



SEGARA



Segara Seseh

Built for what it's becoming.

Seventy-eight residences on the Seseh coastline. 100 metres from the beach and at the centre of Bali's fastest-growing coastal pocket.

Studios, one-bedrooms, two-bedrooms, and top floor penthouses. Designed, developed, and built in-house by Axora Developments.

- Studios · One-Bedrooms · Two-Bedrooms · Penthouses
- Priced from USD 79,000 · Penthouses from USD 239,000
- Designed, developed, built, and guaranteed in-house
- Estimated completion December 2027

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BALI COASTAL LIVING

Where *Seseh.* Meets *the Sea.*

Set on the quiet west coast of Bali, 100 metres from the shore of Seseh Beach, Segara is a first-of-its-kind residential development for a coastline still becoming something. Seventy-eight thoughtfully designed residences, from compact studios to expansive top floor penthouses. Built entirely in-house by Axora Developments, for buyers who want quality they can verify and returns they can count on.





Beautiful *by design.* Backed *by intention.*

Warm textures, clean geometry, and spaces that feel naturally at home by the sea. Segara is designed to feel like it has always belonged on the Seseh coastline. Each apartment is crafted with sleek finishes and an array of textures that add depth to the space, with balconies built for slow mornings, kitchens that are actually equipped, and storage that doesn't compromise the design. Air conditioning is standard throughout.

What sits behind the aesthetic is harder to see but more important to own. A developer operating all in-house, with 158,000+ square metres of completed projects across Bali and Indonesia, with warranties that reflect a genuine confidence in what is being built.



10 Years

Structural Warranty



5 Years

Waterproofing Warranty



2 Years

MEP & Finishes Warranty



The Collection

A curated mix of apartments designed for long stays, longer weekends, and hands-off ownership when you're away. Three options, three rhythms. Choose the one that fits yours.

Studio Apartment

 SEGARA

1/4

Studio Apartment

Compact without compromise. A studio engineered for easy rental returns and elevated solo (or couple) stays where every square metre works harder than expected. Private balcony. Thoughtful storage.



1



1

24m²

7m²

Σ 31m²

P Yes

Priced from \$79 000 USD

VIEW STUDIO LAYOUTS



One-Bedroom Apartment



One-Bedroom Apartment

Space to settle into. A true separation between living and sleeping, with a fully equipped kitchen, dedicated workspace, and a balcony built for slow mornings. Ideal for professionals, couples, and investors who want a residence that performs.



