



NSG

Bali Based Design and Build Experts

Delivering Luxury Villas, Resorts, and Multi-Unit Projects
With Excellence and End-to-End Service

2025



Let's Get Started

Our Profile
Services
Portfolio
Contact Us



Bali Based Design and Build Experts





WHO WE ARE?

NSG is a Bali Based Design And Build Company and partner in creating lasting spaces and investments. Based in Bali and serving clients internationally, our expertise spans villas, resorts, and large-scale developments. What sets us apart is the integration of design, engineering, and construction under one roof, ensuring seamless collaboration and accountability at every stage.

We approach each project with a balance of creativity, precision, and financial clarity, aligning vision with build-ability and long-term value. Whether you are a developer, investor, or private client, our goal is the same: to deliver architecture and construction that inspire, perform, and endure.

OUR BASE

BALI, INDONESIA

Jl. Bypass Ngurah Rai, Benoa,
Kec Kuta Selatan.



150+
**Project
Delivered**

Residential, hospitality, and multi-unit developments across Bali and Internationally

100%
**Sustainability
Certified**

Residential, hospitality, and multi-unit developments across Bali and Internationally

25+
**Countries with
Trusted Clients**

Trusted by international clients for projects in Bali and Abroad

96%
**On-Time
Completion**

Disciplined in-house integration across all disciplines

OUR SERVICES

DESIGN

- Planning
- Architecture
- Interiors
- Engineering
- Landscape Design

BUILD

- Construction
- General Contractor
- Project Management

Meet The Team

We approach each project with a balance of creativity, precision, and financial clarity, aligning vision with build-ability and long-term value. Whether you are a developer, investor, or private client, our goal is the same, to deliver architecture and construction that inspire, perform, and endure.

Sukma Ayu Candra
Director of NSG



BALI BASED DESIGN & BUILD EXPERTS

Our Process



**Initial
Conversation**



**Project
Discovery**



**Proposal +
Path Forward**



**Start Your
Project**

What We Do?

We provide complete services lineup including planning, architecture, interior design, engineering, landscape, construction, and project management. Whether it's a private villa, boutique resort, or multi-unit development, we take projects from concept to completion under one roof.

NSG Advantage

Our advantage is built on a balance of creativity, precision, and accountability. Every project is guided by principles that ensure your villa, resort, or development is designed and built beautifully.

Who We Design For?

We design for clients who demand more from their projects. Whether it's a private villa, a boutique resort, or a large-scale residential development, our work balances lifestyle, guest experience, and investment value.

Our Markets

We specialize in **three core markets: residential architecture, hospitality design, and multi-unit developments in Bali**. Each sector comes with distinct demands. Private villas and estates require lifestyle-driven layouts with long-term value. Resorts and hotels must merge guest experience with profitability and global standards. Multi-unit projects, from villa clusters to apartments, demand efficiency, scalability, and strong buyer appeal.

150+

Project
Delivered

25+

Countries with
Trusted Clients

96%

On-Time
Completion

We deliver Design & Build solutions that adapt to every market while meeting the highest professional standards.



Residential

- Luxury Estates
- Private Residences
- Villa



Hospitality

- Hotels
- Resorts
- F+B
- Beach Clubs
- Creative Spaces



Multi – Unit

- Villa Developments
- Apartments
- Townhouses

Our Approach

Integrated Thinking

Great projects come from collaboration, not silos. At NSG, architects, engineers, and builders work side by side, aligning creative vision with technical and financial realities. This integration reduces risk, improves efficiency, and ensures every decision supports the bigger picture.

Collaborative Process

We work closely with you at every stage, combining our expertise with your aspirations to create spaces that feel authentic, timeless, and aligned with your goals. This partnership ensures your villa, resort, or development reflects both refined simplicity and lasting value.

Delivery

- Clear milestones and progress tracking
- Disciplined budget control and reporting
- Proactive coordination to prevent delays
- Accountability from concept to completion

Transparency

- Straightforward communication at every stage
- Detailed reporting for costs and progress
- Defined responsibilities for all stakeholders
- No hidden surprises or last-minute changes

Integration

- Unified design and build team under one roof
- Seamless handoff from drawings to construction
- Fewer conflicts between consultants and contractors
- Decisions made with the full project in view

Quality

- Strict material and workmanship standards
- Regular site inspections and reviews
- Alignment with international codes and practices
- Villas and resorts built to endure Bali's climate

Client

- Personalized solutions for villas, resorts, or developments
- Designs aligned with ROI, guest experience, or lifestyle
- Flexible processes to meet unique client needs
- Long-term value as the guiding principle

Core Pillars Of Design & Build

We carry the design through to delivery – ensuring it's built as intended, beautifully and precisely. From final drawings to move-in, we stay involved to protect the integrity of the vision and support clients every step of the way.

DESIGN SERVICE





OUR BALI DESIGN SERVICE

We are a Bali-based, globally minded design practice for luxury residential, hospitality and multi-unit development projects.

Our Advantage

Design
Expertise

Transparency

Integrated
Team

Predictable
Delivery

Sustainable
by Design

Vision Driven
Progress

Planning

- Site study & Analysis
- Spatial Programming
- Massing & Zoning
- Concept Master Planning
- Estimations & Budgeting
- Timeline & Phasing

Architectural Design

- Concept Design
- Floor Plan
- Sections & Elevations
- 3D massing
- Design Visualisation
- Materials Selections

Interior Design

- Interior Layout
- Material Selection
- FF&E
- Visual Moodboard
- Sample Palettes
- Details & Specifications

Engineering

- Mechanical Design
- Electrical Design
- Plumbing Design
- Structural Analysis
- Structural Design
- Technical Specifications

Landscape Design

- Planting Schedule
- Circulation & access flow
- Outdoor spatial zoning
- Hardscape
- Softscape
- Drainage + Irrigation



OUR DESIGN DELIVERY

Our delivery process ensures that every project — from luxury villas to boutique resorts and multi-unit developments— moves seamlessly from vision to reality. We combine international standards with local expertise to manage each stage of design and construction with precision. By aligning documentation, pricing, and execution, we provide our clients with transparency, predictable timelines, and confidence that their investment will achieve the desired outcome.



