zenergy



Investment Deck

The World's First Full Longevity Living Ecosystem

Our Philosophy

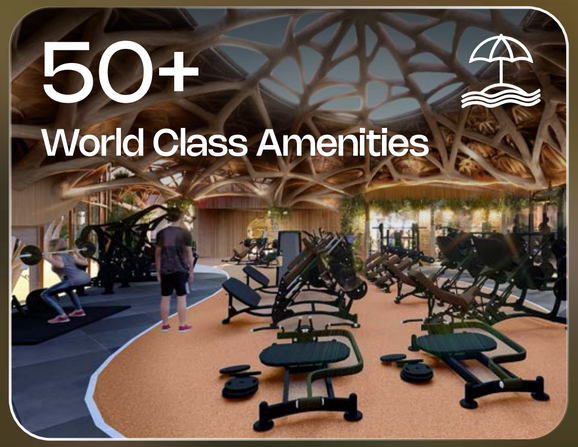
The Ultimate Goal in Life is to Achieve Zen

Zenergy is the union of **Zen** and **Energy** - it's a place where movement, mindfulness, nature & purpose combine to form one aligned community.

Zenergy blends the worlds of wellness, sport and longevity to create environments that inspire calm, elevate both physical vitality & mental clarity and redefine what it means to live well.

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Padel Courts
Sports Complex
Longevity Center
Suites
Lagoon
Restaurant
Coworking
Kindergarden
zenergy

Inspiral Architects

Award Winning Global Pioneers In Regenerative Architecture.

Inspiral is one of Southeast Asia's leading architectural studios, globally recognised for its award-winning bamboo and biophilic designs. With 30+ international awards, they've shaped Bali's reputation for sustainable, sensory-led architecture.

At Zenergy, Inspiral leads the full masterplan - from villas and apartments to gardens and communal spaces, creating environments that elevate living through nature and design.

2024 WINNER

IDA DESIGN AWARDS

Restaurant & Bar Design Awards ®
2021 Regional Winner

LIV HOSPITALITY DESIGN AWARDS
WINNER 2022

APR GLOBAL FUTURE DESIGN AWARDS
GOLD AWARD
WINNER 2023

Click Play To Discover

Completed Projects

Visit Website


Luna Beach Club


Ulaman Eco Luxury Retreat


Gran Melia Lombok

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Bali: The Future of Global Wellness Tourism

Bali is poised to become The Health & Wellness Capital of the World

$5.6T

The value of the global wellness market has already reached an impressive $5.6 Trillion.

+30%

The wellness tourism industry is growing at ~30% annually.

+6.9M

Bali welcomed 6.9m international tourists in 2025, an increase of 9.7% from 2024.



https://bali.bps.go.id/en/news/2026/02/02/347/kunjungan-wisman-langsung-ke-bali-jan---des-2025-naik--dengan-australia-menjadi-negara-asal-terbanyak..html

https://globalwellnessinstitute.org/wp-content/uploads/2023/11/GWI-WE-Monitor-2023_FINAL.pdf

Longevity By Design

An Integrated Human Performance Ecosystem

Zenergy is a new global standard for human existence. One where health, innovation, and conscious community unlock what we're truly capable of. We're working exclusively with the best in the industry to create something the world has never seen before - but that's urgently needed for the future of living.

