



CITADEL

a project by

parq



CITADEL

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parq

A fortress city perched on a rock, just a 7-minute drive from Bali's best beach. Luxurious premium **villas with individual pools and ocean views are available for sale.**

SUPER SECURITY

Like Fort Knox - the U.S. gold reserve.



24/7 SURVEILLANCE

Security is ensured by armed guards. The entire premises are under video surveillance, and access is granted through biometric passports.



COMMUNITY

Exclusive to owners. Personal villa owner consultations by the founder of Parq.



CENTRAL VAULT

A separate room with safe boxes will be provided on-site



INDIVIDUAL SECURITY

An emergency button in each house. Any desired individual security equipment is available upon request.



ENERGY SECURITY

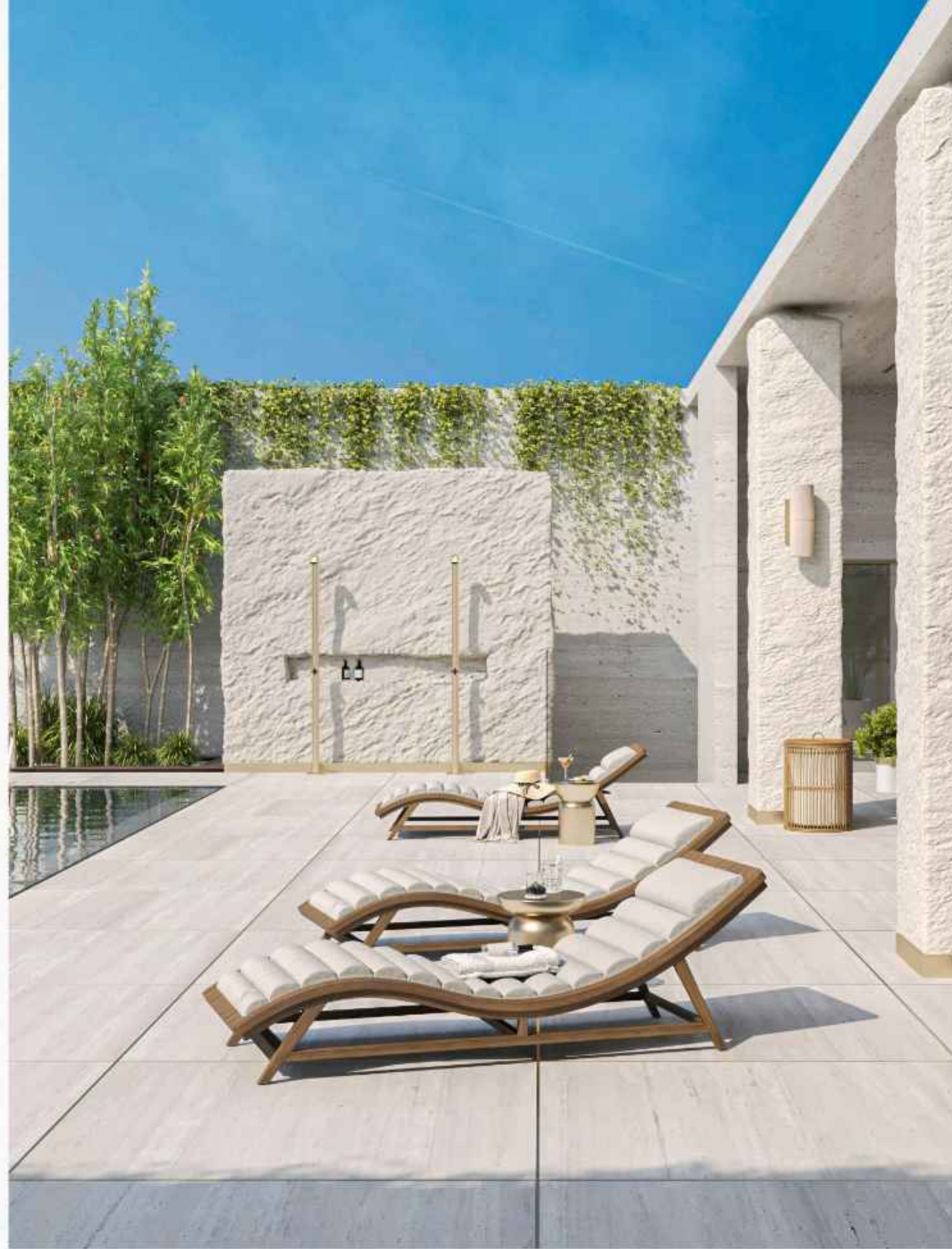
Fully autonomous water and power supply.



PROTECTION AGAINST ALL DISASTERS

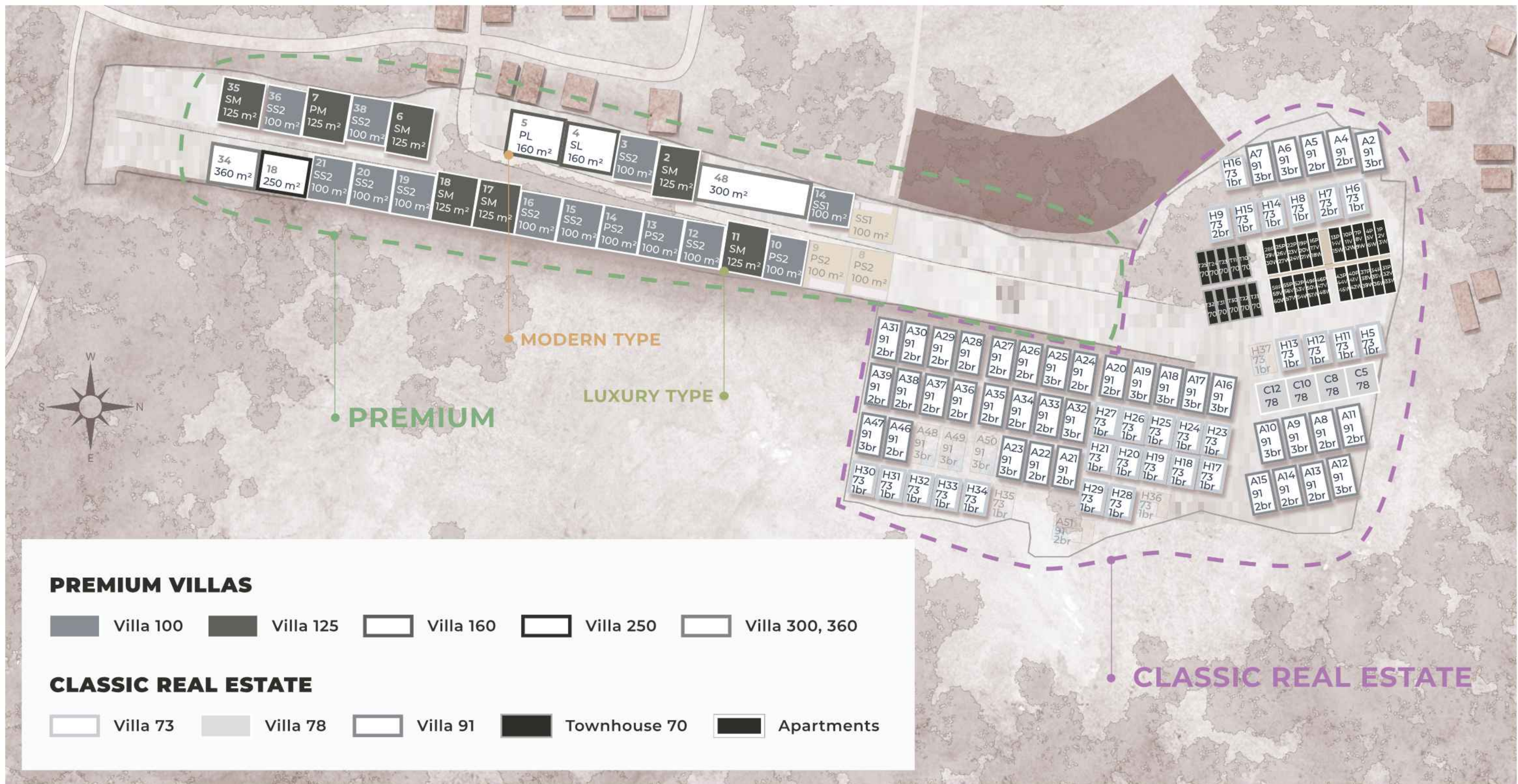
Additional seismic resistance. Fire protection. Enhanced protection against insects.