SCHEMATIC DESIGN



DESIGN DEVELOPMENT



DOCUMENTATION



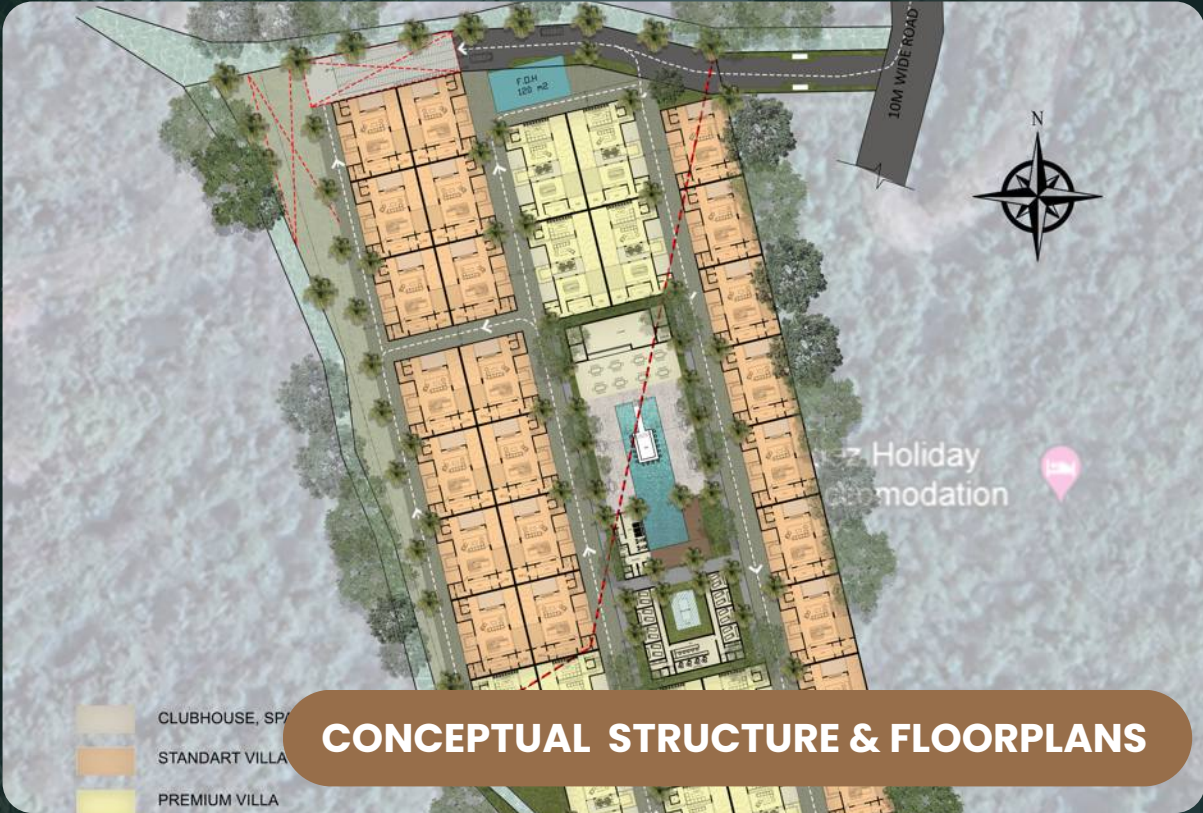
BIDDING



CA

SCHEMATIC DESIGN

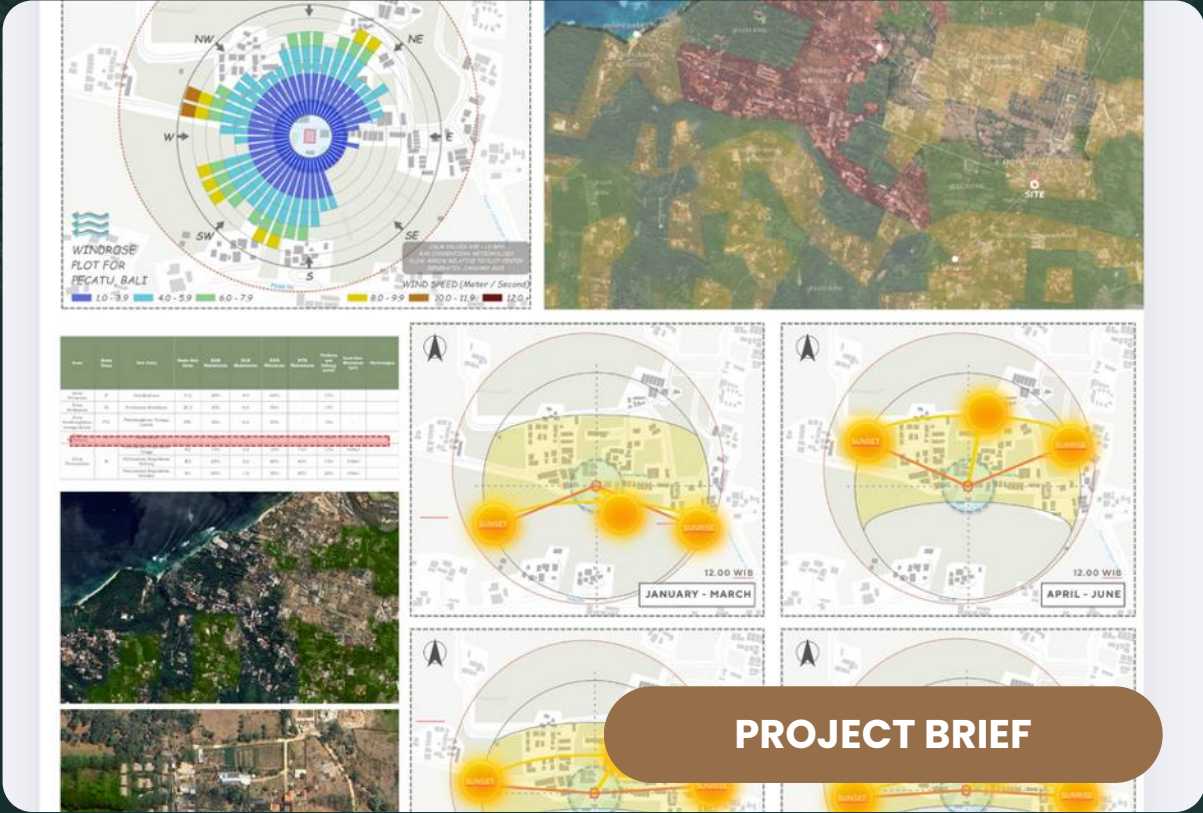
We begin by exploring the project vision and goals, translating them into initial sketches, diagrams, and spatial concepts. This phase captures the project's character and establishes the foundation for design direction. We review options for layout, massing, and scale, ensuring the design reflects the client's needs, site opportunities, and budget. The result is a clear conceptual framework that guides all future phases.



CONCEPTUAL STRUCTURE & FLOORPLANS



INTERIOR MATERIALS CONCEPT



PROJECT BRIEF

No	Item	Description	Value	Paid To Date	Pay Remaining
OUTDOOR AREA					
1.	BOUNDARY AREA	LABOUR + MATERIAL	Rp 4.969.300,00	Rp -	Rp 4.969.300,00
2.	CARPORT	LABOUR + MATERIAL	Rp 500.000,00	Rp -	Rp 500.000,00
3.	LAUNDRY	LABOUR + MATERIAL	Rp 673.920,45	Rp -	Rp 673.920,45
4.	BEHIND KITCHEN	LABOUR + MATERIAL	Rp 1.316.000,00	Rp -	Rp 1.316.000,00
5.	FAÇADE	LABOUR + MATERIAL	Rp 200.000,00	Rp -	Rp 200.000,00
6.	GARDEN + PATHWAYS	LABOUR + MATERIAL	Rp 1.081.500,00	Rp -	Rp 1.081.500,00
				Rp -	Rp -
WOOD BEAM					
1.	GROUND FLOOR	LABOUR + MATERIAL	Rp 850.000,00	Rp -	Rp 850.000,00
2.	FIRST FLOOR	LABOUR + MATERIAL	Rp 850.000,00	Rp -	Rp 850.000,00
				Rp -	Rp -
OVERHANG ROOF					
1.	ROOF SERVICE	LABOUR + MATERIAL	Rp 500.000,00	Rp -	Rp 500.000,00
2.	CEILING WOOD	LABOUR + MATERIAL	Rp 1.065.000,00	Rp -	Rp 1.065.000,00
				Rp -	Rp -
KISI-KISI					
1.	MASTER BATHROOM	LABOUR + MATERIAL	Rp 456.000,00	Rp -	Rp 456.000,00
2.	STAIRS	LABOUR + MATERIAL	Rp 1.156.000,00	Rp -	Rp 1.156.000,00
3.	PANTRY	LABOUR + MATERIAL	Rp 1.936.000,00	Rp -	Rp 1.936.000,00
4.	BATHROOM 1	LABOUR + MATERIAL	Rp 3.224.000,00	Rp -	Rp 3.224.000,00
5.	SUNKEN	LABOUR + MATERIAL	Rp 780.000,00	Rp -	Rp 780.000,00
6.	BALCONY	LABOUR + MATERIAL	Rp 1.560.000,00	Rp -	Rp 1.560.000,00
				Rp -	Rp -
OTHER					
1.	TRIANGLE ROOF GRACE BEDROOM	LABOUR + MATERIAL	Rp 293.200,00	Rp -	Rp 293.200,00
2.	HANGING CHAIR			Rp -	Rp -
				Rp -	Rp -
DOOR WINDOW					
	DOOR REPAIR (5 unit)			Rp -	Rp -
PJB 1		LABOUR + MATERIAL	Rp 6.096.383,20	Rp -	Rp 6.096.383,20

PROJECT ESTIMATE

DESIGN DEVELOPMENT

With the approved schematic, the design is refined into greater detail. Floor plans, elevations, and sections evolve into coordinated layouts, integrating structure, systems, and materials. We collaborate closely with the client to confirm selections and adjust where needed. This phase solidifies both the aesthetic and technical intent, ensuring the project can move confidently toward documentation while aligning with performance, cost, and functional expectations.