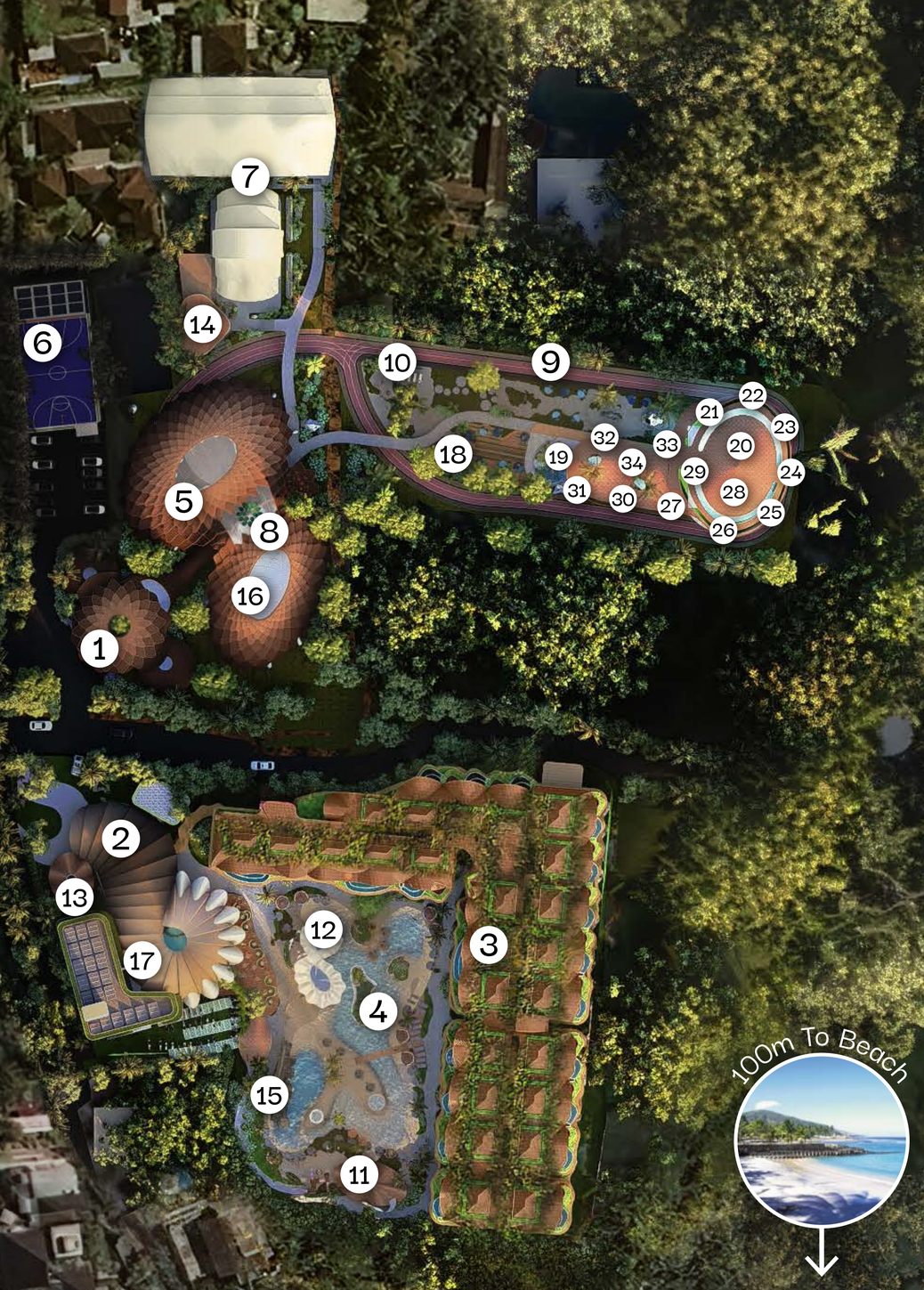






zenergy Overview

1. Zenergy Reception
2. Check-in & Restaurant
3. Suites
4. Lagoon
5. Hyrox & Endurance Gym
6. Multipurpose Court
7. Padel Courts
8. Weightlifting Gym
9. Running Track
10. Jungle Gym
11. Kindergarden
12. Poolside Bar
13. Excursion Center
14. Health Bar
15. Climbing Wall
16. Combat Sports
17. Coworking & Podcast Studios
18. Zen Garden
19. Wellness Facilities
20. BlueZone
21. BlueZone Cafe
22. Scandinavian Sauna
23. Steam Room
24. Ice Bath
25. Infrared Sauna
26. Jacuzzi
27. Thalasso Spa
28. Physiotherapy
29. Hyperbaric Oxygen Therapy
30. Natural Barber
31. Natural Salon
32. VO2 Max Testing Room
33. Meal Plan Consultancy
34. Health Consultancy Rooms





Amenities

Bali’s Best Sports Complex

Train in a space unlike any other on the island. Our performance complex combines elite-level equipment & functional training zones.

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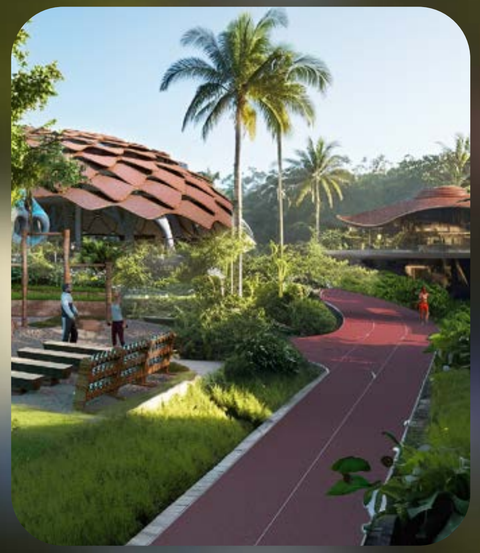
Amenities

World-Class Sports Facilities

Movement is a central part of our philosophy with Zenergy. Set against the backdrop of Bali's natural beauty, our training grounds combine world-class facilities with nature to support every kind of athlete - including Fight Sports, Jungle Gym, Cardio, Weights, Functional Fitness, Padel Courts & more.









Zenergy Sports

Performance And Strength

- CrossFit
- Hyrox
- Weightlifting / Bodybuilding
- Calisthenics
- Jungle Gym
- Triathlon (Swimming, Cycling, Running)
- Running Track









Zenergy Sports

Combat & Martial Arts

- Boxing
- Kickboxing
- MMA
- Wrestling
- Brazilian Jiu Jitsu
- No-Gi Jiu Jitsu
- Muay Thai







