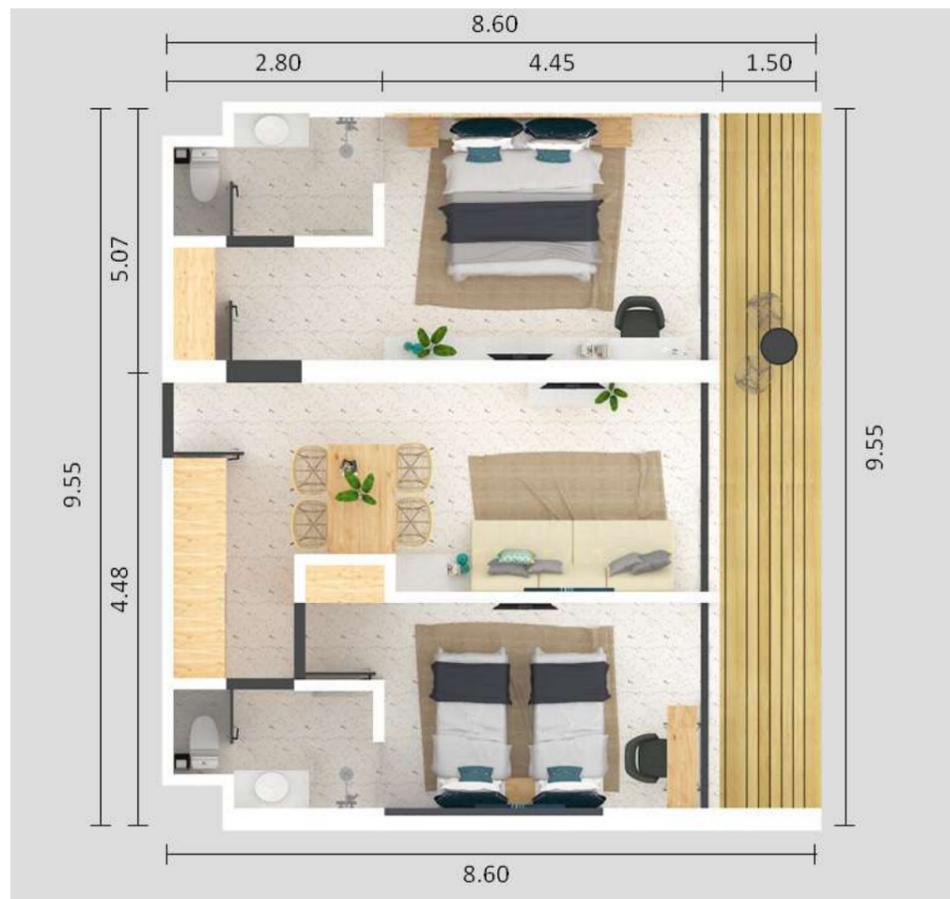
 55 sqm



Type C



Type D



Two Bedroom

 84 sqm



Presidential Suite

 224 sqm



About The Serviced-Residence Operator



A Member of CapitaLand



We make the world work for you. Prepare to discover a variety of ways you can feel at home every day while discovering a new city. With centrally located properties sited among the world's most bustling cities and neighbourhoods, our residences provide top-tier comfort and convenience for intrepid travellers pursuing work-related or leisurely commitments. With any of our residences, enjoy an ease of access to the world's prime destinations and hotspots without compromising on your lifestyle. Welcome to Ascott The Residence – where you live the way you want, and stay for as long as you wish.

We offer an experience you would not want to leave. Through a variety of luxurious accommodation, comprehensive guest facilities and services, we make living easy and take care of the everyday details - giving you more time to focus on the more important aspects of your travels. Arrive at any destination, and have your every need catered to by our award-winning staff. Expect nothing less than heartfelt service in an exclusive environment while you work, rest or play in style.

With exceptional home comforts amidst the city bustle, we are a fitting sanctuary for your global lifestyle. You'll find the perfect blend of elegance and comfort every time you stay with us.