3D MODELING INTERIOR



WALKTHROUGH VIDEO



3D MODELING EXTERIOR

ITEMS	INCLUSION	UNIT	AREA/UNIT	PRICE/UNIT	COST
BUILDING AREA					
STRUCTURE	ALLOWANCE	% TOTAL	40%	Rp 4,000,000	Rp 10,916,520,000
ARCHITECTURE	ALLOWANCE	% TOTAL	35%	Rp 3,500,000	Rp 9,551,955,000
LANDSCAPE	ALLOWANCE	% TOTAL	25%	Rp 2,500,000	Rp 6,822,825,000
TOTALS			100%	Rp 10,000,000	Rp 27,291,300,000
OTHER AREA					
POOL	ALLOWANCE	M2	223	Rp 4,000,000	Rp 893,240,000
OUTDOOR AREA (TERRACE + PORCH STAIRS, HALLWAY, LANDSCAPE)	ALLOWANCE	M2		Rp 2,000,000	Rp
PARKING AREA (PAVEMENT)	ALLOWANCE	M2	455	Rp 3,500,000	Rp 1,591,450,000
LAUNDRY	ALLOWANCE	M2		Rp 7,500,000	Rp
LOADING	ALLOWANCE	M2	94	Rp 2,000,000	Rp 188,640,000
LANDSCAPE	ALLOWANCE	M2		Rp 500,000	Rp
TOTALS			772	Rp 19,500,000	Rp 2,673,330,000
OTHER ITEMS					
FURNITURE	ALLOWANCE	% OF BUILDING COST	15%	Rp 4,093,695,000	Rp 4,093,695,000
KITCHEN APPLIANCES	ALLOWANCE	% OF BUILDING COST	3.5%	Rp 955,195,500	Rp 955,195,500
HOME ACCESSORIES	ALLOWANCE	% OF BUILDING COST	3.0%	Rp 818,739,000	Rp 818,739,000
TOTALS					Rp 5,867,629,500
TOTALS SUMMARY					
	SECTION A	M2 (TOTAL)	2729	Rp 10,000,000	Rp 27,291,300,000
	SECTION B	M2 (AVG)	772	Rp 3,461,383	Rp 2,672,187,700
TOTAL BUILDING (WITHOUT OTHER ITEMS)			3501	Rp 8,558,233	Rp 29,963,487,700
	SECTION C	ALL			Rp 27,629,500
GRAND TOTAL					Rp 117,200,000,000

Final cost depends on completed building plans, final selections, and client requirements. Allowances are based assumptions made for current industry standards pricing and build standards issued by client. Client and Overhead are added to SUMMARY breakdown.

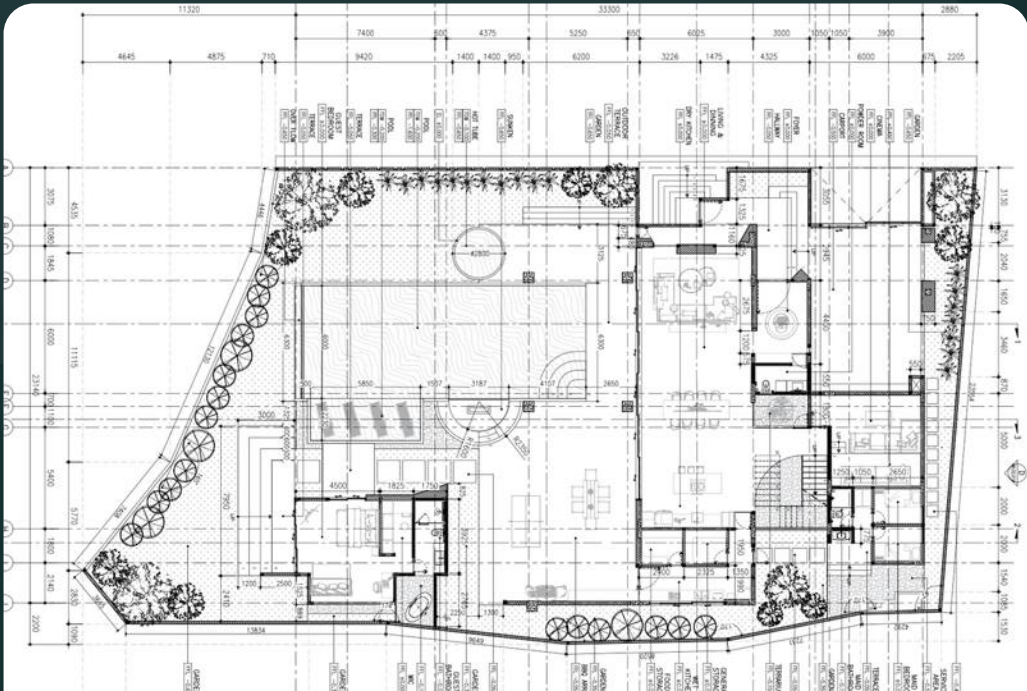
DETAILED PROJECT ESTIMATE

CONSTRUCTION DOCUMENTATION

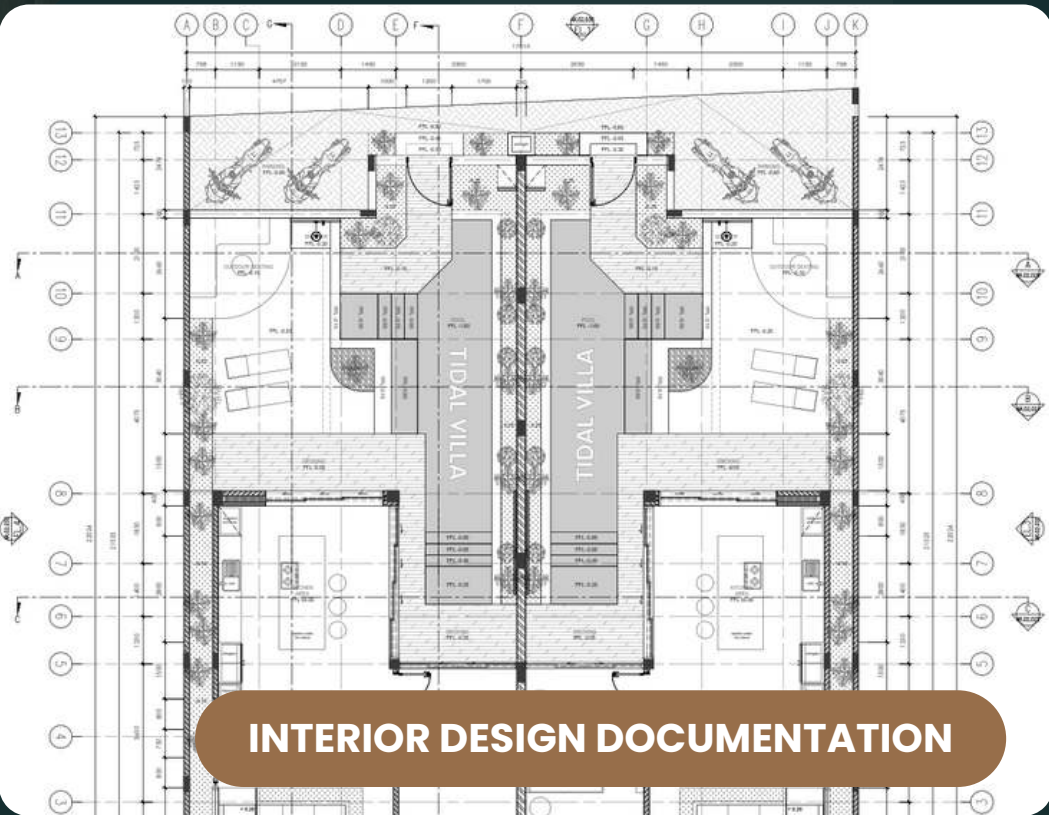
The design is translated into a comprehensive technical set that contractors can build from. Drawings and specifications detail every aspect of construction, including dimensions, assemblies, finishes, and systems coordination. This phase ensures clarity and precision so that bids, permits, and construction proceed without ambiguity. Thorough documentation provides the roadmap for turning design intent into reality while meeting regulatory requirements and maintaining quality assurance.