OCEAN VIEW VILLAS

— PARQ | CITADEL | 03 —



**SPECIAL
OFFER**

NEED FOR SPEED

BECOME A PROPERTY OWNER AT CITADEL BY PARQ AND JOIN THE CITADEL RACING TEAM FOR THE 2024 YEAR.



Throughout the year the team member will receive:

- 01** the right to attend races at the Mandalica Circuit track as part of the Citadel Racing Team;
- 02** access to TOP networking in Indonesia and private parties;
- 03** unlimited access to the professional racing simulator at PARQ Ubud with an experienced instructor to improve your racing skills.

Those who achieve the highest level of skill on the simulator will have the chance to become a co-pilot in a team and compete in professional races.



PREMIUM VILLAS



LEASEHOLD

VILLA 100

\$ 390 000

Payment is made in Indonesian
Rupiah: 5 655 000 000 IDR



100 sq.m



From 3 acres



Open space
or 1 bedroom



Ocean view



Private pool

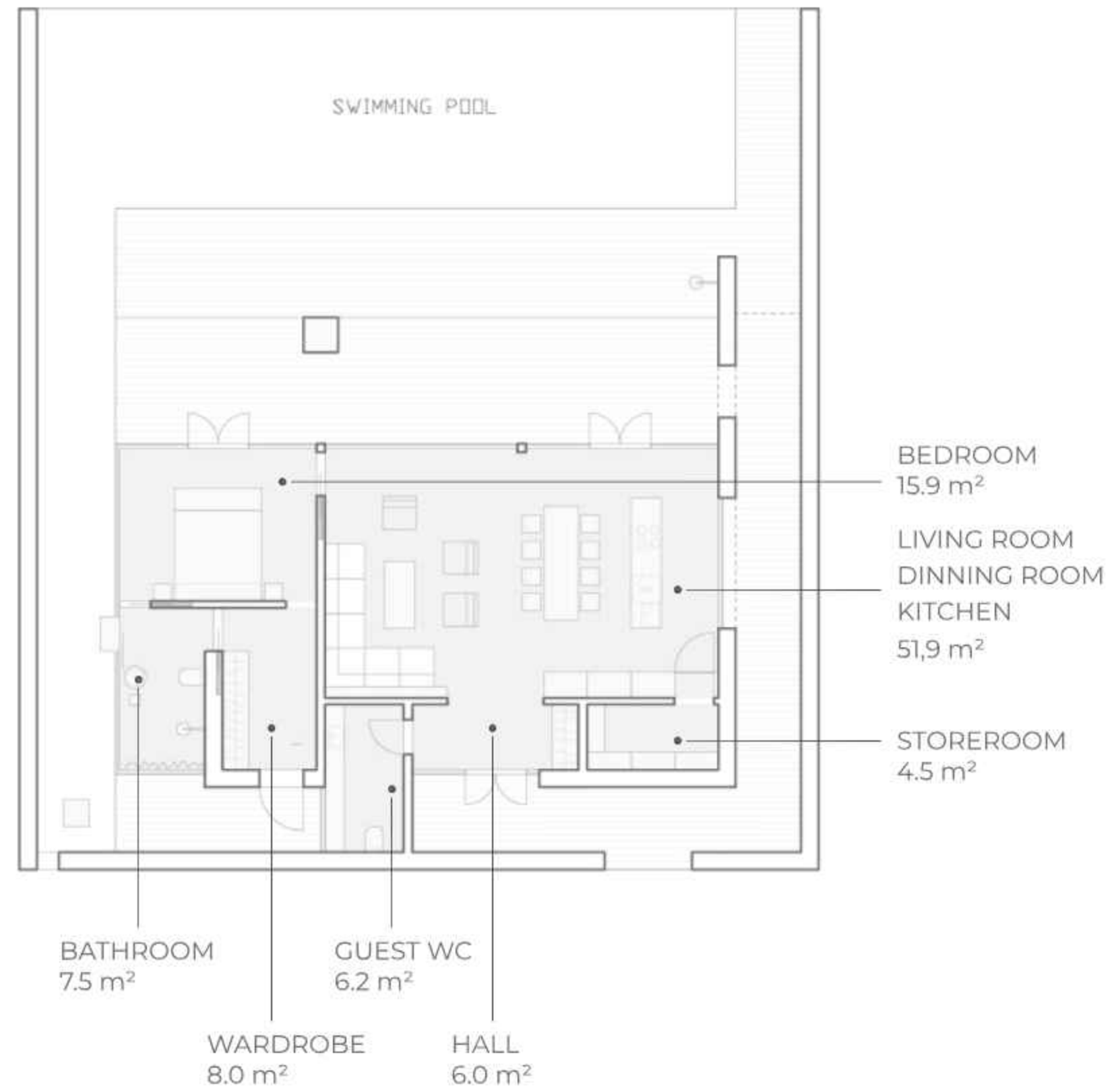


The first installment from 30%

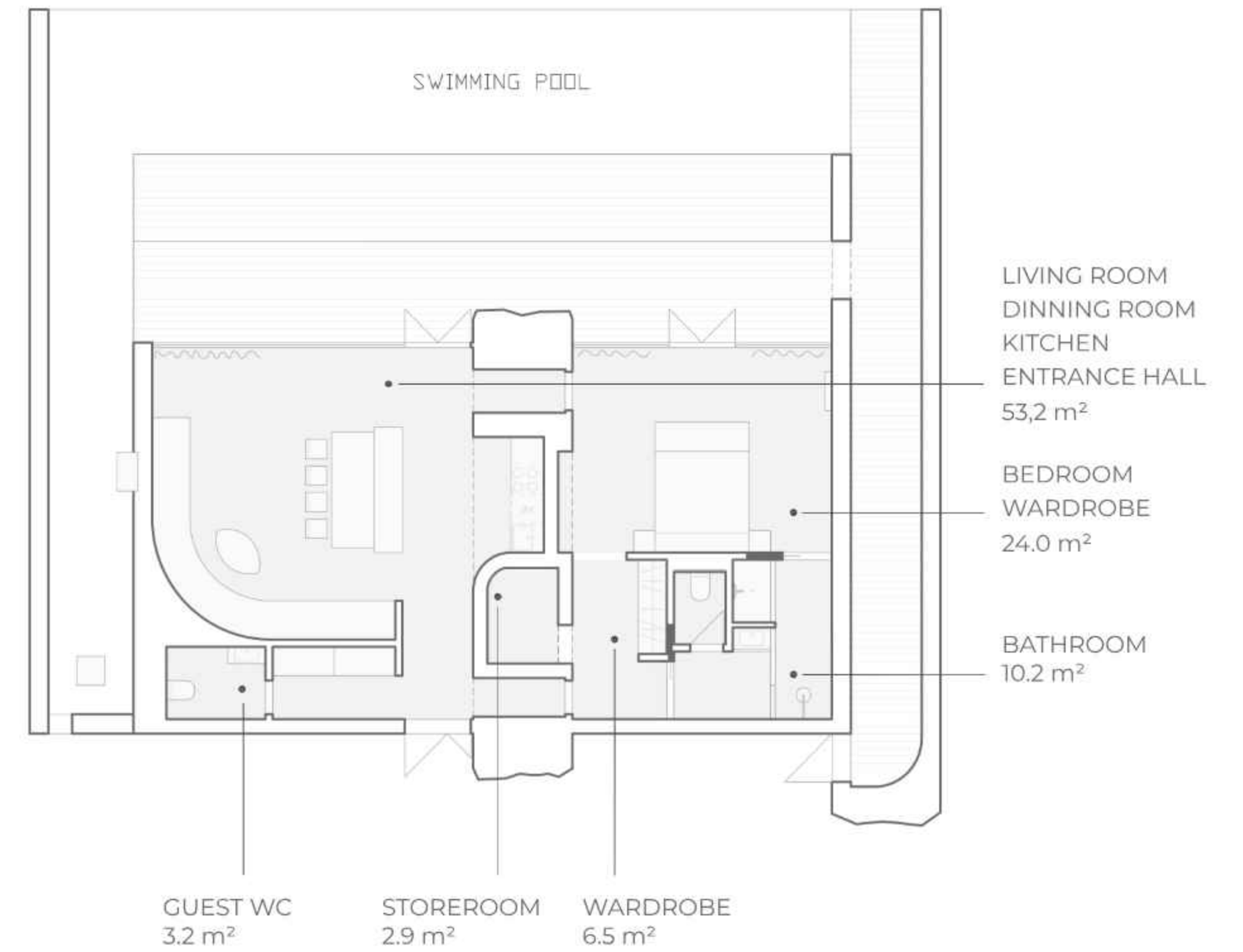
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— PARQ | CITADEL | 07