1



1

32m²

10m²

Σ 42m²

P Yes

Priced from \$99 000 USD

VIEW STUDIO LAYOUTS



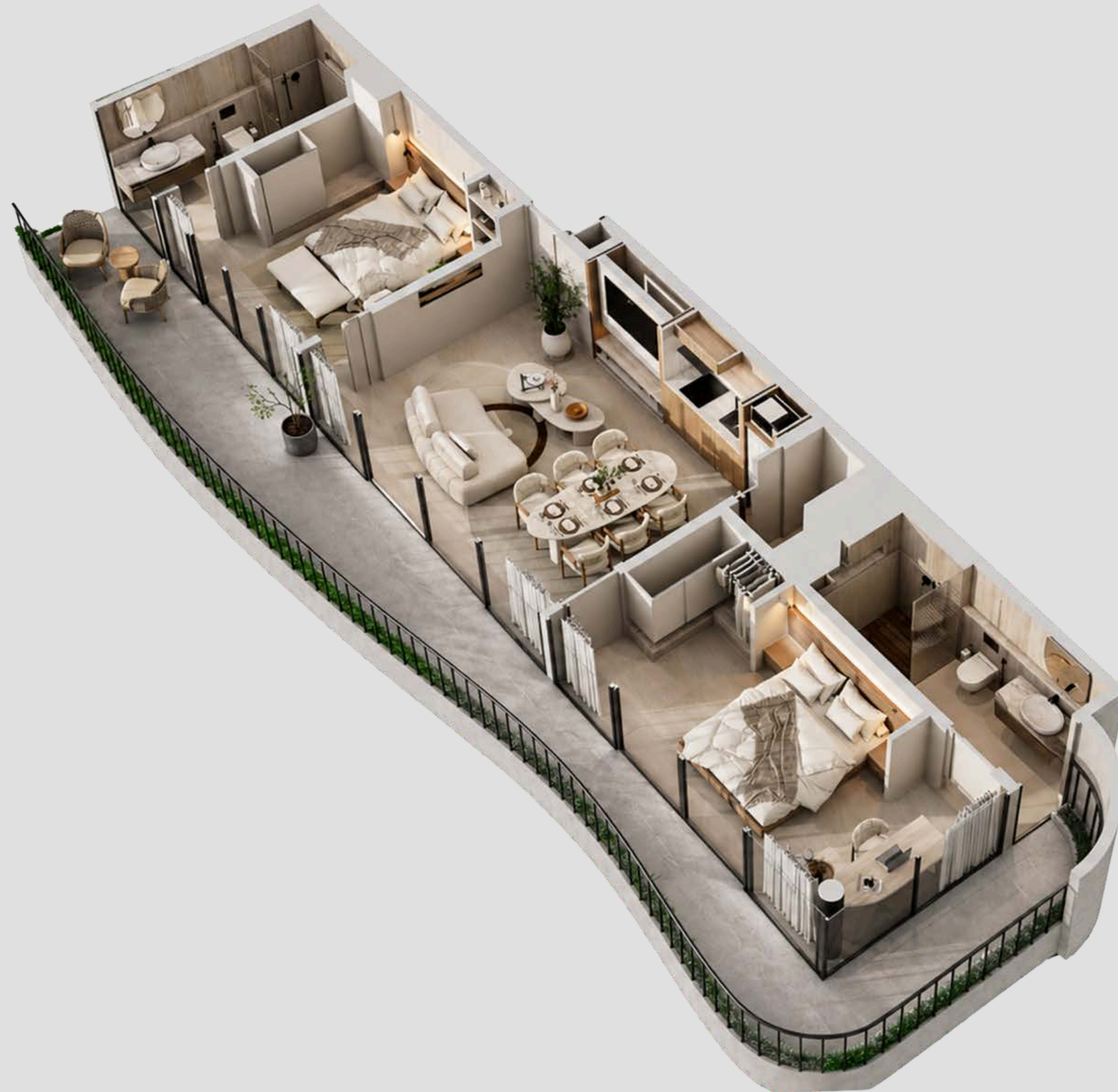
Two-Bedroom Penthouse



3/4

Two-Bedroom Apartment

More room to live well. Designed for shared stays that still feel private and spacious, ideal for families, friends, or longer escapes with enough space to truly settle in.



2

2

75m²

27m²

102m²

Yes

Priced from \$205 000 USD

[VIEW STUDIO LAYOUTS](#)