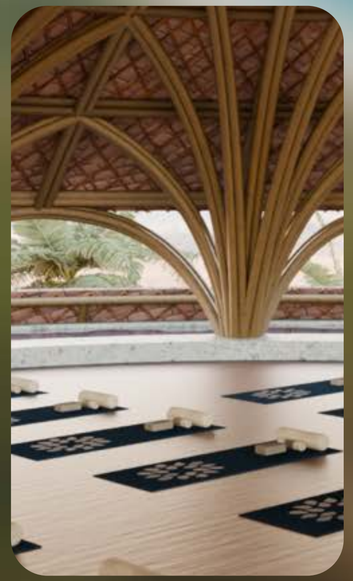




Zenergy Sports

Court & Team Sports

- Padel Club (4 Courts) & Spectator Seats
- Community Health Bar (Tech Detox Area)
- Multi-purpose Court (Basketball, Futsal)


Zenergy Sports

Mind & Body Classes

- Reformer Pilates
- Mat Pilates
- Yoga
- Breathwork
- Mobility
- Frequency



Amenities

Blue Zone

Where science-backed therapies and personalised health come together in one destination.

BlueZone Wellness

- Steam Room
- BlueZone Health Restaurant
- Zen Garden
- Soundhealing
- Spa Treatments (massages, face/body treatments etc.)
- Thalassotherapy Pool
- Salt/magnesium Jacuzzi
- Cold Plunges
- Scandinavian Sauna
- Infra Red Sauna



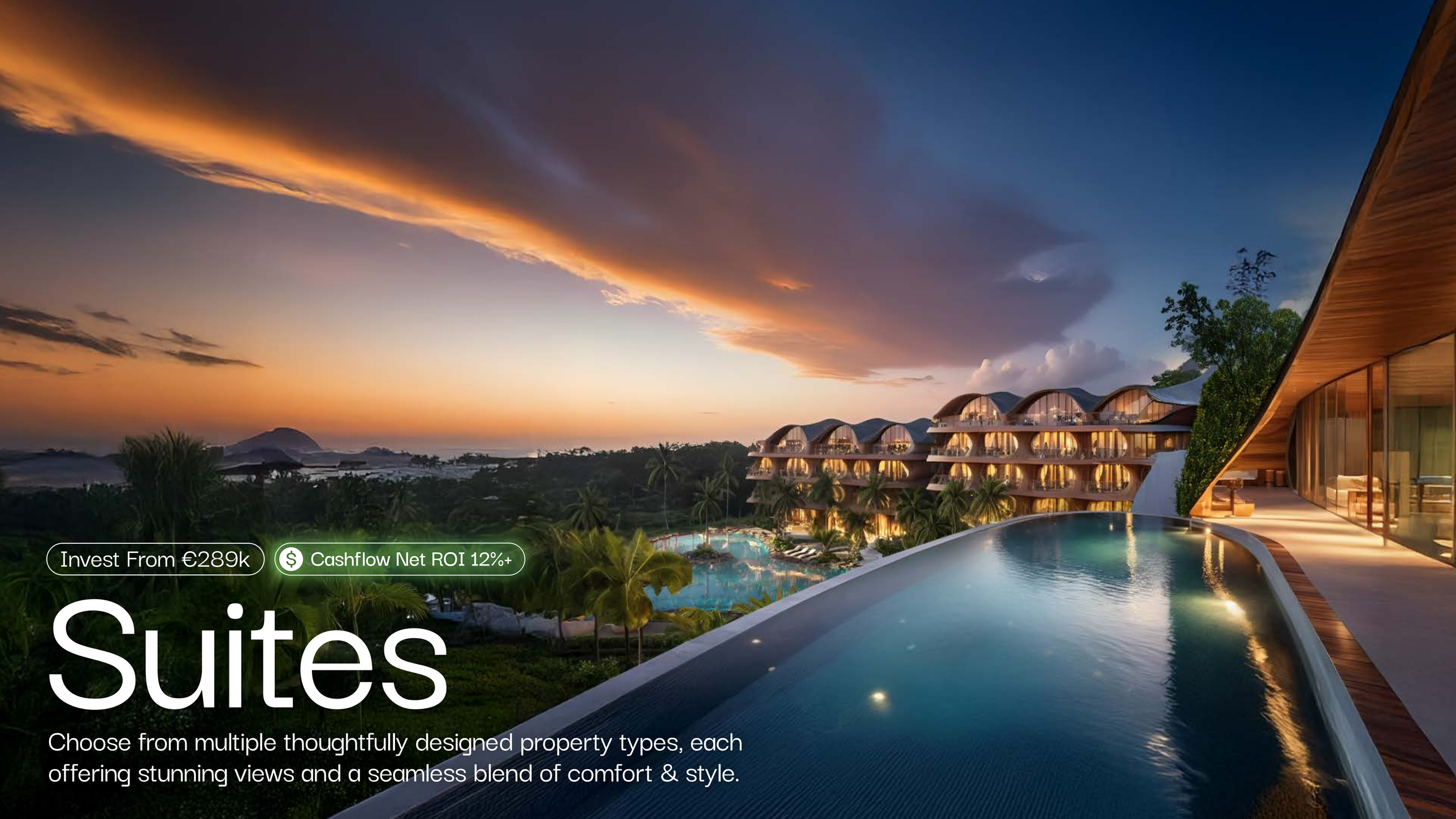



BlueZone Biohacking

- Hyperbaric Oxygen Chamber
- Cryo Therapy
- Blood Testing
- VO2 Max Testing
- EWOT Oxygen test
- Sensory Deprivation Tank
- Physiotherapy
- Meal Plan Consultancy
- Natural Salon & Beauty
- Natural Barber Shop
- Sports Massage
- Longevity Retail Store







Invest From €289k
Cashflow Net ROI 12%+
Suites
Choose from multiple thoughtfully designed property types, each offering stunning views and a seamless blend of comfort & style.