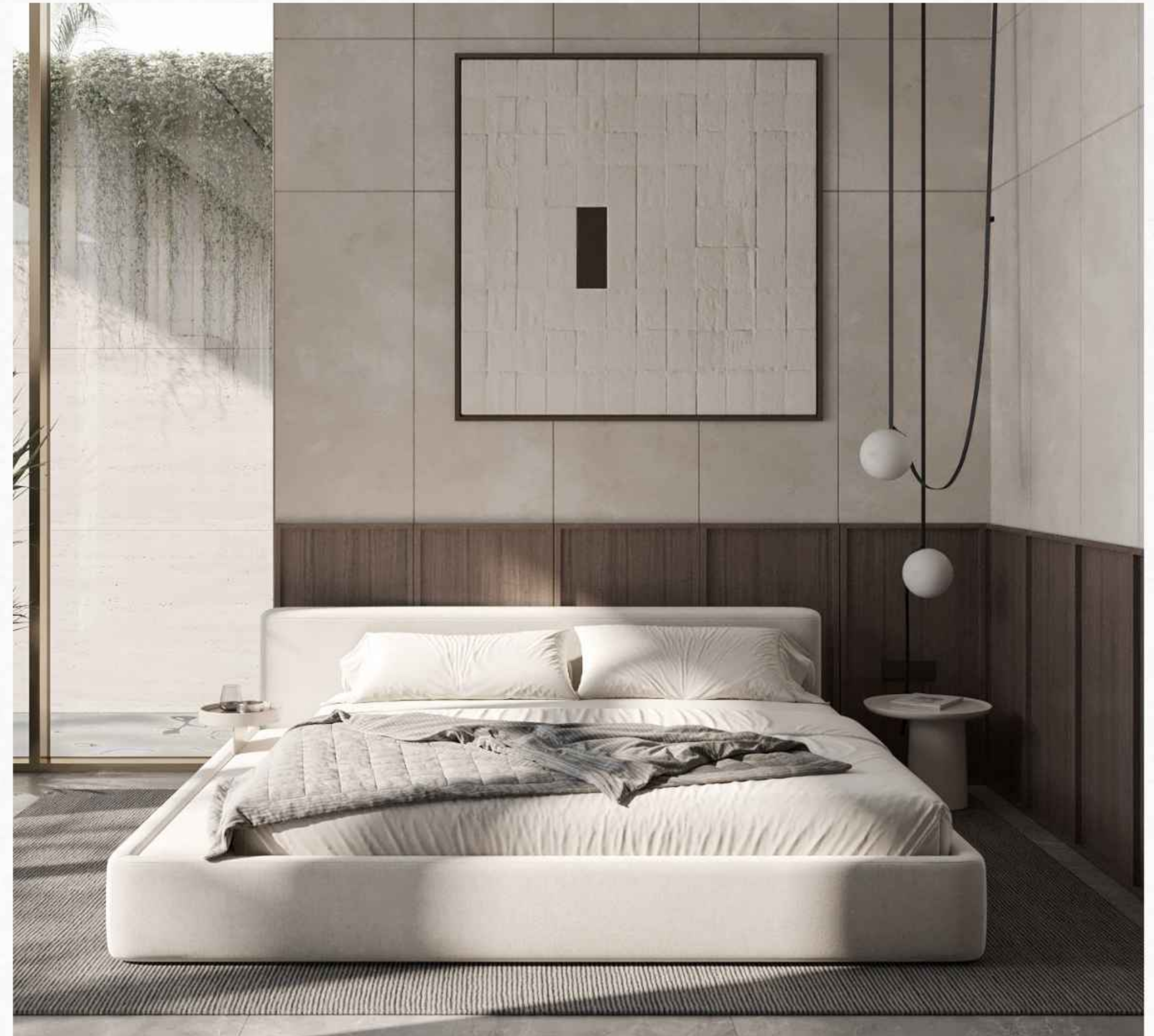
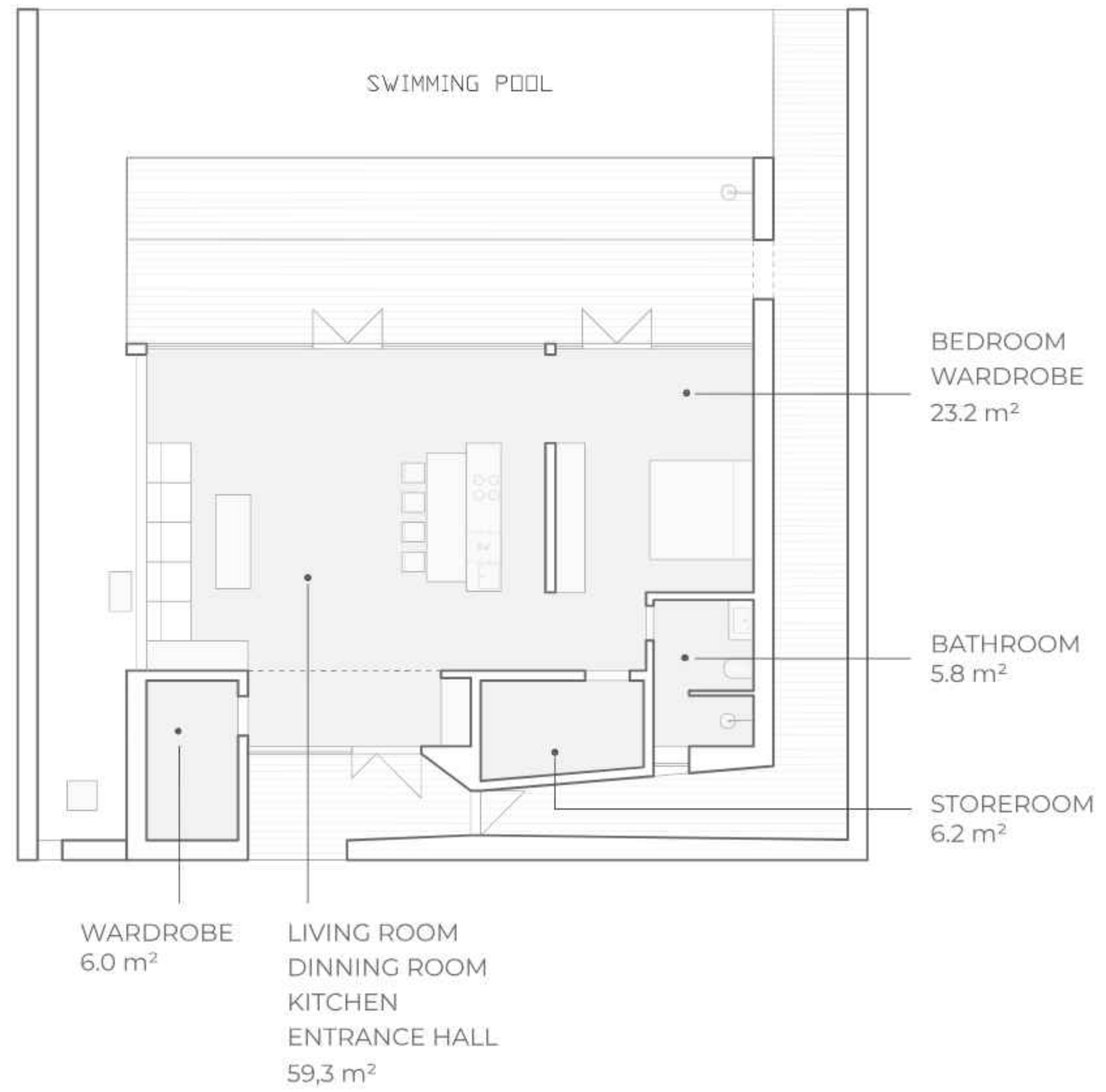
1 bedroom



1 bedroom



Open space





SPECIAL
OFFER

NEED FOR SPEED

LEASEHOLD

VILLA 125

\$ 487 500

Payment is made in Indonesian
Rupiah: 7 068 750 000 IDR.