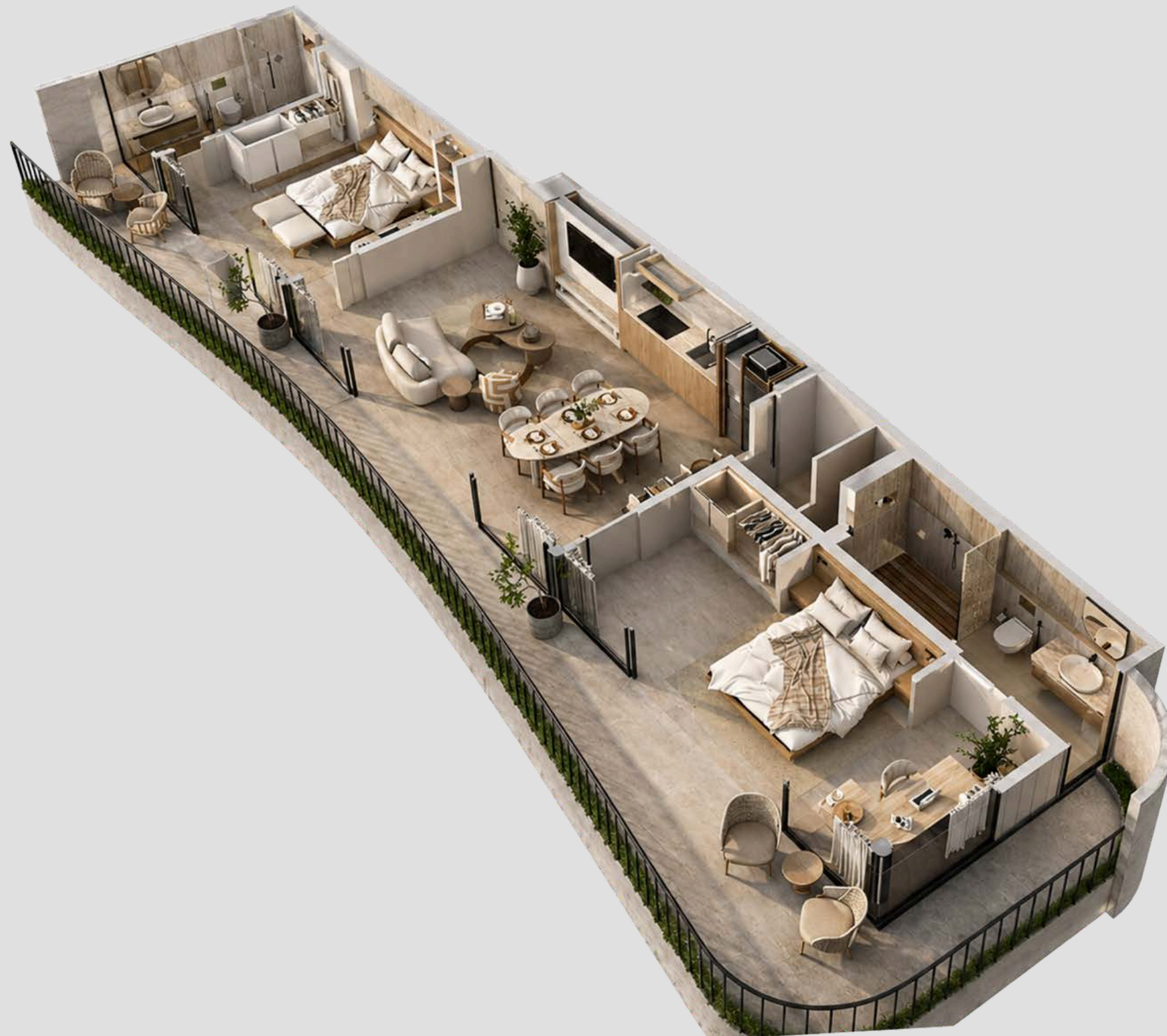
Two-Bedroom Penthouse



4/4

Two- Bedroom Penthouse

Top-floor living with expansive outdoor space, west-coast sunset lines, and room to host. Designed for buyers who want the horizon as part of the lifestyle — not the upgrade. Private terrace, ocean views guaranteed.



2

2

85m²

31m²

116m²

Yes

Priced from \$239 000 USD

VIEW STUDIO LAYOUTS







In-house Amenities



Move & Recover

Rooftop and ground-floor pools
Full-fitted Gym
Wellness and recovery facilities



Work & Create

Co-working spaces
Podcast studio



Eat & Unwind

Restaurant, café, and bar
Sunset-facing rooftop lounge
Golf simulator and games room