The Path To Zen

The ultimate goal in life is to achieve Zen - a state of balance, clarity, and fulfilment.

At Zenergy, we've built this journey around five biological pillars that define true health and longevity. Each unit embodies one of these core forces - designed to help people live longer, better, and with purpose.

Serotina

Serotonin – Happiness & Emotional Balance



Inspired by serotonin, Serotina nurtures joy, calm, and gratitude - essential for mental wellness and inner peace.

Recuvia

Rest & Recovery



Rest is the foundation of performance. Recuvia promotes deep recovery for physical renewal and mental clarity.

Immunis

Immune System – Strength & Longevity



Immunis strengthens the body's defence and resilience - the key to sustained energy and long-term vitality.

Dopamina

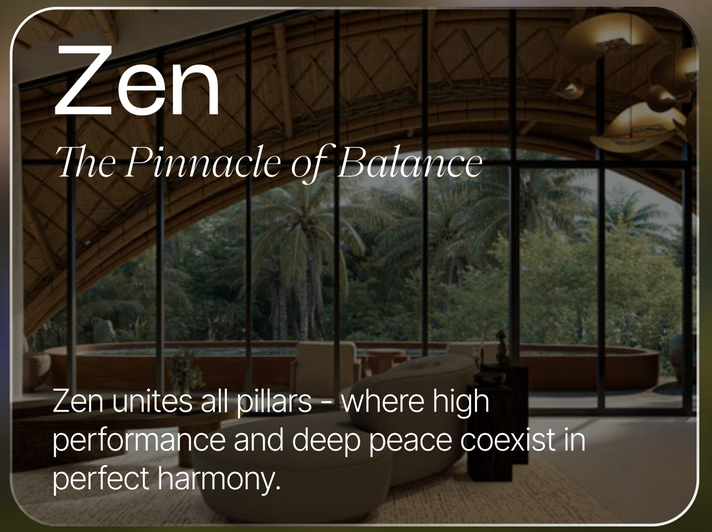
Dopamine – Drive & Purpose



Dopamina fuels motivation, focus, and creativity - empowering purposeful action and inspired living.

Zen

The Pinnacle of Balance



Zen unites all pillars - where high performance and deep peace coexist in perfect harmony.