125 sq.m



From 4 acres



1 or 2 bedrooms



Ocean view



Private pool

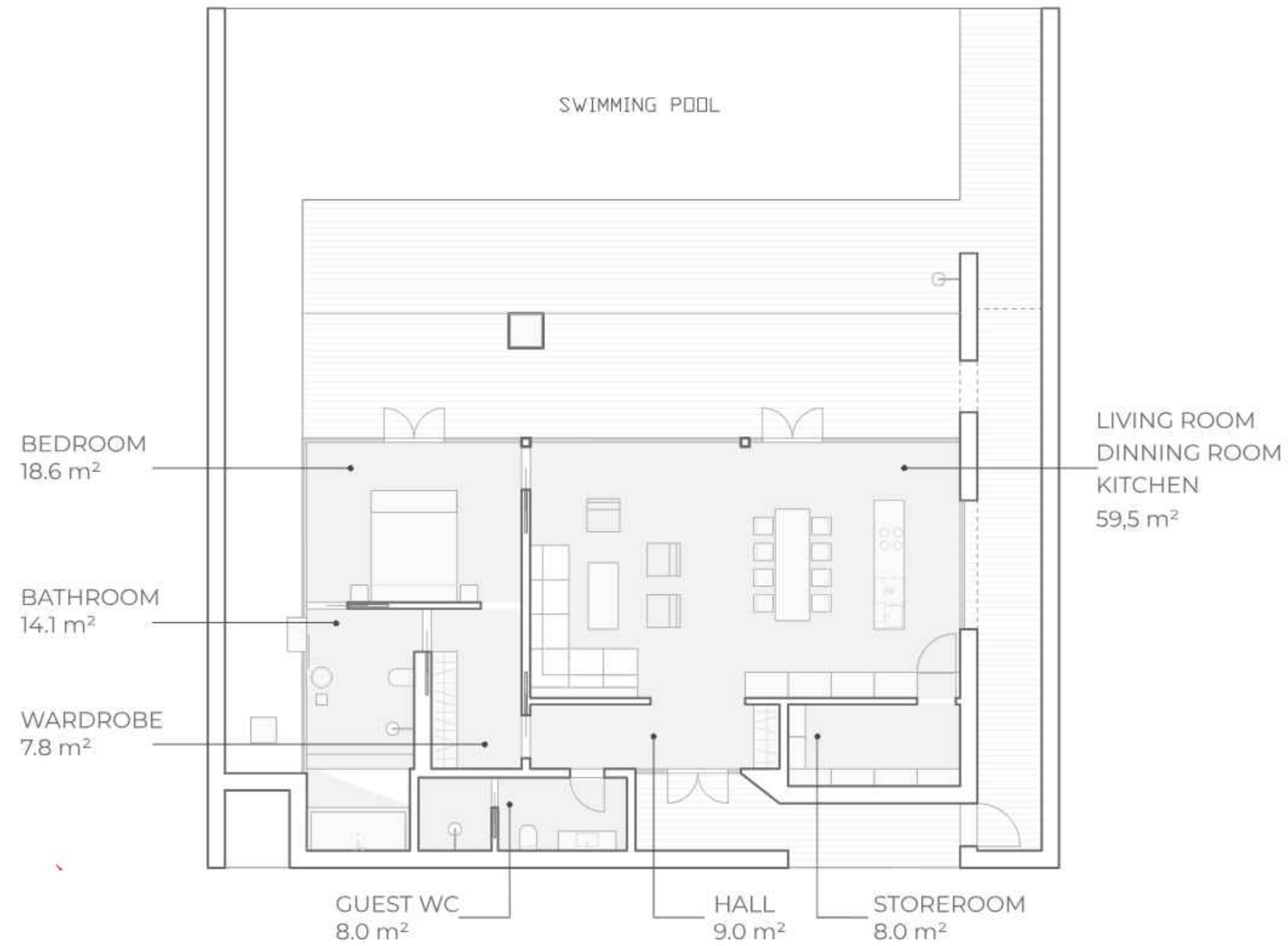


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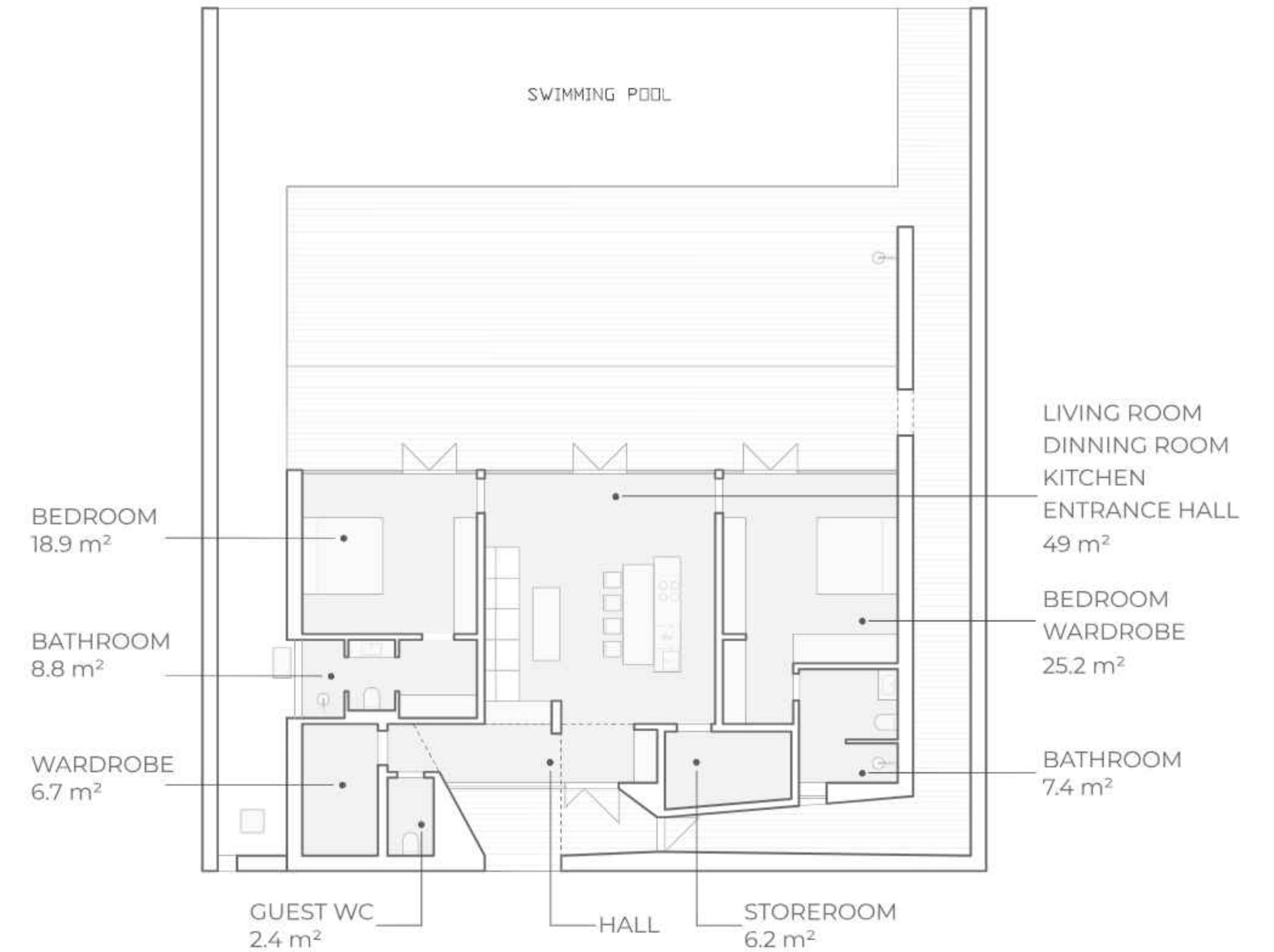
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1 bedroom



2 bedrooms





SPECIAL
OFFER

NEED FOR SPEED

LEASEHOLD

VILLA 160

\$ 624 000

Payment is made in Indonesian
Rupiah: 9 048 000 000 IDR.