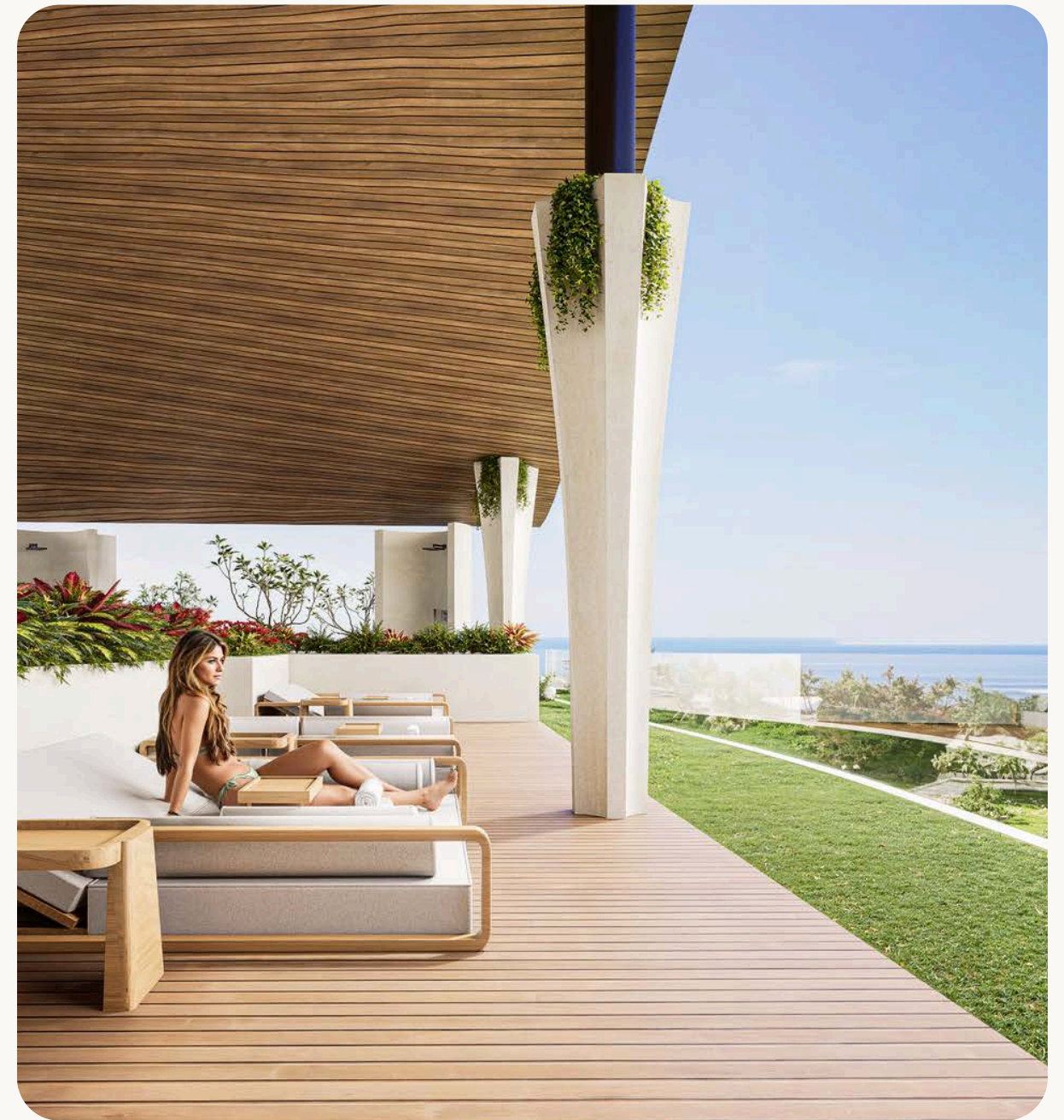
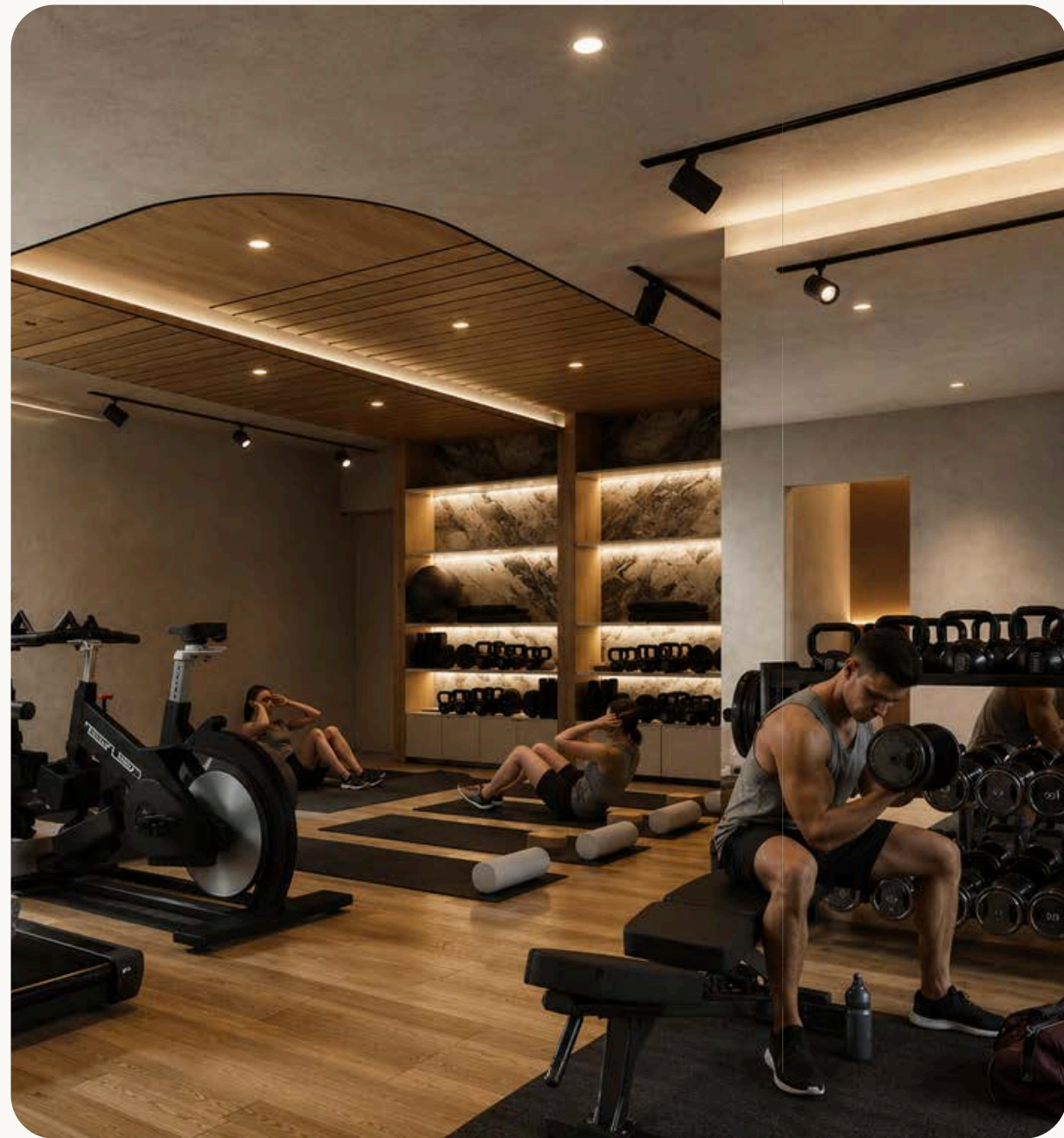