Serotina *Suite*

1 Bedroom | 56-65m² | Starting From €289,500

Outdoor terrace with coastal views,
Mini- Bar, Spacious bedroom





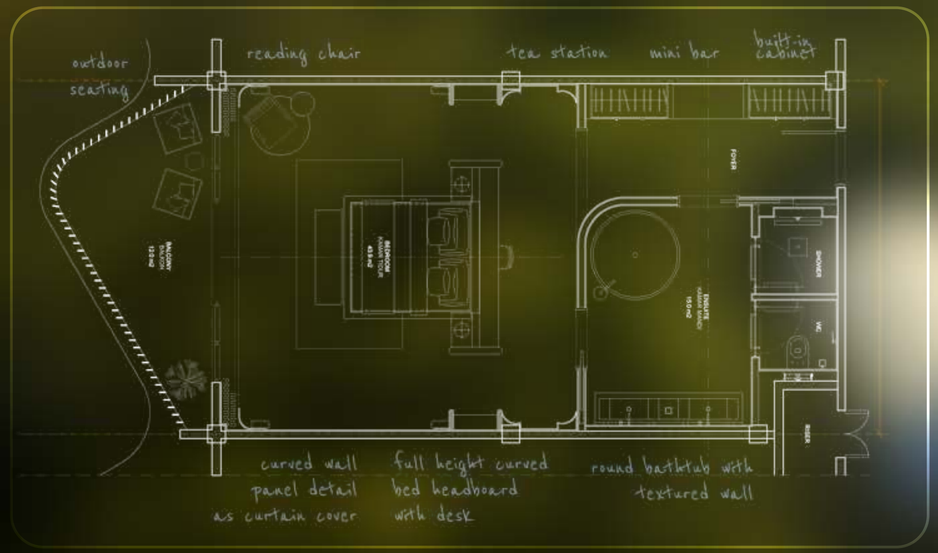


Recuvia *Suite*

1 Bedroom | 68-107m² | Starting From €349,500

Outdoor terrace with coastal views, Mini- Bar, Spa bathtub, Spacious bedroom







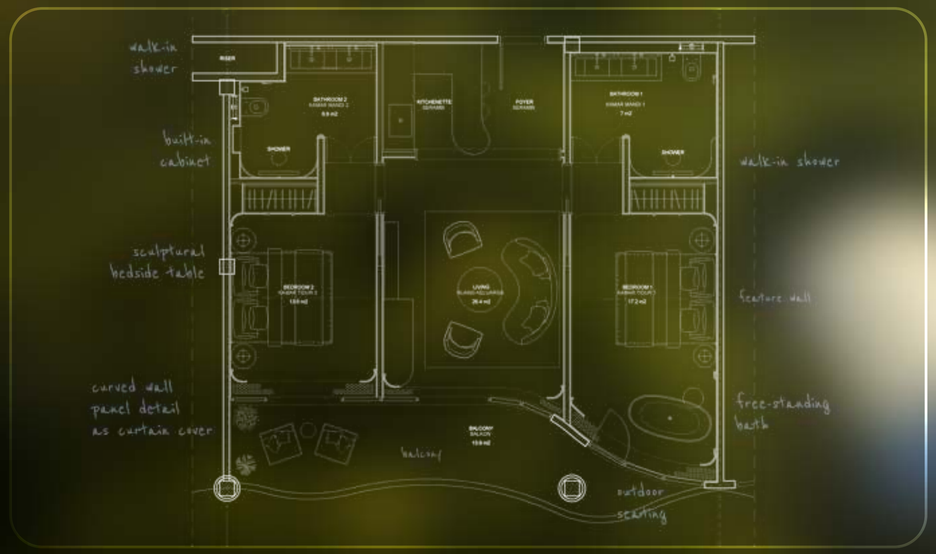
Immunis
Twin Suite

2 Bedroom | 91-100m² | Starting From €469,500

Large Outdoor terrace, Living Room, Bar, Bathtub,
Two Spacious bedrooms









Dopamina *Penthouse*

1 Bedroom | 98-121m² | Starting From €714,500

Outdoor terrace with coastal views, Mini-Bar, Spa bathtub, living area Spacious bedroom









Zen *Residence*

1 Bedroom | 200-212m² | Starting From €1,699,500

Outdoor terrace with coastal views, Mini- Bar, Spa living area, dining room, Spacious bedroom









ROI Projections

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Serotina *Suite*

1 Bedroom | 56-65m² | Starting From €289.500

ROI is calculated based on an investment of **€289.500** (phase one)

€3108
Year 1 Net Monthly Income

12.9%
Year 1 Net ROI

This is a complete financial breakdown, reflecting Zenergy's commitment to full transparency and ensuring there are no unexpected costs later on.

We're in this together - physically present every day, working side by side with our investors in a partnership built on fairness, trust, and a shared mission to improve life through Zenergy.

- The average daily rate is a conservative estimate, benchmarked against comparable luxury wellness resorts in Bali and leading longevity destinations worldwide.
- **Gym/Wellness/Breakfast:** Access to all shared facilities & breakfast.
- Direct bookings will drive higher guest lifetime value by strengthening brand loyalty, increasing margins & maintaining strong occupancy for greater long-term investor returns.
- **Local Tax:** PBJT/Hotel tax is collected, reported, and remitted on your behalf each month.
- **Service Charge:** Customary service pool, fully distributed to staff and tied to performance-based quality KPIs.
- **OPEX(Operational Expenses):** OPEX (Operational Expenses): Covers electricity, accounting, water, Wi-Fi, waste management, in-room cleaning labor, full insurance, suite amenities and consumables.
- **CAPEX (Reserve Fund):** Dedicated to maintenance, replacements, repairs, and continuous innovation.
- **Educate Bali:** 1% of investor gross profit supports local education, empowering investors to create lasting community impact.

*€42.5 per person for facility access and breakfast

**based on the ADR of 1st June 2028 to 30th May 2029

*based on the occupancy of 1st June 2028 to 30th May 2029

Investment Scenarios	**Pessimistic**	**Realistic**	**Optimistic**
Occupancy rate	61%	67.9%	75%
Average Daily Rate	**€345.8**	**€384.2**	**€422.6**
OTA/Booking fee (15%)	€51.9	€57.6	€63.4
Avg daily rate (direct bookings)	€293.9	€326.6	€359.2
*Gym/Wellness/Breakfast	€42.5	€42.5	€42.5
Unit gross income	**€251.4**	**€284.1**	**€316.7**
Management fee (17.5%)	€44.0	€49.7	€55.4
Local tax (10%)	€25.1	€28.4	€31.7
Service charge (5%)	€12.6	€14.2	€15.8
Opex (9%)	€22.6	€25.6	€28.5
Capex (5%)	€12.6	€14.2	€15.8
Investor gross income	€134.5	€152.0	€169.4
Educate Bali contribution (1%)	€1.3	€1.5	€1.7
Investor net income, year 1	**€133.2**	**€150.5**	**€167.7**
Monthly net income, year 1	**€2,475.6**	**€3,108.0**	**€3,811.8**
Total net income, year 1	€29,707.5	€37,295.9	€45,741.9
Year 1 net ROI	**10.3%**	**12.9%**	**15.8%**

Explore the full financial breakdown

ROI & IRR projections for all unit types, Bali market insights, and detailed operational information in the Zenergy Data Pack.