160 sq.m



Living room



Ocean view



2.7 acres



2 bedrooms



Private pool



2 floors



Terrace

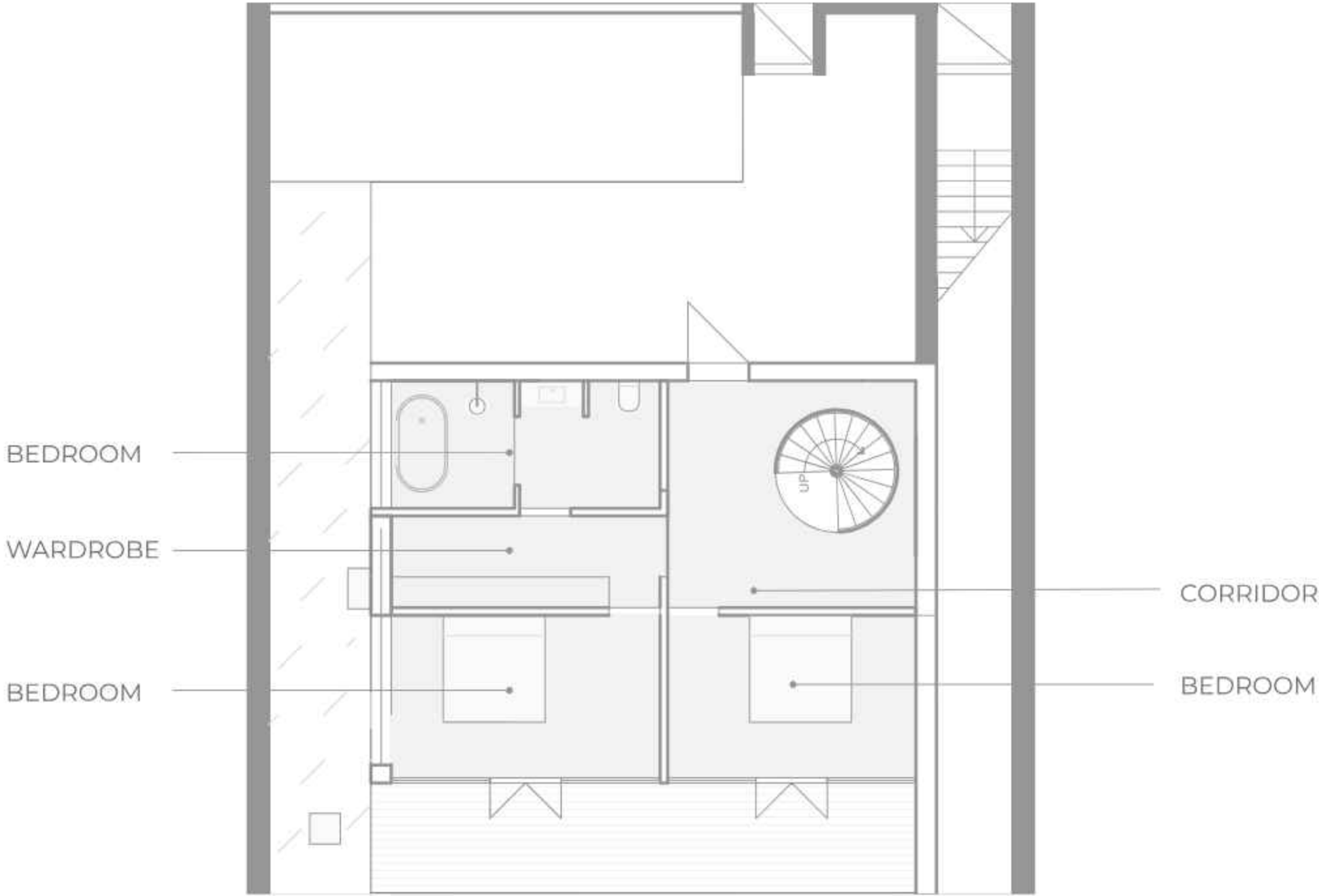


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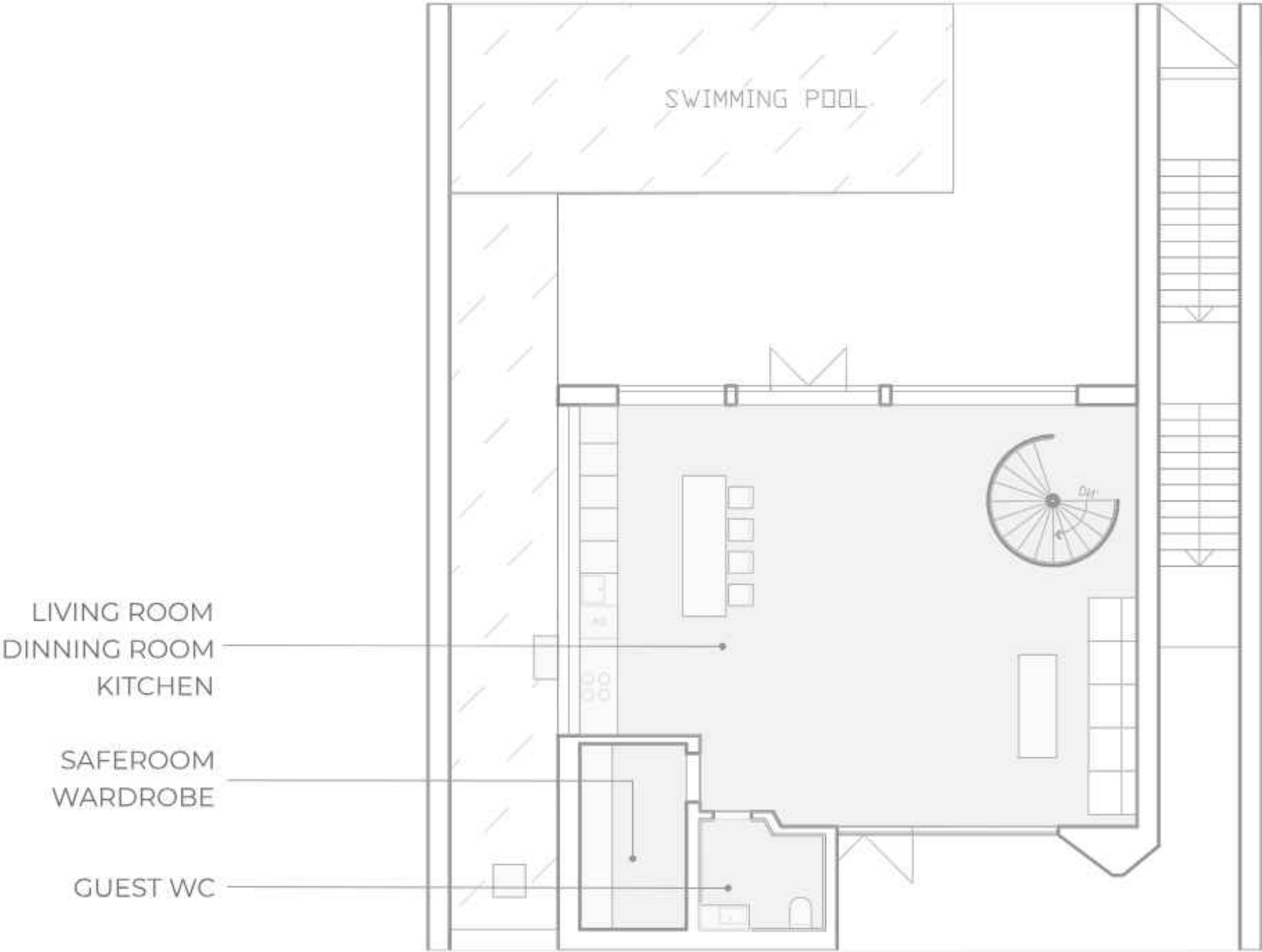
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1st floor