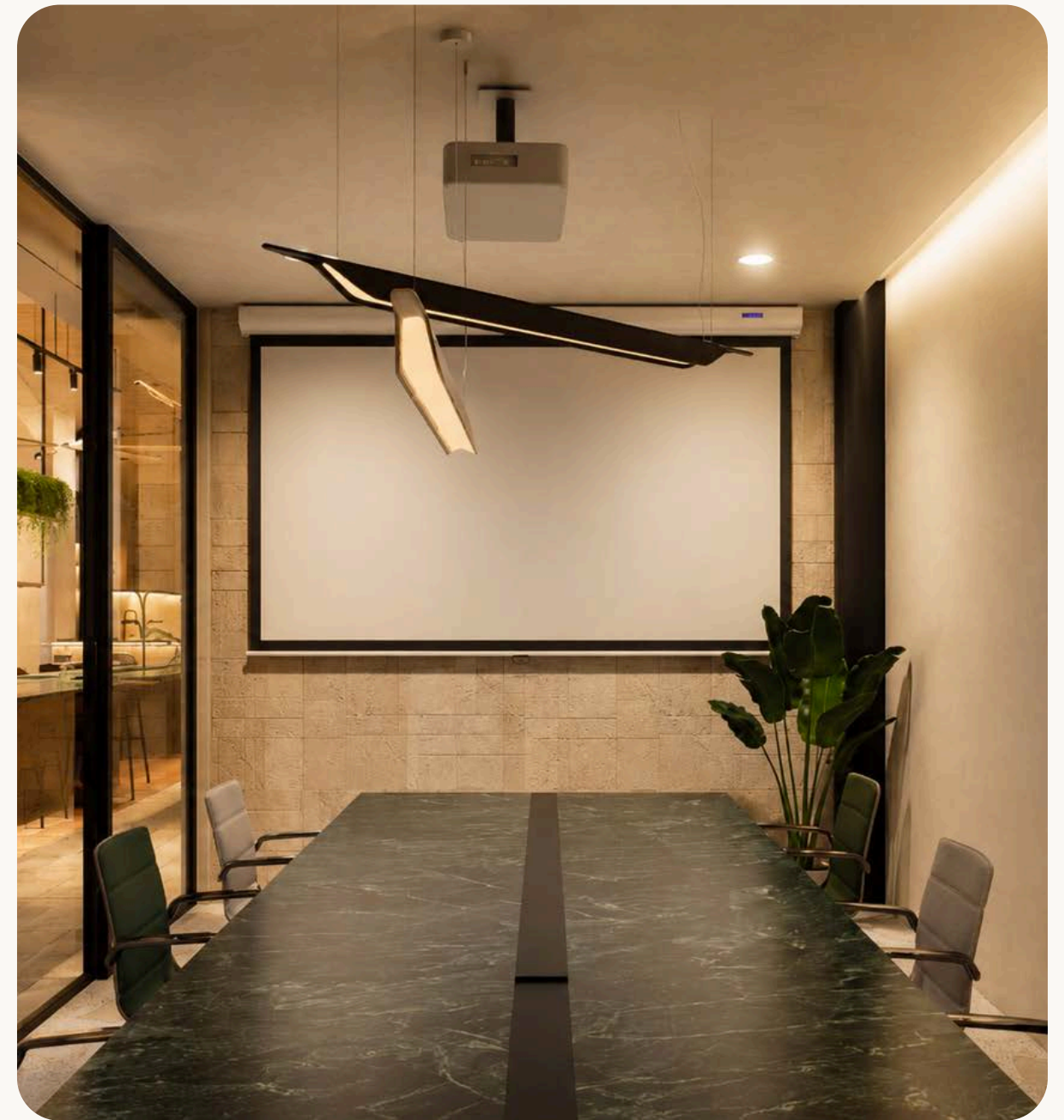
Daily Ease

Mini mart
Storage rooms
24-hour security

Segara functions as a self-contained ecosystem—movement, recovery, work, and downtime across the rooftop and ground floor.

Everything you need, already within the building.







