

citadines

Berawa Beach
Bali

A Development by Genesis Indojoya



A Bounty of Bliss & Beauty



Jointly Developed by

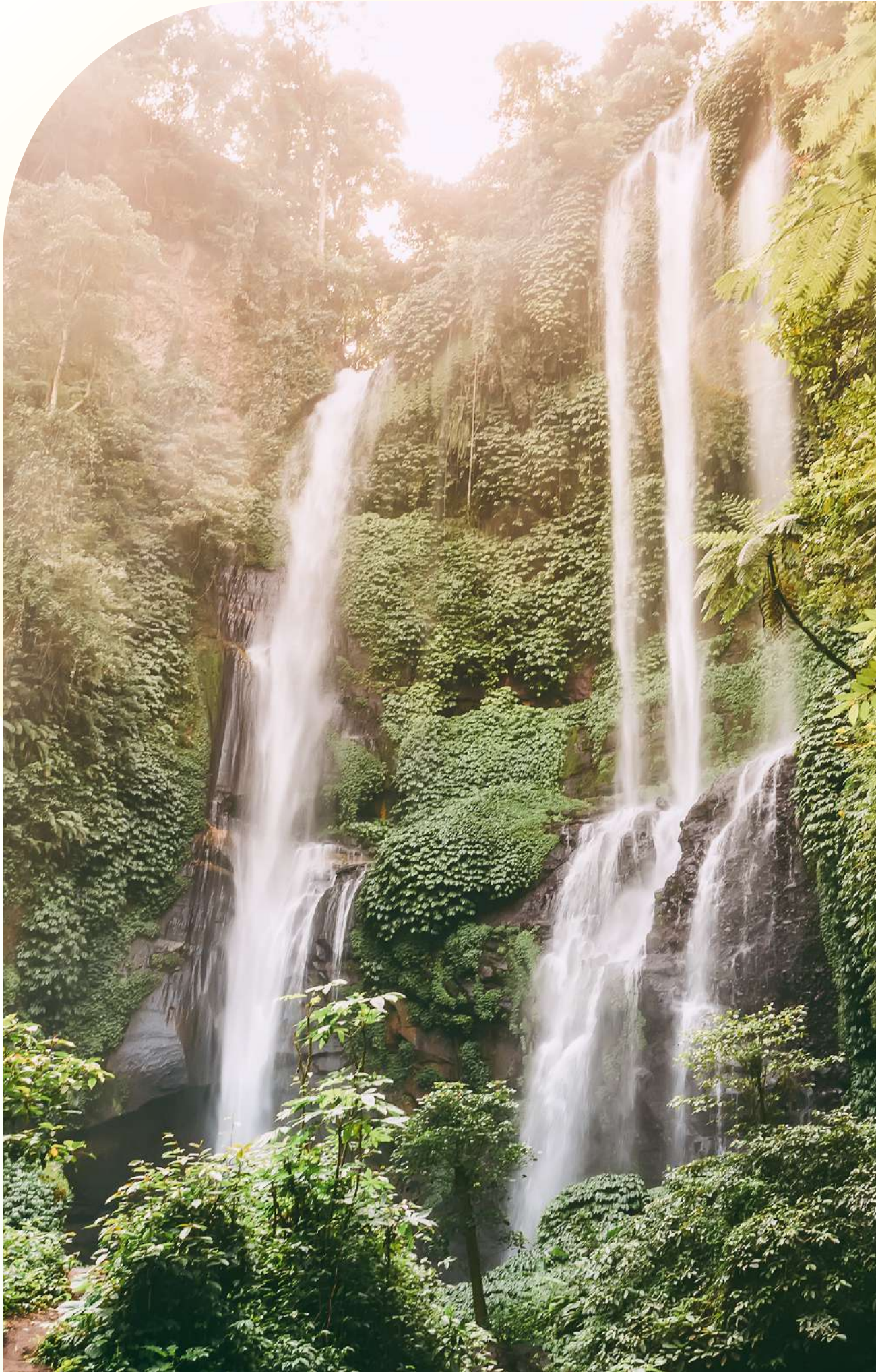


STELLAR PARTNERS

Serviced Residence Brand by

citadines
APART' HOTEL

Managed by The Ascott Limited



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, and 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 islands 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 offers spiritual comfort to everyone seeking peace and quiet.