NO	DWG NO	DRAWING TITLE	SCALE	NO	DWG NO	DRAWING TITLE	SCALE	NO	DWG NO	DRAWING TITLE	SCALE
00 COVER & DRAWING LIST				06 LANDSCAPE				10 JOINT DETAIL			
1	AR.00.001	COVER	NTS	AR.06.006	WINDOW DETAIL 3	1:25	AR.10.017	PLANTER BOX 2 DETAIL - SECTION	1:50		
	AR.00.001	DRAWING LIST	NTS	AR.06.007	WINDOW DETAIL 4	1:25	AR.10.018	PUMP ROOM QWT DETAIL - PLAN	1:50		
01 SITE AND MASTERPLAN				AR.06.008	WINDOW DETAIL 5	1:25	AR.10.019	PUMP ROOM QWT DETAIL - SECTION A-A	1:50		
	AR.01.001	SITE	1:250	AR.06.009	SKYLIGHT DETAIL 1	1:25	AR.10.020	PUMP ROOM QWT DETAIL - SECTION B-B	1:50		
	AR.01.002	MASTERLOT	1:150				AR.10.021	PUMP ROOM QWT DETAIL - SECTION C-C	1:50		
	AR.01.003	MASTERPLAN	1:150	AR.06.001	LANDSCAPE GROUND FLOOR	1:100					
				AR.06.002	LANDSCAPE UPPER FLOOR	1:100					
02 GENERAL DRAWING				07 BATHROOM DETAIL				10 JOINT DETAIL			
	AR.02.001	GENERAL PLAN (GROUND FLOOR PLAN)	1:100	AR.07.001	BATHROOM KEYMAP (GROUND FLOOR)	1:100					
	AR.02.002	GENERAL PLAN (UPPER FLOOR PLAN)	1:100	AR.07.002	BATHROOM KEYMAP (UPPER FLOOR)	1:100	AR.10.001	WALL TO FLOOR JOINT DETAIL			
	AR.02.003	GENERAL PLAN (ROOF PLAN)	1:100	AR.07.003	STANDARD BATHROOM 1 PLAN	1:25	AR.10.002	WALL TO CEILING JOINT DETAIL			
	AR.02.004	SIZE AREA - GROUND, UPPER & ROOF PLAN	1:100	AR.07.004	STANDARD BATHROOM 1 SECTION A-A	1:25	AR.10.003	FLOOR TO FLOOR JOINT DETAIL			
				AR.07.005	STANDARD BATHROOM 1 SECTION B-B	1:25					
	AR.02.010	GENERAL ELEVATION 1	1:100	AR.07.006	STANDARD BATHROOM 1 SECTION C-C	1:25					
	AR.02.011	GENERAL ELEVATION 2	1:100	AR.07.007	STANDARD BATHROOM 1 SECTION D-D	1:25	B-F 01	FURNITURE KEYMAP (GROUND FLOOR)	1:100		
	AR.02.012	GENERAL ELEVATION 3	1:100	AR.07.008	STANDARD BATHROOM 2 PLAN	1:25	B-F 02	FURNITURE KEYMAP (UPPER FLOOR)	1:100		
	AR.02.013	GENERAL ELEVATION 4	1:100	AR.07.009	STANDARD BATHROOM 2 SECTION A-A	1:25	B-F 01	OUTDOOR SEATING 1 SHAPE (B-F1)			
				AR.07.010	STANDARD BATHROOM 2 SECTION B-B	1:25	B-F 02	KITCHEN SET (B-F2)			
	AR.02.020	GENERAL SECTION A-A	1:100	AR.07.011	STANDARD BATHROOM 2 SECTION C-C	1:25	B-F 03	KITCHENLANDING (B-F3)			
	AR.02.020	GENERAL SECTION B-B	1:100	AR.07.012	STANDARD BATHROOM 2 SECTION D-D	1:25	B-F 04	OUTDOOR SEATING 2 SHAPE (B-F4)			
	AR.02.020	GENERAL SECTION C-C	1:100	AR.07.013	MASTER BATHROOM PLAN	1:25	B-F 05	TV RACK-SHelf-CABINET (B-F5)			
	AR.02.020	GENERAL SECTION D-D	1:100	AR.07.014	MASTER BATHROOM SECTION A-A	1:25	B-F 06	CABINET - BELLOW THE STAIR (B-F6)			
	AR.02.020	GENERAL SECTION E-E	1:100	AR.07.015	MASTER BATHROOM SECTION B-B	1:25	B-F 07	BATHROOM STANDARD (B-F7)			
	AR.02.020	GENERAL SECTION F-F	1:100	AR.07.016	MASTER BATHROOM SECTION C-C	1:25	B-F 08	WASHBATHE TABLE 1 (B-F8)			
				AR.07.017	MASTER BATHROOM SECTION D-D	1:25	B-F 09	WASHBATHE TABLE 2 (B-F9)			
03 FLOOR, WALL & CEILING							B-F 10	WIC (LAND (B-F10))			
	AR.03.001	FLOOR FINISH (GROUND FLOOR PLAN)	1:100	08 STAIR				B-F 11	WARDROOM MASTER (B-F11)		
	AR.03.002	FLOOR FINISH (UPPER FLOOR PLAN)	1:100	AR.08.001	STAIR KEYMAP	1:100	B-F 12	WASHBATHE 3 (B-F12)			
	AR.03.003	FLOOR FINISH (ROOF FLOOR PLAN)	1:100	AR.08.002	STAIR (S1) DETAIL - PLAN	1:30					
	AR.03.010	WALL FINISH (GROUND FLOOR PLAN)	1:100	AR.08.003	STAIR (S1) DETAIL - SECTION A-A	1:30					
	AR.03.011	WALL FINISH (UPPER FLOOR PLAN)	1:100	AR.08.004	STAIR (S1) DETAIL - SECTION B-B	1:30					
	AR.03.012	WALL FINISH (ROOF FLOOR PLAN)	1:100	AR.08.005	STAIR (S1) DETAIL - SECTION C-C	1:30					
				AR.08.006	STAIR (S1) DETAIL - SECTION D-D	1:30					
	AR.03.020	REFLECTED CEILING PLAN (GROUND FLOOR)	1:100	AR.08.007	STAIR (S2) DETAIL - PLAN	1:30					
	AR.03.021	REFLECTED CEILING PLAN (UPPER FLOOR)	1:100	AR.08.008	STAIR (S2) DETAIL - SECTION	1:30					
				AR.08.009	STAIR (S2) DETAIL - ELEVATION	1:30					
				AR.08.010	STAIR (S2) DETAIL - DETAIL	1:25					
04 DOOR SCHEDULE DETAIL				09 ARCHITECTURE DETAIL							
	AR.04.001	DOOR SCHEDULE (GROUND FLOOR)	1:100	AR.09.001	ARCHITECTURE DETAIL KEYMAP - GROUND	1:100					
	AR.04.002	DOOR SCHEDULE (UPPER FLOOR)	1:100	AR.09.002	ARCHITECTURE DETAIL KEYMAP - UPPER	1:100					
	AR.04.003	DOOR DETAIL 1	1:25	AR.09.003	SWIMMING POOL DETAIL - PLAN	1:50					
	AR.04.004	DOOR DETAIL 2	1:25	AR.09.004	SWIMMING POOL DETAIL - SECTION A-A	1:50					
	AR.04.005	DOOR DETAIL 3	1:25	AR.09.005	SWIMMING POOL DETAIL - SECTION B-B	1:50					
	AR.04.006	DOOR DETAIL 4	1:25	AR.09.006	SWIMMING POOL DETAIL - SECTION C-C	1:50					
	AR.04.007	DOOR DETAIL 5	1:25								
	AR.04.008	DOOR DETAIL 6	1:25								
	AR.04.009	DOOR DETAIL 7	1:25								
	AR.04.010	DOOR DETAIL 8	1:25								
05 WINDOW SKYLIGHT SCHEDULE DETAIL											
	AR.05.001	WINDOW SCHEDULE (GROUND FLOOR)	1:100	AR.09.014	PLANTER BOX 1 DETAIL - PLAN	1:50					
	AR.05.002	WINDOW SCHEDULE (UPPER FLOOR)	1:100	AR.09.015	PLANTER BOX 1 DETAIL - SECTION	1:50					
	AR.05.003	SKYLIGHT SCHEDULE (ROOF)	1:100								
	AR.05.004	WINDOW DETAIL 1	1:25								
ARCHITECTURE DOCUMENTATION											