2nd floor





LEASEHOLD

VILLA 250

\$ 975 000

Payment is made in Indonesian
Rupiah: 14 137 500 000 IDR.



250 sq.m



Living room



Ocean view



4 acres



2 bedrooms



Private pool



2 floors



Terrace



The first installment from 30%

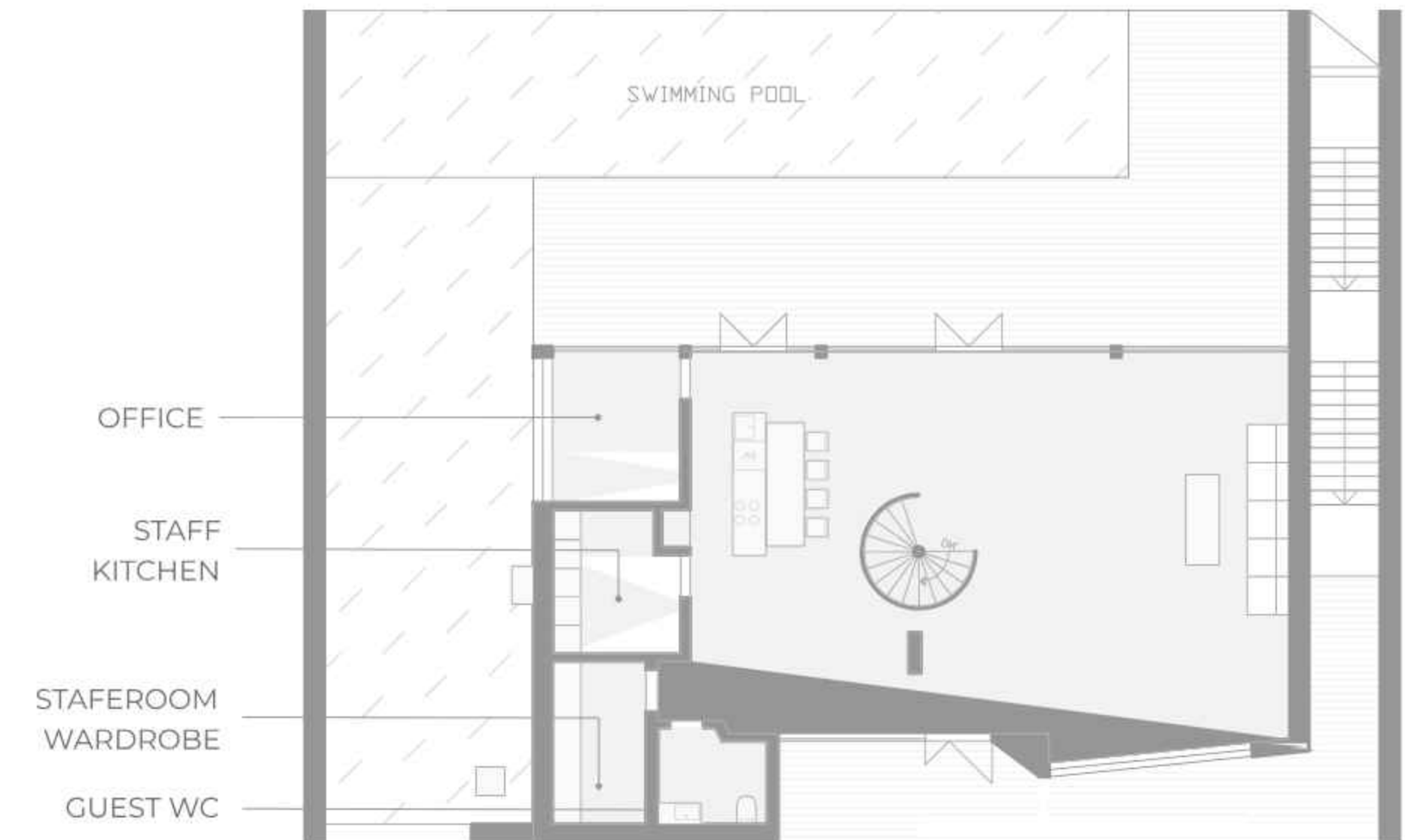
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— PARQ | CITADEL | 14