Serviced Residence Portfolio

Asia Pacific

Ascott Kuningan	Jakarta
Citadines Rasuna	Jakarta
Citadines Kuta Beach	Bali
Citadines Royal Bay	Makassar
Ascott Kuala Lumpur	Kuala Lumpur
Ascott Orchard	Singapore
Citadines Fusionopolis	Singapore
Citadines Sukhumvit 11	Bangkok
Citadines Millennium Ortigas	Manila
Citadines Regency	Saigon
Ascott Beijing	Beijing
Ascott Macau	Macau
Ascott Heng Shan	Shanghai
Citadines Ashley	Hongkong
Citadines Shinjuku	Tokyo
Citadines Haeundae	Busan
Citadines Han River	Seoul
Citadines LiZhiWan	Guangzhou
Somerset Greenways Chennai	Chennai

Australia & New Zealand

Citadines St Georges Terrace	Perth
Citadines on Bourke	Melbourne
Somerset on the Pier	Hobart

Europe

Citadines Sainte-Catherine	Brussels
Citadines Tour Eiffel	Paris
Citadines Part-Dieu	Lyon
Citadines Kurfürstendamm	Berlin
Citadines Ramblas	Barcelona
Citadines Barbican	London
Citadines South Kensington	London

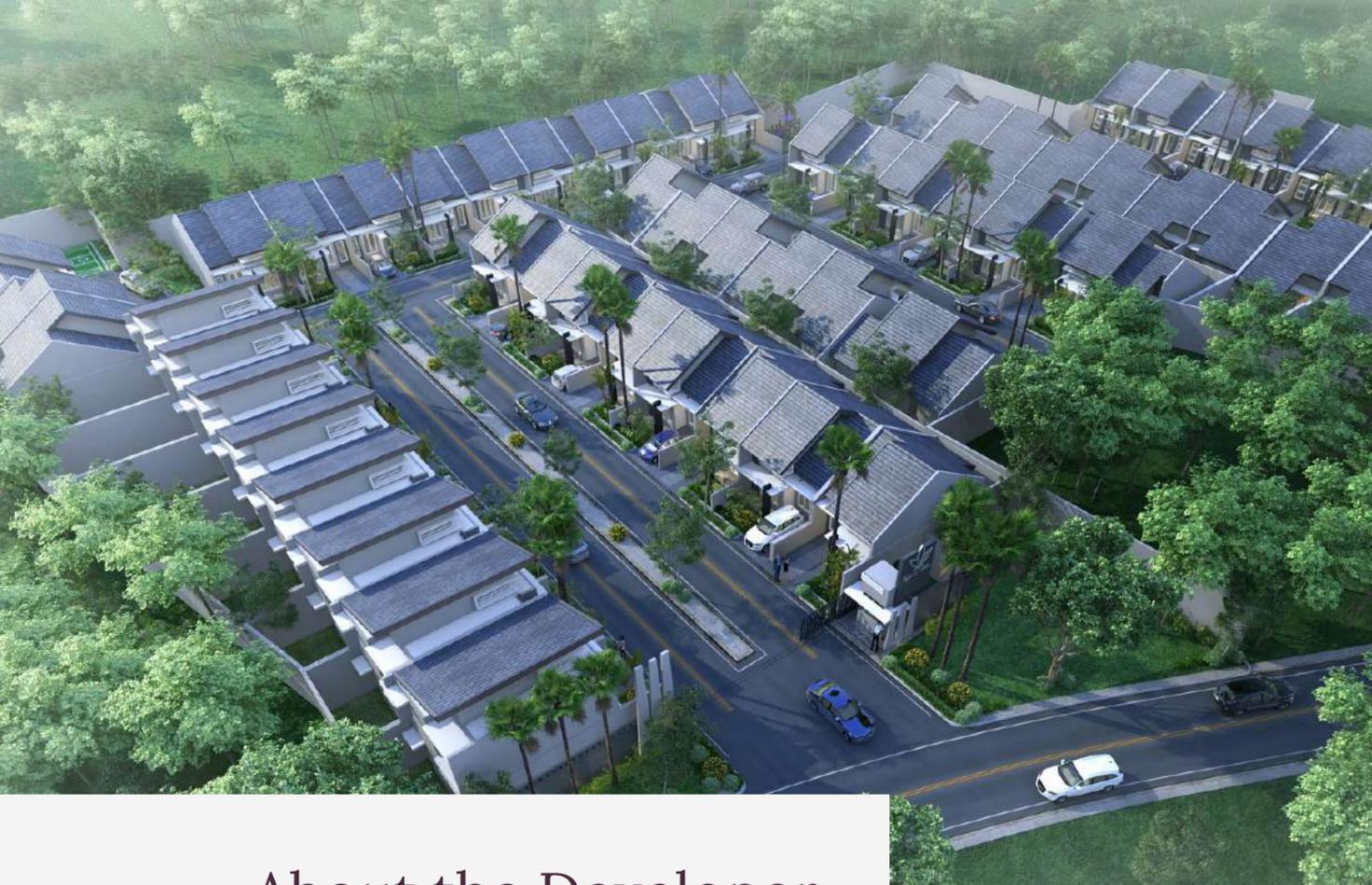
North America

Citadines Connect Fifth Avenue	New York
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Middle East & Africa

Ascott Sari	Jeddah
Citadines Al Salamah	Jeddah
Ascott Park Place	Dubai





Genesis Indojava Project Portfolio



CINERE GROVE



CINERE LOFT



JAYANA VALLEY



JAYANA VILLAS

About the Developer



Founded in 2012, Genesis Indojava is a multiple award-winning property development firm headquartered in Indonesia with established presences in Jakarta and Bali. Our firm currently boasts various projects within our portfolio, comprising over 200 residential homes and over 220 hospitality units, with several exciting more in the pipeline.