Flowchart

Serotina *Suite*

1 Bedroom
56-65m²

Phase One Price **€289.500.**

Short term (4 years)

From 1/1-26

(with rental operations starting 1/6-28 and selling the unit)

(2.4 years construction + 1.6 years operation)

(realistic scenario)

Rental Income Net Profit
€62,695

Terminal Value (CAGR 12.5%)
€444,753

Total Profit
€217,948

ROI
75%

IRR: 20%

Medium term (8 years)

From 1/1-26

(with rental operations starting 1/6-28 and selling the unit)

(2.4 years construction + 5.6 years operation)

(realistic scenario)

Rental Income Net Profit
€331,472

Terminal Value (CAGR 12.5%)
€718,344

Total Profit
€760,316

ROI
263%

IRR: 24%

Long term (15 years)

From 1/1-26

(with rental operations starting 1/6-28 and selling the unit)

(2.4 years construction + 12.6 years operation)

(realistic scenario)

Rental Income Net Profit
€1,159,541

Terminal Value (CAGR 12.5%)
€1,242,514

Total Profit
€2,112,555

ROI
730%

IRR: 23%

Fractional Ownership

Join the World's First Full Longevity Living Ecosystem for as little as €72,375

Be part of Bali's ultimate destination for peak vitality, conscious community and unparalleled returns, with exclusive access to a global standard of human excellence.

- Same transparent management and operational framework as full owners
- Free facility access during stays; discounted passes year-round for ongoing immersion
- Seamless integration with full ownership structure (e.g., company setup)
- VIP perks on health programs and priority invites to events.

Fractional owners unlock the signature experience of Zenergy; explosive revenue potential, curated high-performance stays, and lifelong special benefits all powered by professional management in the heart of the wellness revolution.

25%
Fractional Ownership

Investment: €72,375
(based on €289,500 Serotina Phase 1 price)

- 25% share of net rental income from your unit
- Personal use nights, with flexible access to your suite
- Zenergy Membership with 1.25x points multiplier

50%
Fractional Ownership

Investment: €144,750
(based on €289,500 Serotina Phase 1 price)

- 50% share of net rental income from your unit
- Enhanced personal use nights, with flexible access to your suite.
- Zenergy Membership with 1.5x points multiplier

In-house Services

Zenergy offers a collection of curated services and experiences designed to elevate every stay - from in-room wellness and dining to personalized adventures beyond the resort.

- Private chef experience
- Flower baths and beds
- In-room Massage
- Welcome Kits
- In-room IV Drips
- Customized Mini Bar & Nutrition Curation
- Private Musician Experience
- Infrared & Red Light Therapy Station

And much more



Room Innovation

Zenergy’s suites are designed as intelligent sanctuaries - balancing advanced technology, natural materials, and wellness systems to support rest, recovery and performance.

Smart Room Technology

- Lightscaping
- Humidity
- Air purification
- Temperature
- Soundscpaing
- Curtains
- Book Experiences & In-Room Services

Longevity Features

- EMF Protection
- Mold-Preventing Plants
- Circadian Lighting
- Drinkable Tap Water Filtration
- Bio Furniture
- Health Minibar



Only 131 Homes Will *Exist.*

Enquire now to join a curated community of buyers.

Chat With An Advisor

Visit Our Website





Amenities

Lobby & Coworking

Zenergy’s co-working hub is where ambition meets opportunity.

Amenities

Main Restaurant

Crafted to nourish the body and delight the senses, inspired by Bali’s rich natural ingredients and wellness traditions.







Amenities

Lagoon

A serene lagoon with daybeds, drinks, and endless relaxation.

Amenities

Kids Playground

A Sanctuary where Children Learn, Play & Grow

- **Dedicated Kindergarten & Play Spaces:** Safe, creative, inspiring environments.
- **Nature-Based Learning:** Children connect with Bali's natural beauty.
- **Wellness for All Ages:** Activities designed to nurture body and mind.
- **Peace of Mind for Parents**: Kids cared for while adults enjoy Zenergy's experiences.

Family-friendly design increases length of stay, guest satisfaction, and return rates.







Sustainability

Zenergy is designed to become one of Southeast Asia's most sustainable wellness resorts - not only minimizing impact but actively regenerating its surrounding ecosystem. With targets of carbon-negative operations, zero water waste, and zero landfill by 2030, we're aligning high-performance living with environmental integrity.

We're pursuing the highest global certifications - including EarthCheck Platinum, LEED Zero, and BREEAM Outstanding - establishing Zenergy as a model for circular construction and regenerative tourism.

Our Sustainability Pillars:

Energy Management

Zenergy targets full energy independence through solar, micro wind, and advanced battery systems. Passive cooling will cut AC demand by over 60%, while smart automation optimizes energy use campus-wide. Our long-term goal: carbon-negative operations.

Water Management

Zenergy will run on a closed-loop water system that recycles greywater through biofiltration gardens for irrigation and toilets. Rainwater harvesting, smart irrigation, and flow sensors will drastically reduce freshwater use while maintaining vibrant landscapes and pools.

Waste Management

Zenergy is designed as a zero-landfill resort. Organic waste will be composted or converted into biogas, construction waste is minimized through modular building and on-site recovery. Recyclables are sorted at source, plastics & textiles are upcycled into design elements.