Built *for Returns.* Structured *to Last.*

Hands-off ownership, professionally managed in collaboration with BaliNest, Bali's leading short-term rental operator. Furniture included. Rental-ready from handover. Projected net yields of 11–16% annually after fees, taxes, and costs.

11-16%

Projected Net Yield

After all costs and management fees.

34

Years Leasehold

Foreign buyer ownership with a leading tenure at this price point.

Dec 2027

Estimated Completion

Rental income activities from handover



Commercial Tourism Zoned

Segara sits in a pink-zoned (tourism) area, meaning short-term rental operations are fully licensed and legally compliant. In a market where many developments operate in grey zones, this matters. Your investment is protected from the regulatory risk currently affecting non-compliant operators across Bali.

The Purchase Process



Phase 1

Selection & Reservation

Choose your preferred apartment type, unit number, and view. Secure your position with a USD 1,000 refundable reservation deposit and the unit comes off the market immediately.



Phase 2

Legal Review & Agreement

Your dedicated notaris prepares the Sale and Purchase Agreement within 24 hours. Funds are held in notarial trust and released only against construction milestones.



Phase 3

Payment Plan

Choose your payment structure. Stage payments across the construction period, or commit early for a 5% discount. Structured to suit your capital deployment.



Phase 4

Construction & Progress

Regular updates, progress photography, and site visit access throughout the build. Estimated completion December 2027. Ground has already broken.



Phase 5

Handover & Rental Activation

Finalise your remaining payment, take the keys, and hand over to BaliNest. Furniture is included. Your unit is rental-ready from day one, returns begin immediately.



Phase 6

Returns & Ownership

Quarterly rental distributions. Owner stays permitted within booking guidelines. 11–16% projected net yield. Your asset works so you don't have to.



Payment *Terms* to suit your *Style*

Two straightforward paths to ownership.
Choose the structure that works for your capital deployment.

Option 1 Staged Payment Plan

- \$1,000 platform reservation fee
- 10% booking deposit
- 50% at contract signing
- 10% per construction milestone*
- 10% at handover

*Foundation, structure completion, and interior finishing installation

Option 2 Early Commitment Plan

- \$1,000 platform reservation fee
- 10% booking deposit
- 80% at contract signing
- 10% at handover

Commit early and save. This option secures a 5% discount on your chosen unit.

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Warranties That *Mean Something*



10 Years

Structural Warranty

Structural Warranty The building's core structure — foundations, columns, slabs — covered for a decade from handover.



5 Years

Waterproofing Warranty

Waterproofing Warranty Full coverage on waterproofing systems across the building envelope.



2 Years

MEP & Finishes Warranty

MEP & Finishes Warranty Mechanical, electrical, plumbing, and all interior finishes covered post-handover.



ROI & Financials

Our annual ROI projections for units at Segara range from 11% to 16%.

With warranties sitting at 10x the industry standard, proven management structures managing scale hospitality venues across Jakarta and Bali, and unique amenities to the area, we are confident the data supports these figures both now and in the future.

Our financial team will gladly talk this through in more detail to show exact breakdowns for revenue, taxes, management fees & maintenance fees.



ROI - Studio

SEGARA SESEH - STUDIO	Year 1			Year 2			Year 3		
Description	Conservative	Projected	Optimistic	Conservative	Projected	Optimistic	Conservative	Projected	Optimistic
Daily Rate	\$80	\$85	\$89	\$82	\$86	\$90	\$84	\$89	\$92
Occupancy Rate (%)	62	65	70	64	67	72	65	69	73
Gross Income	18,104	20,166	22,740	19,149	21,031	23,652	19,929	22,166	24,513
Management Fee (20%)	3,620	4,033	4,548	3,830	4,206	4,730	3,986	4,433	4,903
Maintenance Expenses (5%)	905	1,008	1,137	957	1,052	1,183	996	1,108	1,226
Operating Profit	13,579	15,125	17,055	14,362	15,773	17,739	14,947	16,625	18,385
Taxes (10%)	1,810	2,017	2,274	1,915	2,103	2,365	1,993	2,217	2,451
Net Profit	11,769	13,108	14,781	12,447	13,670	15,374	12,954	14,408	15,934
ROI% (89,000 USD Purchase Price)	14.9	16.6	18.7	15.8	17.3	19.5	16.4	18.2	20.2