Food and beverage options in Bali present an endless choice of local, international and unique cuisines tailored to suit every palate. When the sun sets, Bali's vibrant 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, sand and sea. All of these are expertly complemented by world-class service and hospitality. Simply put, Bali perfectly blends culture, nature, dining and entertainment into an unforgettable experience.

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

Bali as a Travel Destination

Top-Ranked

GLOBALLY

In the years leading up to 2020, Bali averaged over 16 million tourists per year with a good mix of international visitors and domestic tourists. The paradise island has also enjoyed consistent double-digit tourism growth rates over the past decade. Post-pandemic, Bali is primed to recover to its pre-pandemic conditions and then exceed the 20-million mark as it rides the strong wave of recovery.

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 TripAdvisor World's Best Destination (i.e. ranked #1 in the world) in 2017 and 2021. Bali has also been consistently ranked in the top 5 global destinations and top Asia destination in many other travel awards. In addition, it boasts a wide variety of accolades as an ideal destination for weddings, honeymoons, luxury travel, culture, entertainment and dining.

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

Worldwide
Acclaim



Bali as a Travel Destination

Tourism

ACTIVITIES

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 sea-walking, the island is always here to excite and challenge you with its extensive offerings of outdoor and water activities.

Culinary Scene

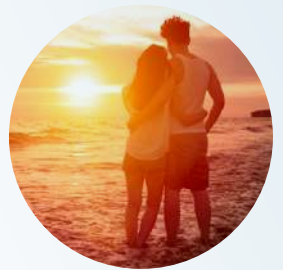
Bali tantalises with an unforgettable treat for the palate as well. The list of food & beverage options is staggering. A small slice of the culinary selections on offer – Balinese rijsttafel (rice table), tasty Indonesian nasi campur (mixed rice), crispy babi guling (roast pork), authentic Italian pasta,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

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.



Surfing

Sunset
WatchingCulinary
Experiences

Diving

Culture
ToursAdventure
Explorations

Introduction

Citadines

BERAWA BEACH BALI

Citadines Berawa Beach Bali, a development by Genesis Indojoya, is multi-award winning serviced residence and hotel located in the prime tourist hub in Bali known as Canggu. It is perfectly located – a short stroll 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 the leading international serviced residence operator. Citadines is a world renowned brand with numerous properties across the Americas, Asia Pacific, Europe, the Middle East and Africa.

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 have eschewed 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 lovely view. Our unique rooftop boasts a sky pool & sky bar which are perfect for savouring the beautiful Balinese sunset and refreshing sea breeze. The rooftop also provides ample space with 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. Kids will have a whale of a time in our Kids Room. There is something for everyone.



AWARD-WINNING DEVELOPER WITH PRESTIGIOUS ACCOLADES



Citadines Berawa Beach Bali

Facts & Details

Status:

Completed and In Operations

Unit Types:

162 Studios
46 One-Bedroom Apartments
17 Two-Bedroom Apartments
1 Presidential Suite

Number of Units:

226

Gross Floor Area:

17,850 square metres
or 192,000 square feet

Quality:

Each apartment comes with kitchenette fit-out and is furnished with high quality standards furniture and fittings.