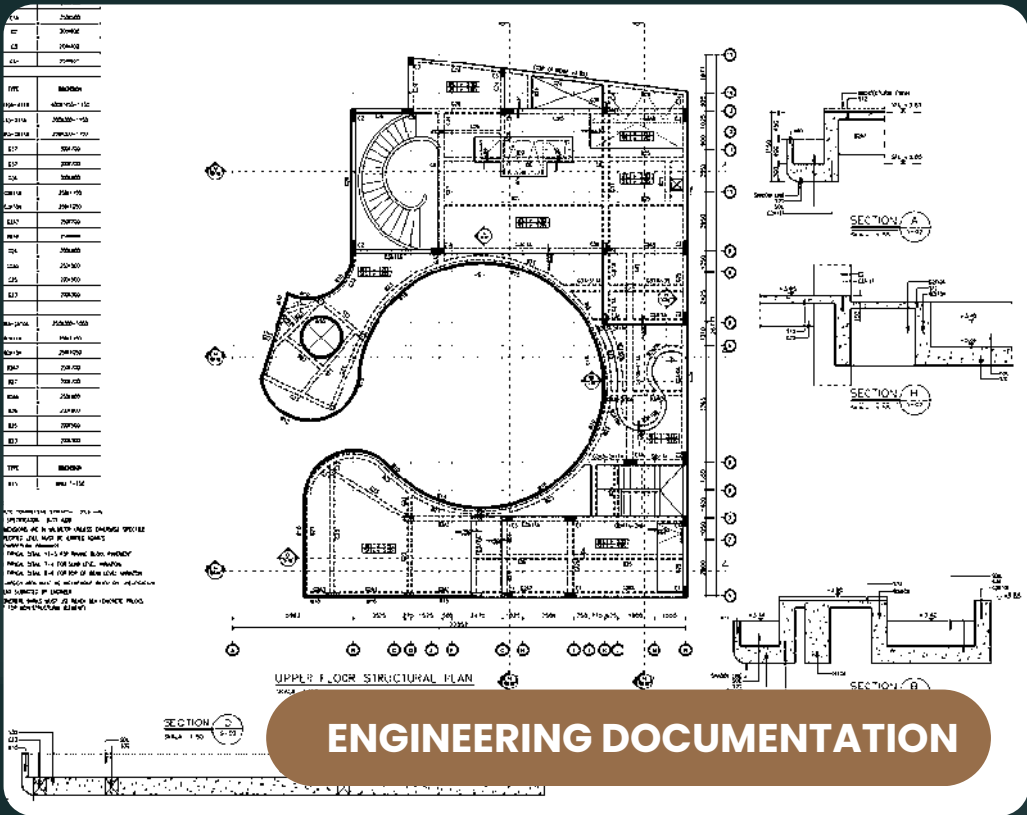
ARCHITECTURE DOCUMENTATION



LANDSCAPING + GROUND DOCUMENTATION



INTERIOR DESIGN DOCUMENTATION



ENGINEERING DOCUMENTATION

BIDDING

During bidding, we assist the client in selecting the right contractor by issuing documents, responding to questions, and evaluating proposals. Our role is to clarify scope, compare bids fairly, and negotiate terms to secure the best value. By guiding this process, we protect the integrity of the design and align contractor selection with the client's goals, budget, and timeline before construction officially begins.

- ISSUED BID PACKAGE WITH DRAWINGS AND SPECIFICATIONS

- RESPONSES TO CONTRACTOR QUESTIONS AND RFIS DURING BIDDING

- BID COMPARISON AND EVALUATION REPORT

- NEGOTIATION SUPPORT TO ALIGN CONTRACT TERMS WITH BUDGET AND SCOPE

- FINAL CONTRACTOR RECOMMENDATION AND AWARD DOCUMENTATION

CA

Once construction begins, we remain actively involved to ensure the project is executed as designed. This includes site visits, reviewing submittals, responding to contractor inquiries, and issuing clarifications as needed. We monitor progress against drawings, quality standards, and schedule. By representing the client's interests throughout construction, we provide assurance that the built result meets the agreed vision, functional goals, and overall design intent.

- PERIODIC SITE OBSERVATION REPORTS WITH PHOTOS AND DESIGN NOTES

- REVIEW AND COMMENT ON SUBMITTALS, MATERIAL SAMPLES, AND SHOP DRAWINGS

- RESPONSES TO CONTRACTOR RFIS AND DESIGN CLARIFICATIONS

- ATTENDANCE AT KEY COORDINATION AND PROGRESS MEETINGS

- EVALUATION OF PROPOSED CHANGES AND DESIGN-RELATED VARIATION RECOMMENDATIONS

- FINAL PUNCH LIST AND VERIFICATION OF DESIGN COMPLIANCE BEFORE HANDOVER

DESIGN PAYMENT SCHEDULE

**DOWN
PAYMENT**

40%

Upon Signing

**SCHEMATIC
DESIGN**

30%

4-6 weeks

**DESIGN
DEVELOPMENT**

20%

6-8 weeks

**DESIGN
DOCUMENTATION**

10%

8-10 weeks

An aerial, black-and-white photograph of a large building under construction in a tropical environment. The building's steel framework is visible, with some sections already roofed. It is surrounded by dense palm trees and other tropical vegetation. In the background, there are rectangular plots of land, possibly for agriculture. A small body of water or a cleared area is visible in the bottom right corner. The text "BUILD SERVICE" is overlaid in a large, white, serif font across the center of the image.

BUILD SERVICE



OUR BALI CONSTRUCTION SERVICES

NSG is your Bali Construction Contractor providing for luxury Residences, Hospitality, and Multi-unit Developments

Our Advantage

On Time
Delivery

On Budget
Control

Quality
Workmanship

Less
Stress

Local Know
How Proven
Methods

Transparency

Bali Construction

- Preliminaries
- Site Work
- Infrastructure
- Building Construction
- Hard + Soft Scape
- Fit Out

Construction Project Management

- Drawings
- Costing
- Schedule
- Quality
- Administration
- Handover

General Contractor in Bali

- Tender
- Contracts
- Procurement
- Costing
- Planning
- Logistics



OUR DELIVERY

Our delivery process ensures that every project — from luxury villas to boutique resorts and multi-unit developments— moves seamlessly from vision to reality. We combine international standards with local expertise to manage each stage of design and construction with precision. By aligning documentation, pricing, and execution, we provide our clients with transparency, predictable timelines, and confidence that their investment will achieve the desired outcome.



SITE PREP



STRUCTURAL



ARCHITECTURAL



MEP



DETAILING

SITE PREP

Before construction begins, we ensure the site is fully prepared for efficient and safe operations. This stage aligns logistics, access, and safety so the build can start without delays or risk.