ROI - One Bedroom Apartment

SEGARA SESEH - 1 BEDROOM	Year 1			Year 2			Year 3		
Description	Conservative	Projected	Optimistic	Conservative	Projected	Optimistic	Conservative	Projected	Optimistic
Daily Rate	\$90	\$93	\$96	\$91	\$95	\$98	\$93	\$97	\$99
Occupancy Rate (%)	65	67	70	67	69	72	67	70	73
Gross Income	21,352	22,726	24,528	22,237	23,924	25,749	22,743	24,791	26,367
Management Fee (20%)	4,270	4,545	4,905	4,447	4,784	5,149	4,548	4,958	5,273
Maintenance Expenses (5%)	1,067	1,136	1,226	1,111	1,196	1,287	1,137	1,239	1,318
Operating Profit	16,014	17,044	18,396	16,678	17,943	19,312	17,057	18,593	19,775
Taxes (10%)	2,135	2,272	2,452	2,223	2,392	2,574	2,274	2,479	2,636
Net Profit	13,879	14,772	15,944	14,455	15,551	16,738	14,783	16,114	17,139
ROI% (89,000 USD Purchase Price)	14	14.9	16.1	14.6	15.7	16.9	14.9	16.3	17.3

ROI - Two Bedroom Apartment

SEGARA SESEH - 2 BEDROOM	Year 1			Year 2			Year 3		
Description	Conservative	Projected	Optimistic	Conservative	Projected	Optimistic	Conservative	Projected	Optimistic
Daily Rate	\$112	\$116	\$120	\$115	\$122	\$125	\$118	\$124	\$128
Occupancy Rate (%)	65	67	70	67	69	72	67	70	73
Gross Income	26,572	28,367	30,660	28,123	30,725	32,850	28,864	31,682	34,105
Management Fee (20%)	5,314	5,673	6,132	5,624	6,145	6,570	5,772	6,336	6,821
Maintenance Expenses (5%)	1,329	1,418	1,533	1,406	1,536	1,642	1,443	1,584	1,705
Operating Profit	19,929	21,275	22,995	21,092	23,044	24,637	21,648	23,761	25,579
Taxes (10%)	2,657	2,836	3,066	2,812	3,072	3,285	2,886	3,168	3,410
Net Profit	17,272	18,439	19,929	18,280	19,972	21,352	18,762	20,593	22,169
ROI% (89,000 USD Purchase Price)	8.3	8.8	9.5	8.8	9.6	10.2	9	9.9	10.6

ROI - Penthouse

SEGARA SESEH - PENTHOUSE	Year 1			Year 2			Year 3		
Description	Conservative	Projected	Optimistic	Conservative	Projected	Optimistic	Conservative	Projected	Optimistic
Daily Rate	\$126	\$129	\$131	\$127	\$132	\$134	\$130	\$134	\$138
Occupancy Rate (%)	65	67	70	67	69	72	67	70	73
Gross Income	29,894	31,547	33,471	31,058	33,244	35,215	31,792	34,237	36,770
Management Fee (20%)	5,979	6,309	6,694	6,212	6,649	7,043	6,358	6,847	7,354
Maintenance Expenses (5%)	1,495	1,577	1,674	1,553	1,662	1,761	1,590	1,712	1,839
Operating Profit	22,420	23,661	25,103	23,293	24,933	26,411	23,844	25,678	27,578
Taxes (10%)	2,989	3,155	3,347	3,106	3,324	3,522	3,179	3,424	3,677
Net Profit	19,431	20,506	21,756	20,187	21,609	22,889	20,665	22,254	23,901
ROI% (89,000 USD Purchase Price)	8.1	8.6	9.1	8.4	9	9.6	8.6	9.3	10