**A DEVELOPMENT
BY GENESIS INDOJAYA**

A Bounty of Bliss & Beauty



Jointly Developed by



Serviced Residence Brand by

citadines
APART' HOTEL
Managed by The Ascott Limited

Citadines Berawa Beach Bali

Amenities

AND ATTRACTIONS

Citadines Berawa Beach Bali, a development by Genesis Indojoya, is an attraction in itself 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. Our rooftop Sky Garden augments the sense of openness, functioning as a multi-purpose space which offers something for everyone – yoga at dawn, culinary classes during lunch, a romantic stroll for couples in the evening, and 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 in-house spa provides a relaxing sanctuary for those who wish to pamper themselves. Working whilst on holiday can indeed still be enjoyable, as our multi-purpose convention, meeting and function rooms cater for a full spectrum of corporate and social events. In addition, our property also boasts many well-sized pockets of social spaces which can be used for a wide variety of activities such as cooking classes, workshops, yoga, networking/ co-working events and celebrations. Guests would also be spoilt for choice with our food and beverage options, comprising a ground floor restaurant with indoor and al-fresco sitting areas, a lobby lounge & café, our poolside Earth Bar on the ground floor, and our iconic Sky Bar on the rooftop.

Citadines Berawa Beach Bali, a development by Genesis Indojoya, 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. A short leisurely stroll would bring you to our namesake beach, Berawa Beach. Explore its lovely character and 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, kite-watching and surfing are just some of the many activities which can be done at Berawa Beach. In addition to the many reasons to spend your entire day (and night) in Citadines Berawa Beach Bali, we would be delighted to encourage you to explore the rest of Canggu and Bali!

In the morning, perk yourself up with a tasty smoothie bowl and great coffee in one of the famous cafes lining Jalan Pantai Berawa. At lunch time, savour a hearty lunch of Indonesian fare at one of the award-winning restaurants 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 perfectly located within a few minutes from our property. The tourist must-dos include visiting the nearby Kuta and Seminyak, which offer the textbook Bali experience. Tanah Lot, a tourist and cultural landmark, is home to an ancient Hindu pilgrimage temple famous for its unique offshore setting and stunning seaside backdrop. Those with artistic inclinations and a 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, is another highlight in Ubud. Whole volumes of tourist guidebooks have been written for the many attractions and places of interest in Bali. Our concierge team would be happy to provide further tips to guests on making the most of their Bali holidays.

Citadines Berawa Beach Bali

TOURIST ATTRACTIONS



Ubud Monkey Forest



Berawa Beach



Tegalalang Rice Terraces



GWK Bali



Taman Ayun Temple



Tanah Lot



Ubud Art Village



Sekumpul Waterfall



Bali Zoo

Citadines Berawa Beach Bali

AMENITIES AND ATTRACTIONS



In-house F&B



Ame Spa



Finns Recreation Club



Savaya



New Kuta Golf Club



Milk & Madu



Beachwalk



Potato Head



Seminyak and Kuta Nightclubs

Amenities and Attractions | A Development by Genesis Indojaya | A Bounty of Bliss & Beauty



Citadines Berawa Beach Bali

PROJECT LOCATION

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

Citadines Berawa Beach Bali

Full Range

FACILITIES

Citadines Berawa Beach Bali, a development by Genesis Indojoya, 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.

After a workout, or after your tours around Bali, relax and pamper yourself at our in-house Spa, 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, our Sky Bar or simply via room service.

Kids would enjoy hours of fun and games as they explore our Kids Room with its fun slide and ball pit. The Kids

Room is further complemented with a variety of toys, activity props and a large-screen television to keep the precious ones grinning from ear to ear.

There will be tour and transport packages available for booking via the Tourism Desk. In addition, 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 roof, etc.

Citadines Berawa Beach Bali, a development by Genesis Indojoya, is positioned as an international four-star hospitality property. Our facilities and finishing are compliant with all 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. The top quality hardware is accompanied by top quality heart-ware in the shape of

the 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 specially 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 expected by the discerning traveller.