CLEARING AND GRADING

SITE LEVELING

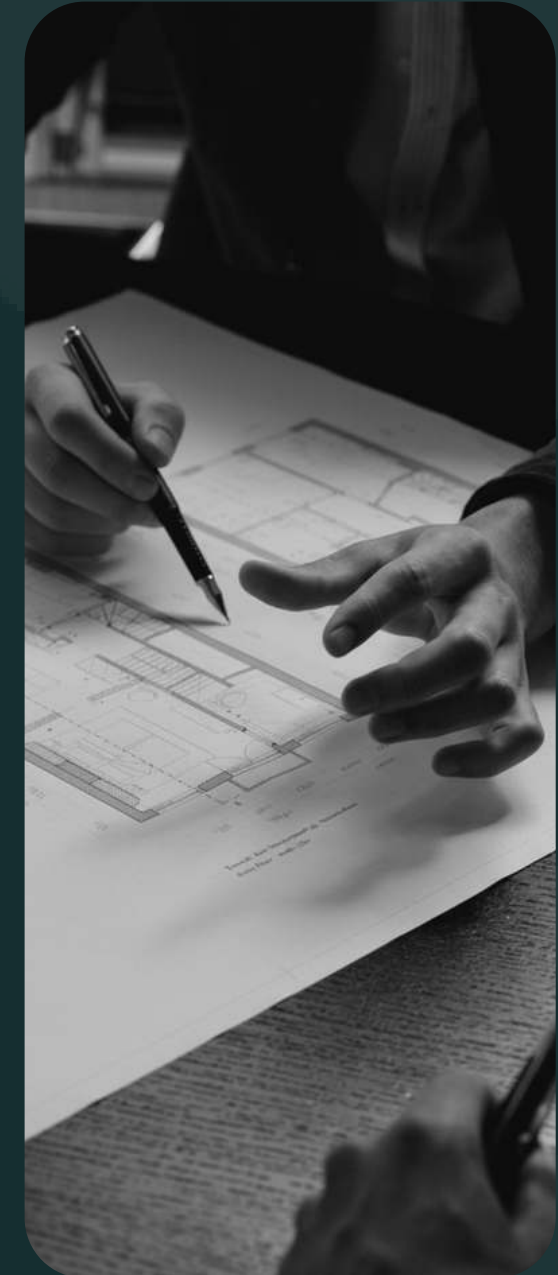
ACCESS ROUTES

UTILITY SETUP

TEMPORARY FACILITIES

SAFETY MEASURES

EQUIPMENT MOBILIZATION



STRUCTURAL

The structural phase establishes the core strength of your project. From foundations to framing, this stage ensures durability, compliance, and long-term performance.

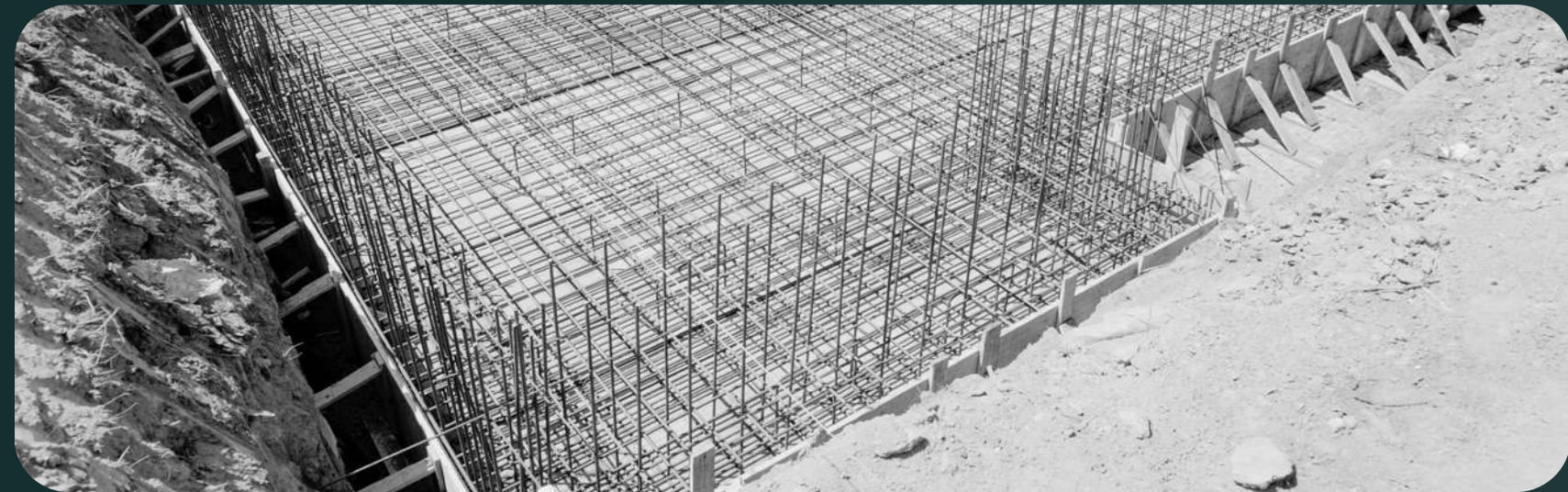
FOUNDATIONS

SUBSTRUCTURE WORKS

SUPERSTRUCTURE ERECTION

**REINFORCEMENT AND
CONCRETE**

LOAD-BEARING SYSTEMS



ARCHITECTURAL

Architectural works bring the design to life. Walls, roofing, and finishes are executed with precision to translate intent into a seamless built form.

WALL CONSTRUCTION

PARTITIONS

ROOFING SYSTEMS

INSULATION

GLAZING

PLASTERING

FINISHING LAYERS



MEP

Mechanical, electrical, and plumbing systems are integrated to guarantee functionality, comfort, and efficiency. Coordination ensures smooth alignment with the build phases.

**ELECTRICAL WIRING
DISTRIBUTION SYSTEMS**

PLUMBING

WATER MANAGEMENT

MECHANICAL SYSTEMS

AC INSTALLATION

SMART/ECO INTEGRATIONS



DETAILING

Mechanical, electrical, and plumbing systems are integrated to guarantee functionality, comfort, and efficiency. Coordination ensures smooth alignment with the build phases.

FF & E

TESTING & COMMISSIONING

**AS-BUILT DOCUMENTATION &
DRAWINGS**

**QUALITY ASSURANCE &
COMPLIANCE CHECK**

HARD & SOFT SCAPE

**TRAINING FOR OPERATIONS /
MAINTENANCE**

**HANDOVER INSPECTION
WITH CLIENT**



OUR BALI BUILDING PROCESS



**INITIAL
CONSULTATION**

Step 1



**CONTRACTS +
AGREEMENTS**

Step 2



**PRE-CONSTRUCTION
PLANNING**

Step 3



**CONSULTATION
EXECUTION**

Step 4



**HAND OVER +
CLOSE-OUT**

Step 5

How we work

Our delivery follows four disciplined stages; Pre-Construction, Construction, Manage, and Close-Out, each with straightforward responsibilities, consistent updates, and clean documentation. The result is work completed on time, as designed, and ready for use.

PORTFOLIO





WHISPERING TREES
INDIA



WHISPERING TREES

Spanning an impressive 21,498 sqm near Goa's iconic Anjuna Beach, this expansive luxury resort is a masterpiece of tropical architecture. PT NSG led the planning and design - bringing to life a refined, nature-inspired sanctuary that blends premium design with serene coastal beauty.

COMPANY ROLE
Planning | Design



KUTA BEACH RESORT
BALI



KUTA BEACH RESORT

Luxury unfolds across this 5,477 m² beachfront site in Kuta, where a 6,859 m² resort offers 60 standard and 6 suite rooms. PT NSG led the planning, design, and project management—delivering tropical sophistication through thoughtful architecture.