Our team consists of founders, management and professionals across Singapore, Chile, Spain, Switzerland, Germany, China, Hong Kong and Indonesia, creating a flavourful fusion of international styles that has also culminated in our most exciting project to date - Citadines Berawa Beach Bali.

Throughout the journey, Genesis Indojava has been well-recognised with numerous prestigious accolades. At the recent Indonesia Property Awards 2018 and Asia Property Awards 2018, we are proud to be the recipients of the following awards:

Indonesia Property Awards 2018

- Best Boutique Developer – Highly Commended
- Best Hotel Architecture – Winner
- Best Condo Development (Bali) – Winner
- Special Recognition in Corporate Social Responsibility – Winner

Asia Property Awards 2018

- Best Hotel Architectural Design (Indonesia) – Winner





About The Architects & Interior Designer

El Colectivo Hub

Founded with a collaborative approach by a Chilean architect and a Spanish interior designer, El Colectivo offers a full suite of innovative architecture and creative design work. Its style is uniquely influenced by a harmonious blend of vibrant Latin American style, European chic and Bali's cultural nuance. El Colectivo has completed numerous projects in Indonesia and overseas, including villas, apartments, commercial retail outlets and restaurants. Examples include Berawa Apartments, Teras Apartments, Seed Resort, Missibu Café in Indonesia as well as numerous residential and villa projects in Spain.



BERAWA APARTMENT



TERAS APARTMENTS

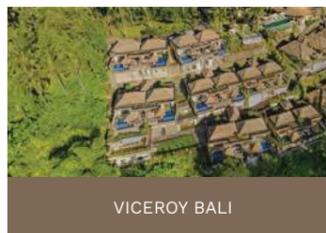


TAMORA SQUARE

About Our Eco-Consultant

Mantra Bali

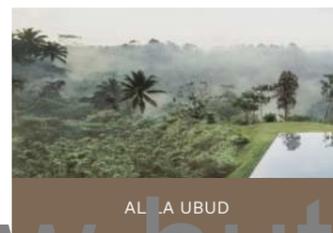
Specialising in the environmental property management, Mantra delivers locally feasible solutions within the design implementations of its clients. Mantra enhances resource and cost efficiency conduct to reduce the environmental impact through its expertise in green consultancy. The company maintains its excellent reputation through its combined experience of over 80 years of high quality work in Indonesia, with more than 20 projects in recent years, including Viceroy Bali Resort Ubud, Alila Hotel Uluwatu, Alila Hotel Ubud, Grand Gili Eco Resort Lombok, and more. With Mantra's advice, we have engineered innovative solutions to reduce our long term environmental footprint and streamline operating expenses.



VICEROY BALI



GRAND GILI ECO RESORT



ALILA UBUD



About The Contractor

PT Tunas Jaya Sanur

Established since 1978 in Bali, PT Tunas Jaya Sanur has grown and transformed into one of the largest construction and fabrication companies in Bali. It has amassed an immense portfolio of works with more than 35 years of extensive experience in construction works in the property and hospitality industries.

Offering a full range of contractor works, PT Tunas Jaya Sanur has constructed numerous projects in Indonesia ranging from Bali to Jakarta, Batam, Bandung, Mataram, Surabaya, and West Papua. Some of its projects with international acclaim include Four Seasons Resort Jakarta, Pullman Hotel Thamrin Jakarta, Sheraton Bandung Hotel, and now, our very own Citadines Berawa Beach Bali.



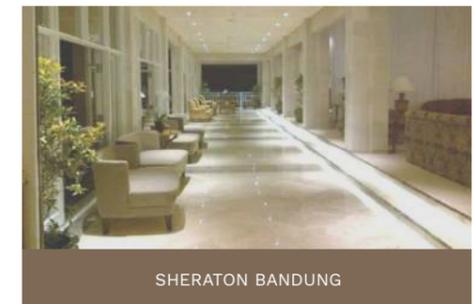
FOUR SEASONS JAKARTA



MONTIGO RESORT BATAM



PULLMAN HOTEL THAMRIN



SHERATON BANDUNG

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Berawa Beach
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