**Full-size
Restaurant**



Spa and Wellness



**Lobby Lounge
and Cafe**



**Room and
Public Wi-Fi**



**Rooftop Sky
Garden**



Social Spaces



**Sky Pool, Earth Pool
and Kids Pool**



**Sky Bar and
Earth Bar**



Gymnasium



**Convention, Seminar,
Function Rooms**



Child Friendly



Citadines Berawa Beach Bali

Site Plan

Ground FLOOR

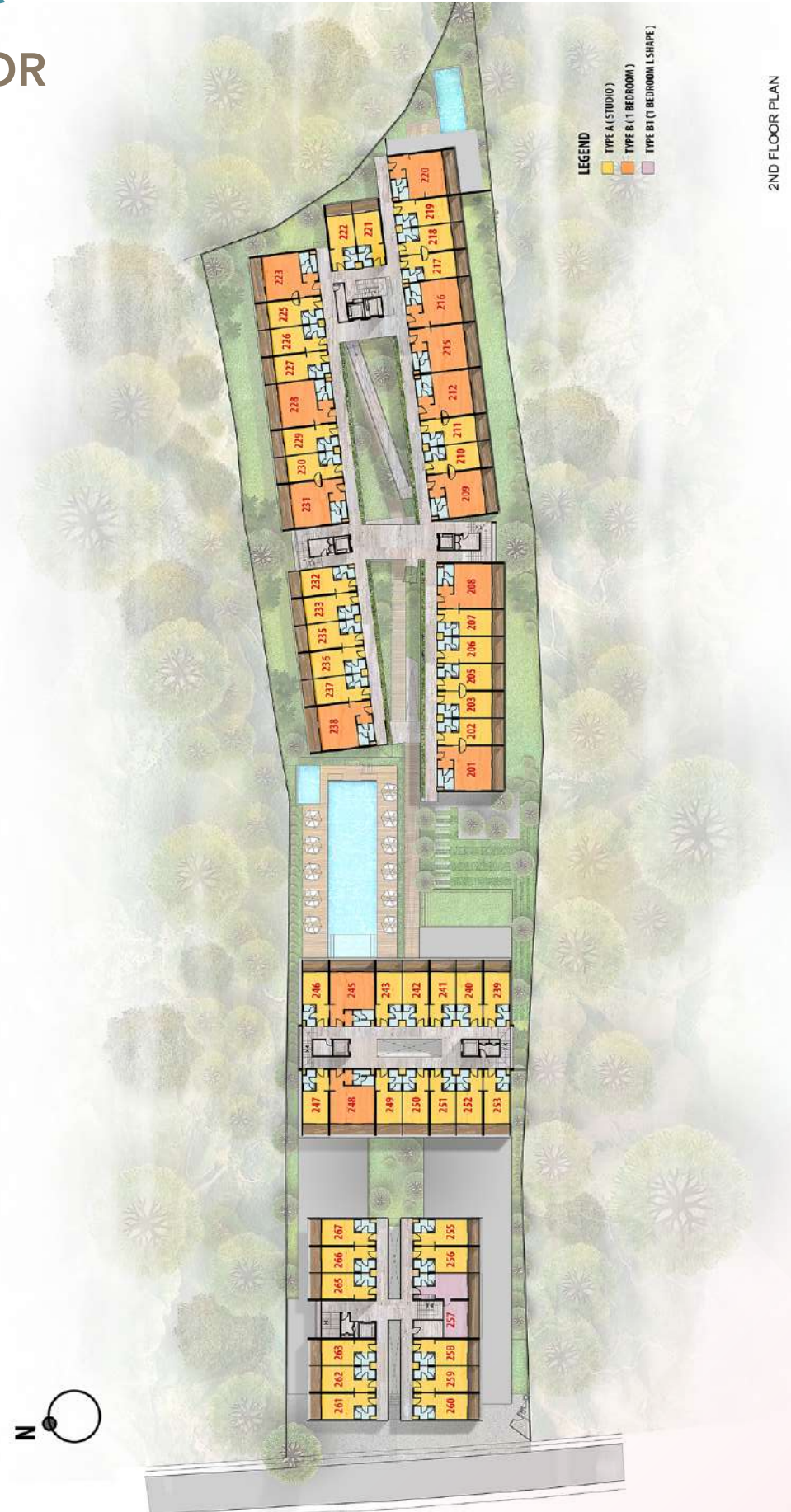


1st FLOOR

Site Plan | A Development by Genesis Indojaya | A Bounty of Bliss & Beauty



2nd FLOOR



3rd
FLOOR

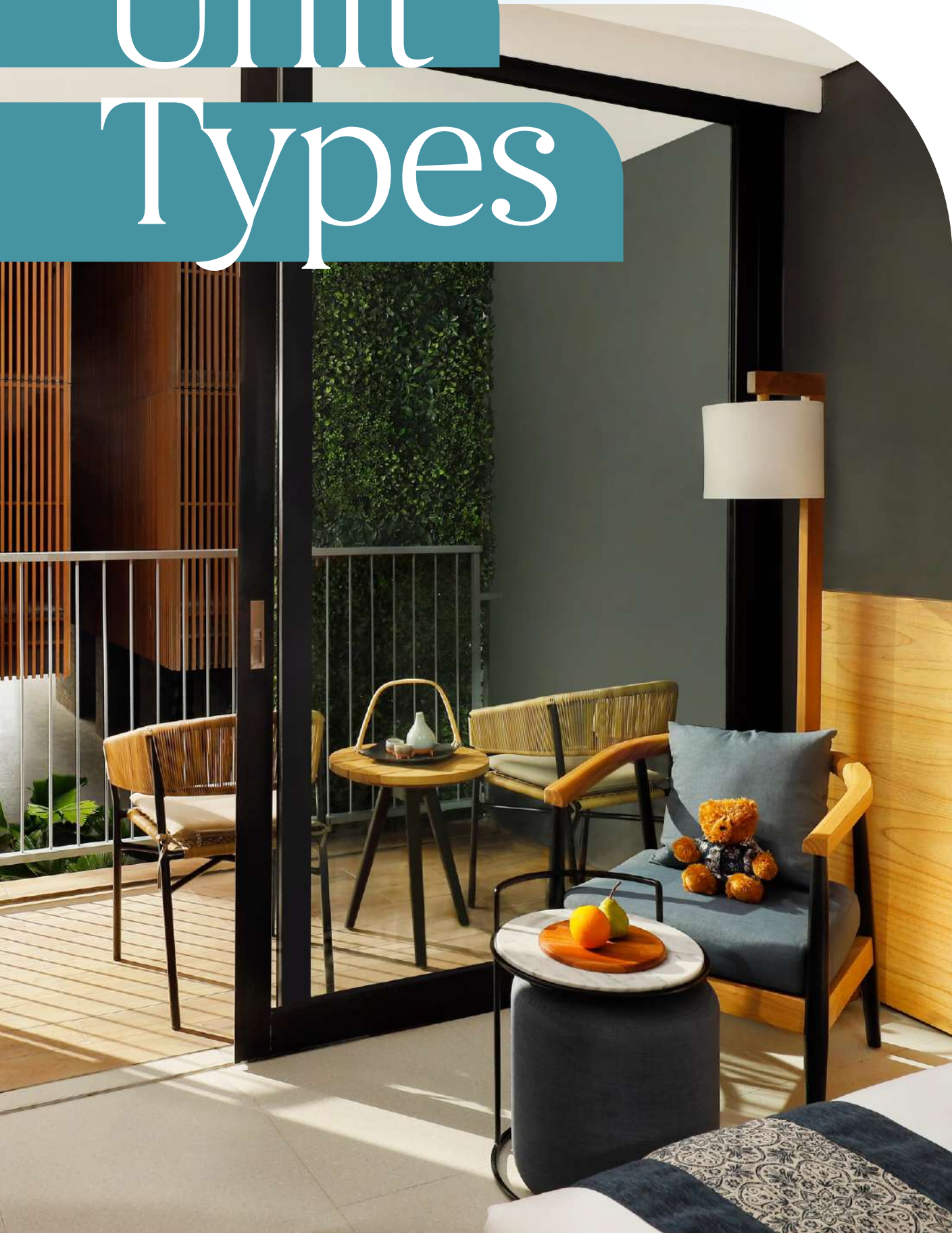
Site Plan | A Development by Genesis Indojaya | A Bounty of Bliss & Beauty