COMPANY ROLE

Planning | Design | Project Management





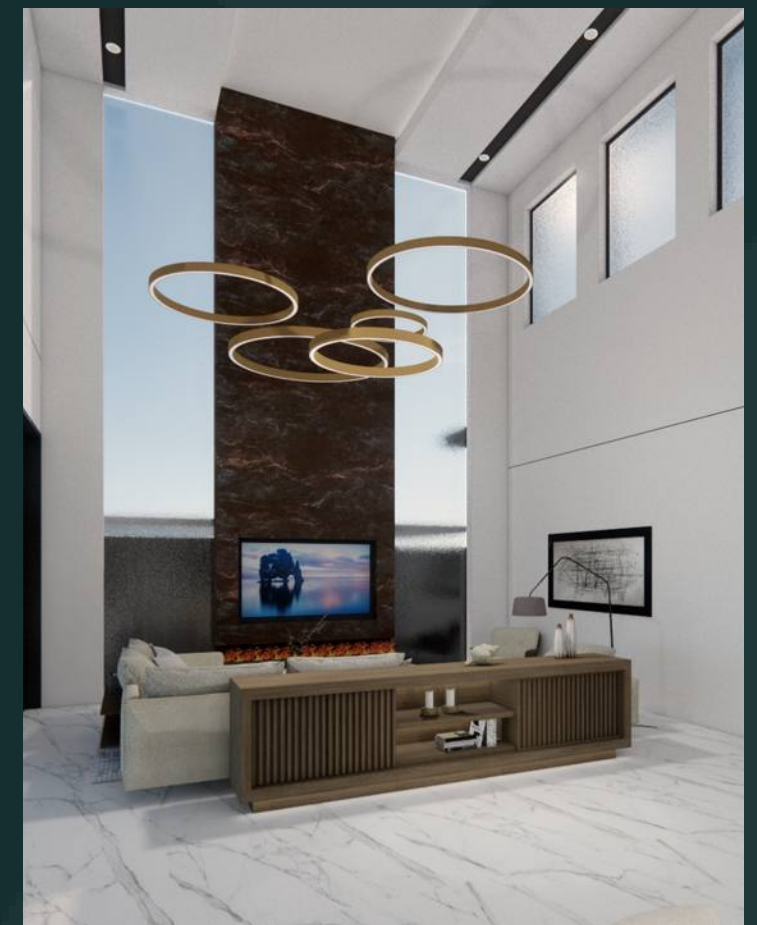
OKTAV
BALI



OKTAV

Exceptional from every angle, this 1,000 m² cliffside haven in Ungasan captures the essence of oceanfront tranquility. PT NSG shaped its vision - designing twin villas where bold architecture and coastal elegance converge above Melasti Beach.

COMPANY ROLE
Planning | Design | Project Management





SVARNA
INDIA



SVARNA

Rooted in sacred balance and elevated design, this tranquil villa sanctuary reflects Dewi Sri's principles through refined tropical architecture. PT NSG led the planning and design, crafting elegance and serenity – set on a jungle-adjacent site of 3,080 m².

COMPANY ROLE

Planning | Design



AURA
INDIA



AURA

Architecturally shaped to echo its natural contours, this refined retreat unfolds across 3,080 m² in Goa's lush highlands. With four 420 m² lots, PT NSG led the planning and design—fusing jungle calm with elevated tropical living.

COMPANY ROLE

Planning | Design





DEEP ROOTS
NUSA PENIDA



DEEP ROOTS

We take immense pride in crafting every detail. From blending modern and traditional Balinese architecture to creating unforgettable experiences, we've brought this serene, oceanfront retreat to life.

COMPANY ROLE
General Contractor



NACHINOLE
INDIA



NACHINOLE

"To shape a new way of living—one that is spacious, soulful, and deeply connected to nature. Through the elegance of open design, the warmth of Indian culture, and the charm of Portuguese heritage, we envision a forest-X sanctuary where light flows freely, space inspires serenity, and every home becomes a timeless expression of refined living."

COMPANY ROLE
Planning | Design



HAVANA
BALI



HAVANA

Sanctuary meets sculpture in this 560 m² villa near Garuda Wisnu Kencana – where PT NSG’s Planning & Design merges bold geometry, warm textures, and natural light into a space of lasting serenity.

COMPANY ROLE
Planning | Design





NALU VILLAGE
BALI

NALU VILLAGE

COMPANY ROLE

Planning | Design | Development

Every detail of the NALU Village is designed to provide an exceptional guest experience. From the thoughtful integration of indoor and outdoor spaces to the high-quality finishes and furnishings, each villa offers a perfect retreat for those seeking a memorable and low-key luxury stay in Bali. The development fosters a sense of community while ensuring privacy and exclusivity for all guests. Low key luxury in design emphasises understatement, allowing the materials and textures to take center stage.





CASA TIERRA
BALI

CASA TIERRA

Architecture shaped for tropical living – this 585 m² residence near Nyanyi Beach and Nuanu Creative City brings together soft curves, sunlit flow, and PT NSG's signature planning and design precision.

COMPANY ROLE
Planning | Design





WAVES
INDIA



WAVES

Located near Candolim Beach, this 462 m² private villa showcases bespoke design by PT NSG - where premium materials, tropical elegance, and spatial harmony deliver a luxurious coastal living experience.

COMPANY ROLE
Planning | Design



SERENDIPITY
BALI



SERENDIPITY

Contemporary resort living reimaged. Clean lines, lush landscaping, and dynamic poolside design evoke an energising yet laid-back atmosphere, perfect for modern travellers seeking comfort with character.

COMPANY ROLE
Planning | Design | Project
Management



VILLA INDAH
LOMBOK



VILLA INDAH

This modern pavilion villa showcases a refined tropical architectural concept, merging wide rooflines, open living spaces, and natural materials. The design emphasizes seamless indoor-outdoor flow, integrating a central pool, landscaped gardens, and expansive glass openings. Its balance of simplicity and precision highlights luxury living with architectural clarity and timeless elegance

COMPANY ROLE

Planning | Design



FIELDS OF SERENITY
GOA



FIELD OF SERENITY

Private design meets exceptional architecture in this 602.7 m² Goa residence – crafted by PT NSG to offer a harmonious blend of elegant interiors and lush countryside living.

COMPANY ROLE
Design





ZENSCAPE MANOR
GOA



ZENSCAPE MANOR

Defined by bold geometry and premium design, this 1,200 m² Saligao Plateau residence by PT NSG balances dramatic elevation with architectural finesse -framing sweeping city views in a sculptural, luxurious form.

COMPANY ROLE
Design



ARYAS
GOA



ARYAS

Sculptural forms rise near Candolim Beach, where PT NSG crafted a 1,000 m² hillside escape that blends resort-style ease with expressive architecture – uniting light, space, and nature into a premium tropical retreat.

COMPANY ROLE
Planning | Design





HESTIA
BALI



HESTIA

Smart luxury villas designed for modern tropical living rise in Seminyak, where PT NSG shaped 1,279 m² of built space across a 1,117 m² site – balancing innovation, privacy, and nature through an integrated role from development to execution.