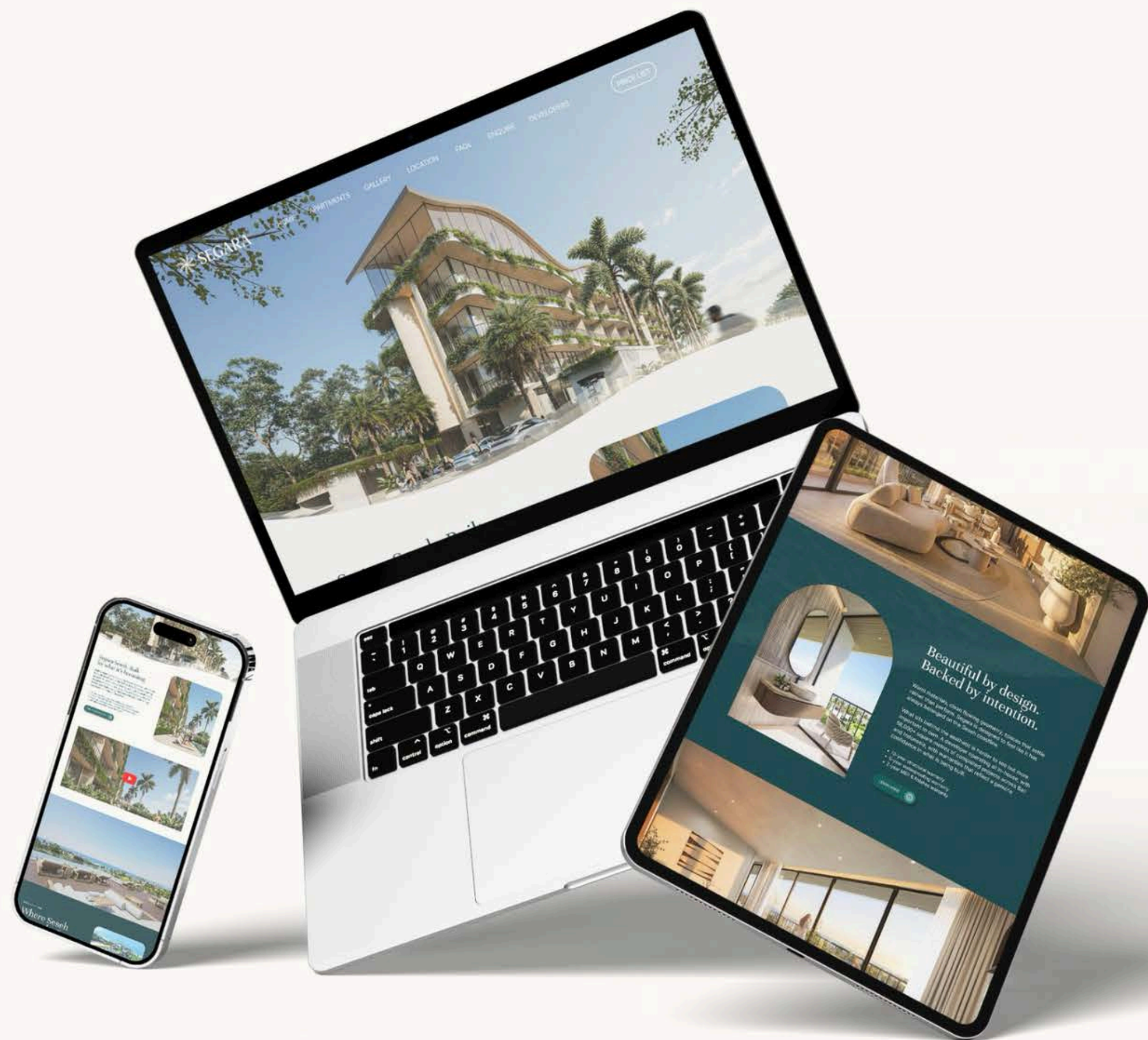




Reserve your Unit Online.

Segara Seseh launches exclusively through the Launchbase interactive sales platform.

View all 78 residences with live availability and pricing, shortlist your favourites before launch day, and reserve securely online when sales go live. From your phone, tablet, or desktop, wherever you are in the world.





SALES PLATFORM

What You Need To Know

Step One:

Create Your Buyer Profile

Register on the secure sales platform for full access to browse available residences.

Step Two:

Shortlist Your Preferred Apartments

Browse floor plans and layouts, then shortlist your favourite apartments to add them to your profile.

Step Three:

Reserve Your Apartments

Units can be reserved directly through the platform with a \$1,000 reservation fee.

[SIGN UP & VIEW PRICE LIST](#)





Around the Corner

Close to the coast. Far from the noise.

Seseh is chosen for its balance—coastal living with breathing room. Segara places you within walking distance of the beach, while keeping your day-to-day calm, curated, and connected.

- * Five minutes to Seseh Beach or Pererenan
- * 10 minutes to Canggu by scooter
- * 20 minutes to Seminyak
- * 45 minutes to Airport

- * Ocean or rice-field views, depending on residence
- * Rooftop ocean views guaranteed
- * Designed for lifestyle + investment ownership
- * Exclusive professional rental management (Bali Nest)



Built by the people who designed it.

Axora Developments is a Bali-based development company founded by Erik Steinhiler and Nic Wakefield — combining European construction discipline with over a decade of on-the-ground Indonesian real estate experience.

What separates Axora from most developers in Bali is straightforward: they own the construction company. Meaning the team that designs the building is the same team that builds it. Better prices. No third-party contractors. No misaligned incentives. No gap between what was promised and what gets delivered. That direct control means Axora's ability to execute warranties that other developers cannot.

Across Bali and Indonesia, that approach has produced 158,000+ square metres of completed residential, commercial, and hospitality projects — and a warranty structure that reflects genuine confidence in what it has built.

AXORA

Completed Projects





SEGARA



segaraseseh.com