5th
FLOOR



Unit Types



Type A STUDIO


31 sqm



Type B

ONE BEDROOM

53 sqm



Unit Types | A Development by Genesis Indojaya | A Bounty of Bliss & Beauty

Type B1

ONE BEDROOM (L TYPE)

55 sqm



Type C

TWO BEDROOM

84 sqm

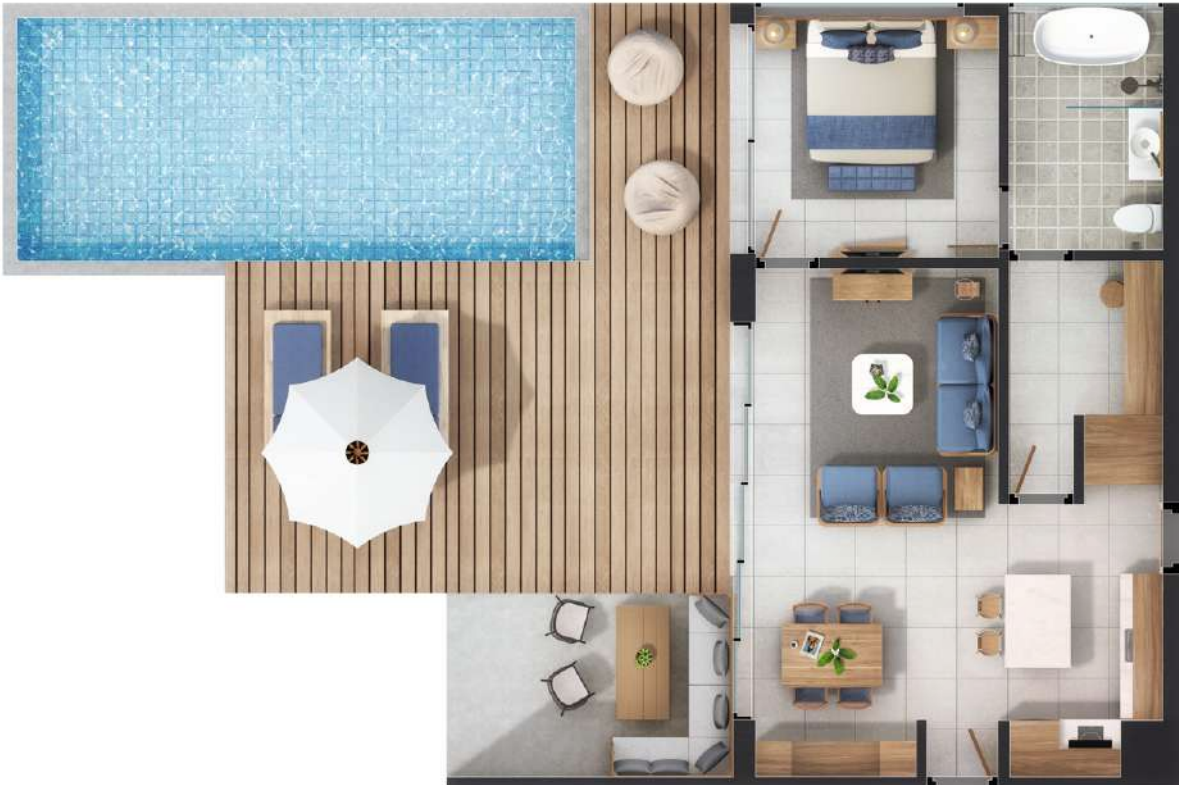


Unit Types | A Development by Genesis Indojaya | A Bounty of Bliss & Beauty

Type D

PRESIDENTIAL SUITE

224 sqm



ABOUT THE SERVICED RESIDENCE OPERATOR

The Ascott Limited



The Ascott Limited (Ascott) is a Singapore company that has grown to be one of the leading international lodging owner-operators. Ascott's portfolio spans over 202 cities across over 38 countries in Asia Pacific, Central Asia, Europe, the Middle East, Africa and the USA.