Why Candidasa?

Natural Beauty, Peace & Untapped Potential

Natural Beauty

Candidasa combines the jungle charm of Ubud and the beaches of Uluwatu - all in one place - enhanced by some of the best marine life on the island. The missing piece is now incredible facilities and development.

Bali's Next Hotspot

Major developers are recognizing Candidasa as Bali's next hotspot. Neano Cliff Resort, Virgin Oasis, Ocean City and others are attracting boutique resort developments and wellness-focused investors.

Government Support

With €30M being invested to reconstruct the entire Candidasa coastline - including a new 5.5 km beachfront boulevard - Candidasa is fast emerging as Bali's next sustainable luxury destination.



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Candidasa: Bali's Nature Paradise

Where mountainous jungle meets white sand

- Snorkling - Blue Lagoon
- Diving
- Plant corals at the Coral Restoration Project
- Hiking
- Surfing (Jasri Beach)
- Kayaking tours
- Horse Riding
- Virgin Beach
- Spearfishing/rod fishing
- Cultural visits (temples, villages etc)
- Padang Bai: Boat to Nusa Penida, Gili Islands
- ATV & Dirt Biking tours
- Waterfall tours
- Honey Bee Farm visit
- Luwak Coffee Plantation visit



Zenergy Biodiversity

Butterfly Dome

A living symbol of renewal - releasing butterflies every two weeks to restore balance and celebrate life’s natural cycles

Greenhouses

Cultivating fresh greens for our community - a reminder that real wellness starts with what we grow ourselves

Medical Garden

A healing ecosystem with bees, herbs, and life - blending nature’s wisdom with human intention

Educate Bali Foundation

Our Charity Impact

We started Educate Bali to give back to the island that has given us peace, purpose, and a home - by empowering its children with opportunities for a brighter future.

Our Mission:

- Ensure Every Child in Bali has Access to Quality English Education.
- Bali's largest charity sports community
- Monthly volunteer events on the schools
- 1% of Zenergy's rental profit supports Educate Bali

Visit Our Website



Our Team

We're a community that chose to build our future in Candidasa, East Bali - a place where nature, purpose, and opportunity align.

What began as our vision to create a sanctuary for longevity has evolved into a project designed to deliver exceptional returns while offering a true life asset for like-minded individuals who share our values and vision.



Walter Matse
Chief Sales Officer
Co-Founder



Lukas Seerup Nielsen
Chief Executive Officer
Co-Founder



Danny Moor
Chief Operating Officer
Co-Founder



Charlie
Master Architect



Jens
Head of Growth



Tobi
CFO



Glenn
Management Director



Kade
Management GM



Tina
Legal Advisor



Viktor
Marketing Manager



Miri
Advisor



Ruta
Advisor



Robert-Jan
Advisor



Goran
Gym Director



Emil
AI Lead



Jorn
Software Development



Paolo
F&B Manager



Kasper
Excursion Manager

EDUCATE Bali



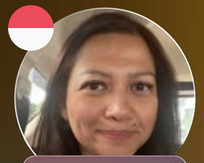
Astrid
Educate Bali Lead



Utami
Head Of Teachers



Chintya
Impact Director



Miranda
Curriculum Lead



Anya
Sponsorship Lead

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Our Team

World-class experts, joining forces to create the extraordinary.

Ratio Construction Visit Website

The builders trusted by Bali's best.

Ratio is one of Bali's most trusted builders, behind many of the island's top resorts and residences. Known for precision and reliability, they're ensuring Zenergy's vision is built to world-class standards from ground to handover.

Intaran Design Visit Website

The legacy landscape architects of Bali

Intaran has shaped Bali's most iconic tropical landscapes for over 40 years. Known for their poetic, culturally rooted designs with clients like Four Seasons and Aman, they're crafting Zenergy's living ecosystem of gardens, trails & regenerative green corridors.

Fantastic Pool Bali Visit Website

Therapeutic water design at its finest.

Fantastic Pool Bali is the trusted specialist for performance pools, hydrotherapy, and spa-grade water systems across Asia's top resorts and private estates. At Zenergy, they're creating a full water wellness circuit - from infrared saunas and contrast therapy to recovery pools

Suka Studio Visit Website

Architects of the inner world

Creating multi-sensory spaces that enhance emotional and neurological wellbeing. At Zenergy, they're crafting the Blue Zone - a mind-body recovery environment blending 9D audio, vibroacoustics, and neurofeedback for a new kind of human reset.

MJB Hoteliers Visit Website

The curators of conscious indulgence.

MJB Hoteliers are behind some of Asia's most successful wellness resorts and beach clubs, known for innovation in hospitality, dining, and operations. At Zenergy, they're shaping the full hospitality and culinary experience, from the Blue Zone Café to the Health Bar.

Haerte Widya Engineers Visit Website

The structural guardians of Bali's future

With decades of expertise in seismic and structural engineering, Haerte Widya is among Indonesia's few firms certified for high-performance, earthquake-resilient builds. At Zenergy, they ensure every structure stands with strength, safety, and enduring integrity.