COMPANY ROLE

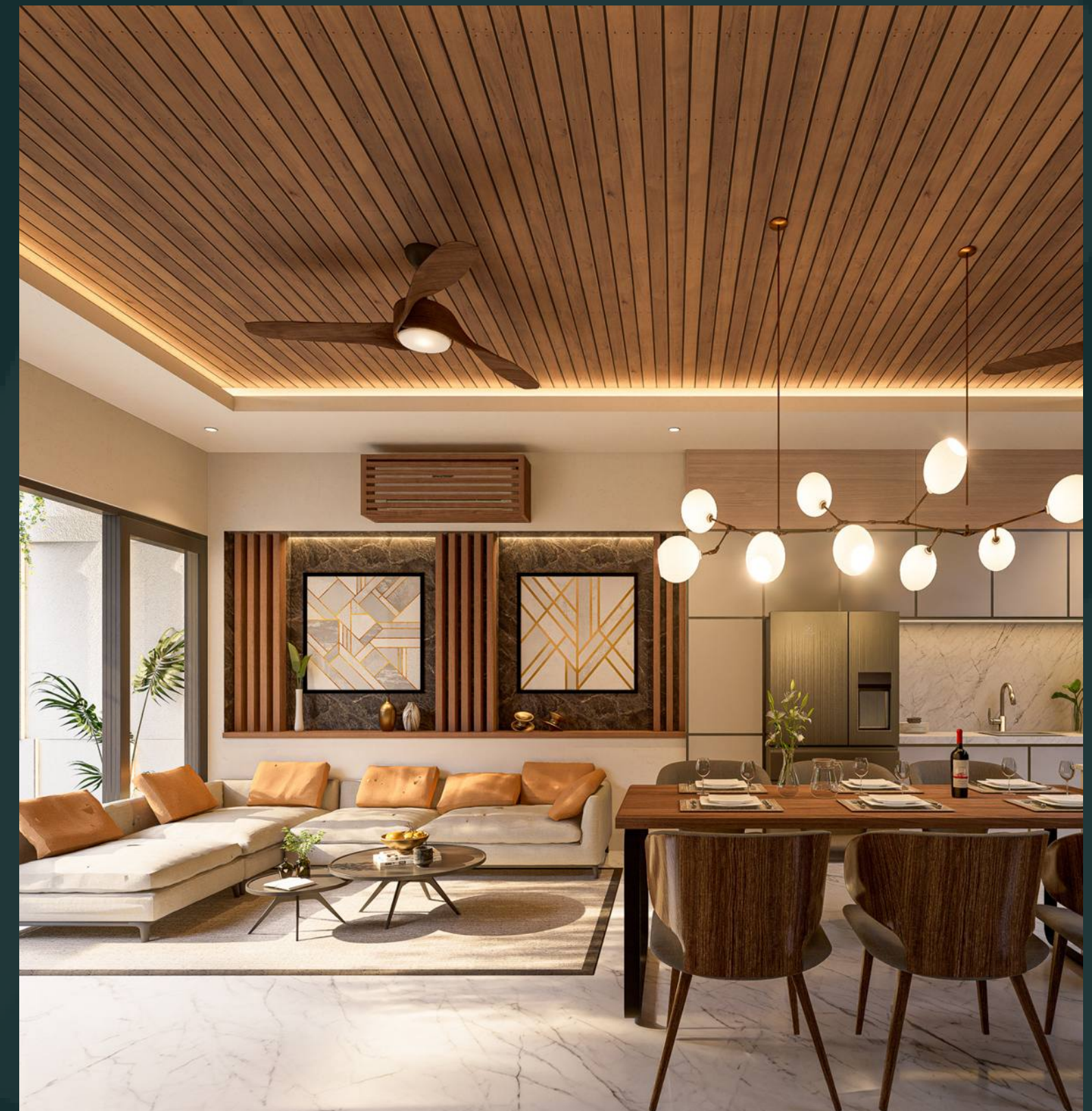
Real Estate | Design | Build



AYA TOWNHOUSE
BALI

AYA TOWNHOUSE

A bold expression of modern tropical living - this villa showcases fluid, curved architecture wrapped in warm timber and lush vertical greenery. Each unit is meticulously angled to provide privacy, natural ventilation, and seamless indoor-outdoor flow. With minimalist lines and sculptural form, it's a rhythmic play of light, shadow, and sustainable design.



COMPANY ROLE
Planning | Design | Project Management



THE LOTUS
INDIA



THE LOTUS

A sculptural retreat near Anjuna Beach, this 208 m² three-storey villa embraces refined coastal living. Planned and designed by PT NSG, it balances artisanal texture, cultural layers, and modern simplicity - delivering a tranquil, elevated home with four serene bedrooms.

COMPANY ROLE
Planning | Design





TIDAL VILLA
BALI



TIDAL VILLA

A duplex twin villa designed with a Tropical Balinese concept, bringing harmony between nature and modern comfort. Located in Pecatu, South Kuta, Bali, the project consists of two identical units that blend wood, natural stone, and lush tropical vegetation to create a warm and serene atmosphere — both in the exterior and interior spaces.

COMPANY ROLE
Planning | Design | Build



SOLACE
LOMBOK

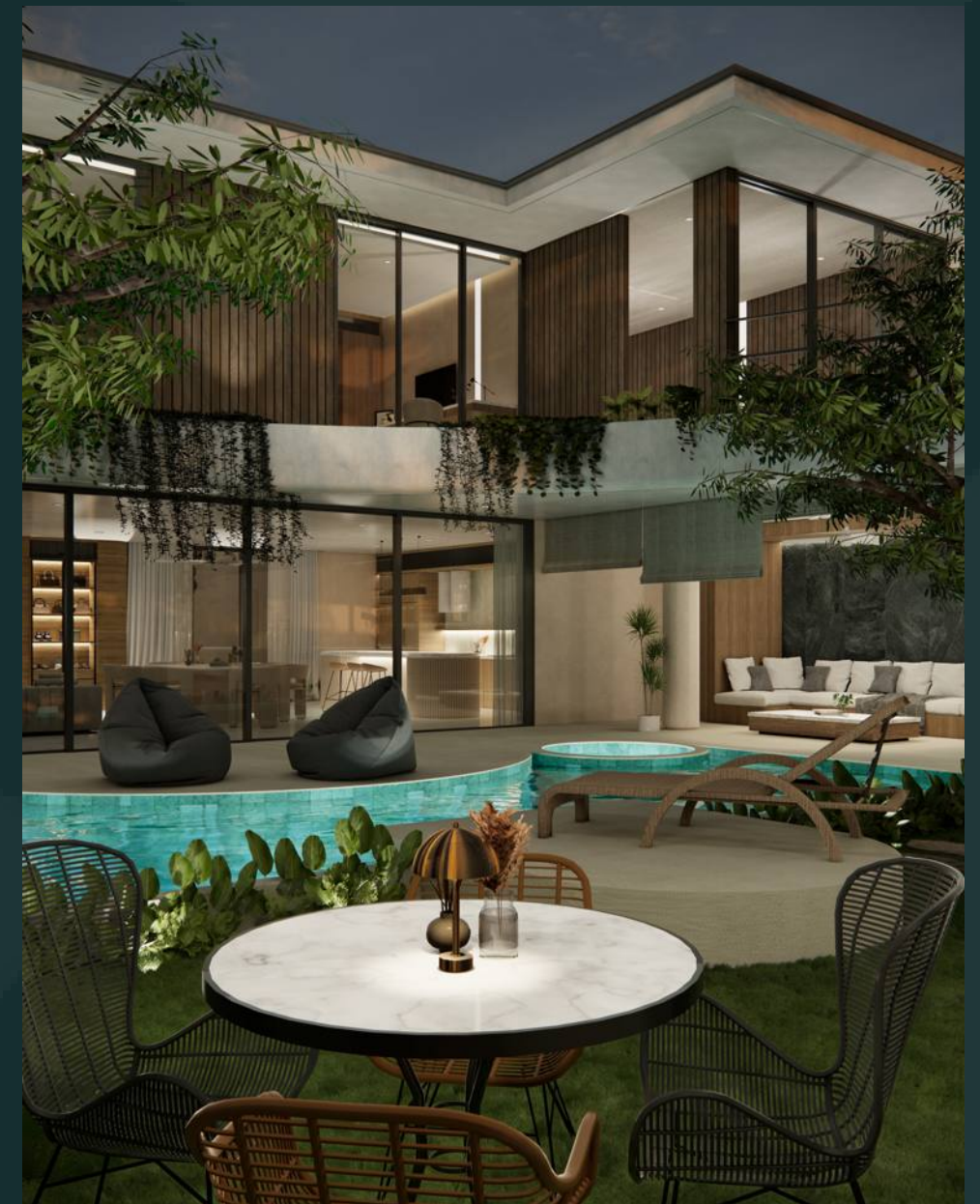


COMPANY ROLE

Planning | Design

SOLACE

A tranquil Eden near Kuta Beach and Mandalika Circuit, this 717 m² sanctuary is a celebration of biophilic design and barefoot luxury. With PT NSG leading the planning and design, every detail embraces sculpted serenity and elevated tropical living.





PILERNE
GOA



PILERNE

20-villa estate nestled in Goa's tranquil highlands, featuring 15 standard and 5 premium residences, this 5,777 m² development was designed by PT NSG to harmonise luxury, privacy, and nature in enduring architectural form.

COMPANY ROLE
Planning | Design





100++

CONTACTUS

Bali Based Design And Build Expert

OUR PROCESS

INITIAL CONVERSATION

A short, open dialogue to understand your needs, timeline, and aspirations. No obligations. Just clarity.

PROJECT DISCOVERY

We gather essential inputs, site info, references, goals and share how our studio can uniquely respond to your brief.

PROPOSAL + PATH FORWARD

You receive a tailored design proposal with timeline, scope, and next steps. If it aligns, we begin.

START YOUR PROJECT

Project Launch with Team, schedule, budget and scope of work all planned and ready to realize success.



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