Ascott has more than 76,600 operating units and over 58,900 units under development, making a total of more than 135,000 units in about 820 properties (Data per 31 December 2021).

The company's serviced apartment, coliving and hotel brands include Ascott The Residence, The Crest Collection, Somerset, Quest, Citadines, lyf, Préférence, Vertu, Harris, Citadines Connect, Fox, Yello, Fox Lite and POP!.

Ascott's loyalty programme, Ascott Star Rewards, offers

For more information, please visit www.discoverasr.com

exclusive benefits to its members when they book directly with Ascott for their stays at its participating properties.

Ascott, a wholly owned subsidiary of CapitaLand Investment, pioneered Asia Pacific's first international-class serviced apartment with the opening of The Ascott Singapore in 1984. Today, the company boasts over 30 years of industry track record and award-winning brands that enjoy recognition worldwide.

SOME PROPERTIES MANAGED BY THE ASCOTT LIMITED

Asia Pacific

Ascott Kuningan Jakarta
Ascott Waterplace Surabaya
Ascott Orchard Singapore
Ascott Marunouchi Tokyo
Somerset Grand Citra Jakarta
Somerset Riverview Chengdu
Somerset Palace Seoul
Citadines Rasuna Jakarta
Citadines Sukhumvit 11 Bangkok
Citadines Millenium Ortigas Manilla
Lyf Tenjin Fukuoka
The Tamarind Resort – by Préférence
HARRIS Vertu Hotel Harmoni Jakarta
HARRIS Hotel Seminyak Bali
FOX Hotel Jayapura
YELLO Hotel Jemursari Surabaya
FOX Lite Hotel DPulze Cyberjaya
POP! Hotel Banjarmasin
POP! Hotel Festival Citylink Bandung

Australia & New Zealand

Somerset on the Pier Hobart
Quest on Lonsdale
Citadines St Georges Terrace Perth

Europe

La Clef Tour Eiffel Paris
La Clef Louvre Paris
Quest Liverpool City Centre
Citadines Sainte-Catherine Brussels
Citadines Arnulfpark Munich
Citadines Ramblas Barcelona
Citadines South Kensington London

North America

Citadines Connect Fifth Avenue New York

Middle East & Africa

Ascott Sari Jeddah
Somerset Maslak Istanbul
Citadines Metro Central Dubai



Citadines Rasuna Jakarta



Citadines Hongqiao Center Shanghai



Ascott Orchard Singapore



Citadines South Kensington London



Citadines Arnulfpark Munich



Citadines Metro Central Dubai

About The Developer

Genesis Indojaya



Founded in 2012, Genesis Indojaya is a multiple award-winning property development firm headquartered in Indonesia with established presences in Jakarta and Bali, as well as an office in Singapore. Our vision is to become a leading property developer with a commitment to quality and value. The foundations of Genesis Indojaya are built upon these five principles: ethics, trust, quality, creativity and satisfaction.

Our firm currently boasts several projects within our portfolio, comprising over 200 residential homes and over 220 hospitality units, with several exciting more projects in the pipeline.

The project team consists of founders, management, consultants and professionals across Singapore, Chile, Spain, Switzerland, Germany,

China, Hong Kong and Indonesia, creating a flavourful fusion of international styles which has culminated in this exciting project, Citadines Berawa Beach Bali.

Throughout the journey, Genesis Indojaya has been well-recognised with numerous prestigious accolades. These include awards for developer quality and corporate social responsibility in addition to the project awards for Citadines Berawa Beach Bali. Growing from strength to strength, we are recognised as one of the top boutique developers in Indonesia. On this note, we are now working towards an IPO listing in the years to come.

PROJECT PORTFOLIO



Cinere Grove



Cinere Loft



Jayana Villas



Jayana Valley

citadines

Berawa Beach
Bali

A Development by Genesis Indojava

Bali



Singapore



Jakarta



Jointly Developed by



<http://genesisindojava-citadinesbali.com/>

Serviced
Residence
Brand by

citadines
APART' HOTEL
Managed by The Ascott Limited