PTSTA / Paul Turner Visit Website

Global leader in bio-synced lighting design

Crafting human-centric systems used in top resorts and wellness spaces worldwide. At Zenergy, he's creating a fully circadian lighting environment that enhances sleep, focus, and emotional wellbeing across every space.

Swatch Architects Visit Website

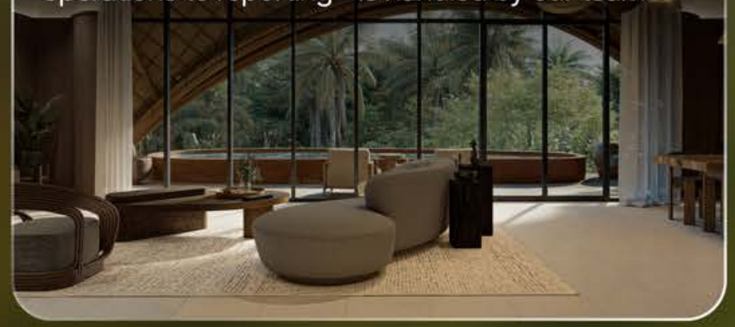
Interior mastery from the legacy of global giants.

Founded by former senior architects from Foster + Partners, Swatch is redefining modern tropical interiors across Southeast Asia. At Zenergy, they've designed all five apartment types - blending European precision with natural materials to create spaces of wellness, light & luxury.

Zenergy Investor Benefits

Passive Investment

Investment on autopilot. Every aspect - from daily operations to reporting - is handled by our team



No Tax & Accounting Hassle

All taxes, accounting, and reporting are managed internally - designed for simplicity & peace of mind.



VIP Community Invites

Invites to exclusive events with partners and ambassadors. Creating opportunities to connect & collaborate with a group of exceptional people.



Financial & Lifestyle Asset

Each investment represents more than ownership - it's cash flow, value growth, and meaningful lifetime access to our world-class facilities.



Strategic Growth Location

Candidasa is entering a period of strategic growth. Recent private and government investment signals strong appreciation potential & value stability.



Positive Impact

Zenergy drives green development while supporting our Educate Bali charity - building a future that's both environmentally and socially sustainable.



Integrated 5-Star Management

Full Integration

Management built alongside the resort for seamless control and consistency.

Turnkey Ownership

Completely hands-off - we manage operations, staff, guests, and bookings.

Five-Star Standards

Resort-level hospitality across all properties for premium guest experiences.

Quality Control

In-house management ensures consistent quality, maintenance, and service.

Optimized Returns

Dynamic pricing, global exposure, and high occupancy maximize investor ROI.

Aligned Incentives

We grow together - our success depends on your returns.

FAQs

What is the first step if I'm considering investing?

Schedule a free strategy call with our advisory team. We help you assess your structure, investment goals, and optimal setup. Zenergy is a long-term partnership, so alignment and legal clarity come first.

Click Here To Book A Call

What is the minimum investment and payment structure?

Full ownership: €289,500
- 30% (€86,850) upon signing
- Structured payment plan during construction period (completion: Aug 2028)

Fractional ownership (25% of Serotina unit): €72,375
- 30% (€21,713) upon signing
- Structured payment plan during construction period (completion: Aug 2028)

How and when do I receive returns?

Net rental income is distributed monthly to your PT PMA via our management company. All operational costs are deducted before distribution; no unexpected capital calls under normal operating conditions.

What zoning and legal compliance applies?

The project is built on Pink Zone (tourism zoning), the highest compliance classification for hospitality development in Bali. All structures follow Indonesian building and tourism regulations.

Who is the target guest?

Health-conscious, performance-driven, experience-oriented travelers seeking community, longevity, and natural living in a premium coastal setting.
This niche positioning reduces direct competition with mass-market villas.

What differentiates Zenergy from other Bali developments?

- Health & longevity-focused positioning
- Developer-operated (we live and operate locally)
- Boutique-scale, supply-constrained location
- Community-integrated concept

This is not a speculative build-and-exit project. It is an operating ecosystem designed for long-term value.

FAQs

How reliable is the infrastructure?

Candidasa is undergoing major infrastructure upgrades by the government.
In addition, Zenergy integrates:

- Solar energy support system
- Enclosed rainwater harvesting & filtration
- Optimized waste & water management

This reduces utility costs and increases operational stability.

Is the resort insured?

Yes.

- Full construction warranty coverage
- Full operational resort insurance
- Coverage includes natural disasters (earthquake, tsunami, volcanic activity, fire, structural risks and more)

What are operating costs?

- Transparent management fee
- Insurance included in OPEX
- Conservative cost projections
- Energy & water systems reduce utility exposure

Operational costs are deducted from rental income by our management company, ensuring no unforeseen invoices to the investors. Only in extreme force majeure scenarios (e.g., global shutdown) would minimal maintenance contributions apply.

What are the exit options?

Investors may sell at any time.
Zenergy can assist through its network or the investor may arrange a private sale.

We remain involved in onboarding to ensure compliance and community














Only 131 Homes Will *Exist.*

Zenergy is not for everyone. Just for those ready to elevate.

Book A Meeting

zenergybali.com