1st floor



2nd floor





CLASSIC REAL ESTATE

— PARQ | CITADEL | 16 —



LEASEHOLD

HILLTOP APARTMENTS 28

\$ 106 400

Payment is made in Indonesian
Rupiah: 1 702 400 000 IDR



28 sq.m



3rd floor



Kitchen



Bedroom

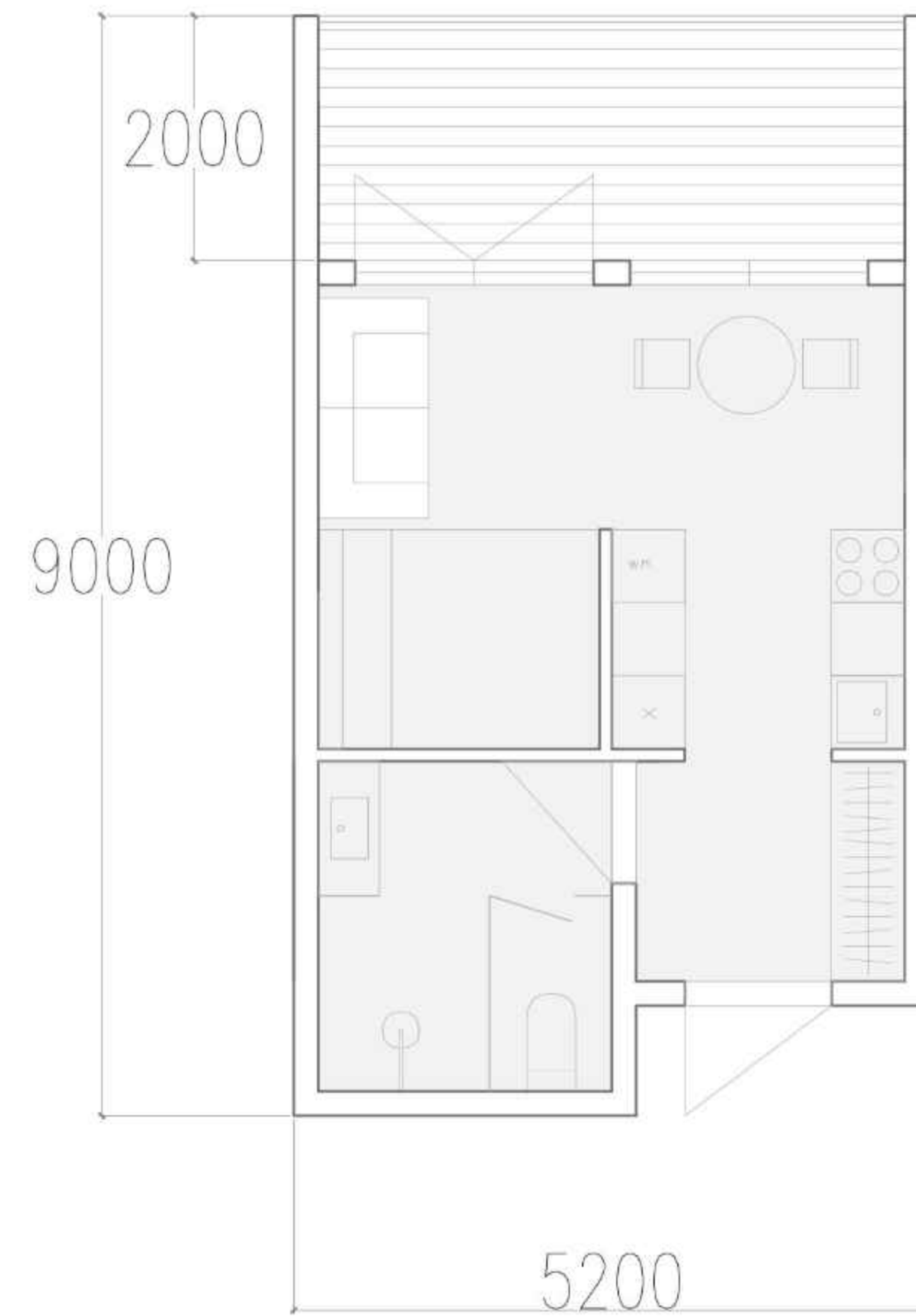


Terrace



First payment from 50%,
installment 0%

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**SPECIAL
OFFERS**

NEED FOR SPEED

LEASEHOLD

HILLTOP APARTMENTS 38

\$ 140 600

Payment is made in Indonesian
Rupiah: 2 249 600 000 IDR



38 sq.m



2nd floor



Kitchen



Bedroom



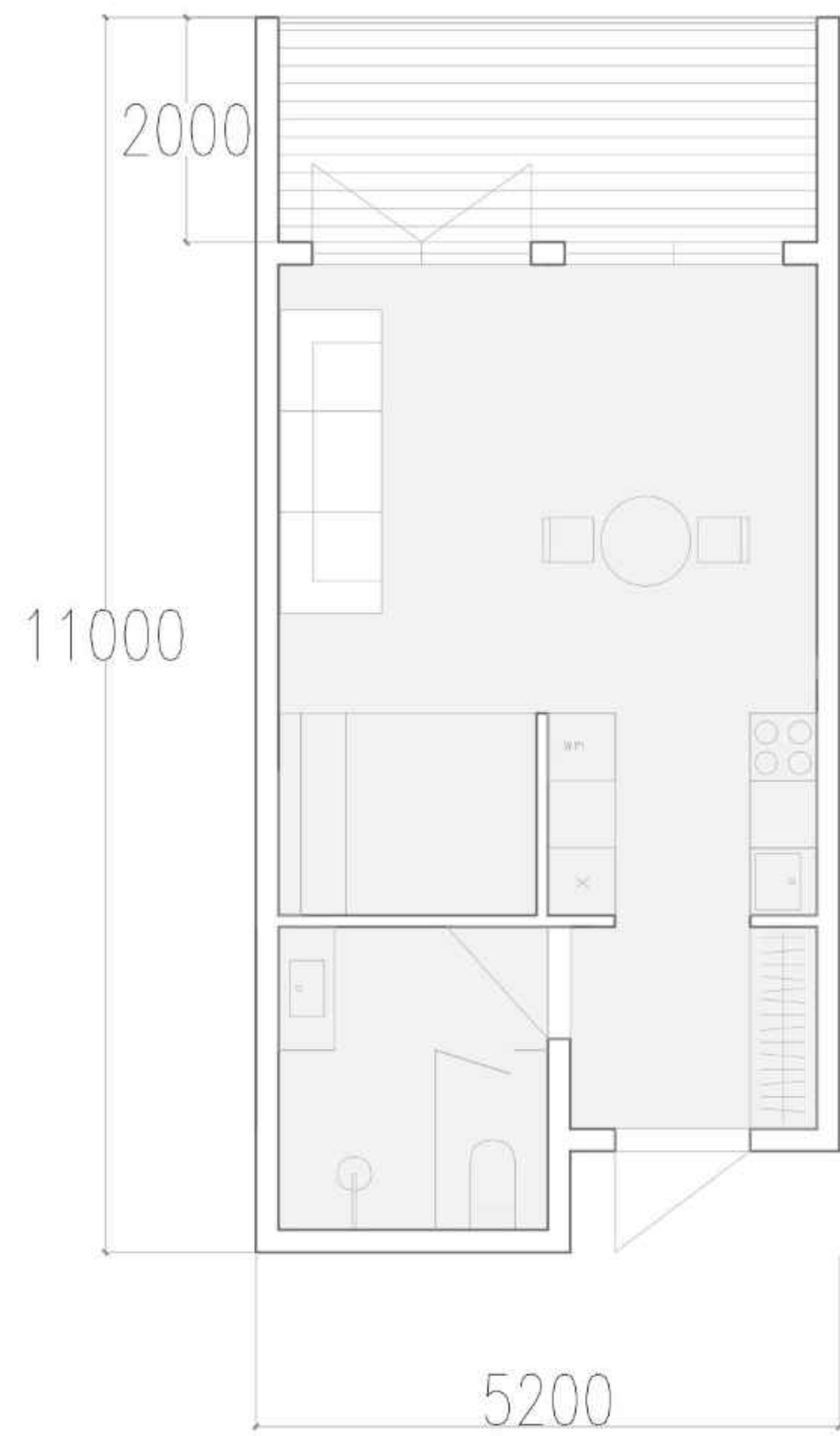
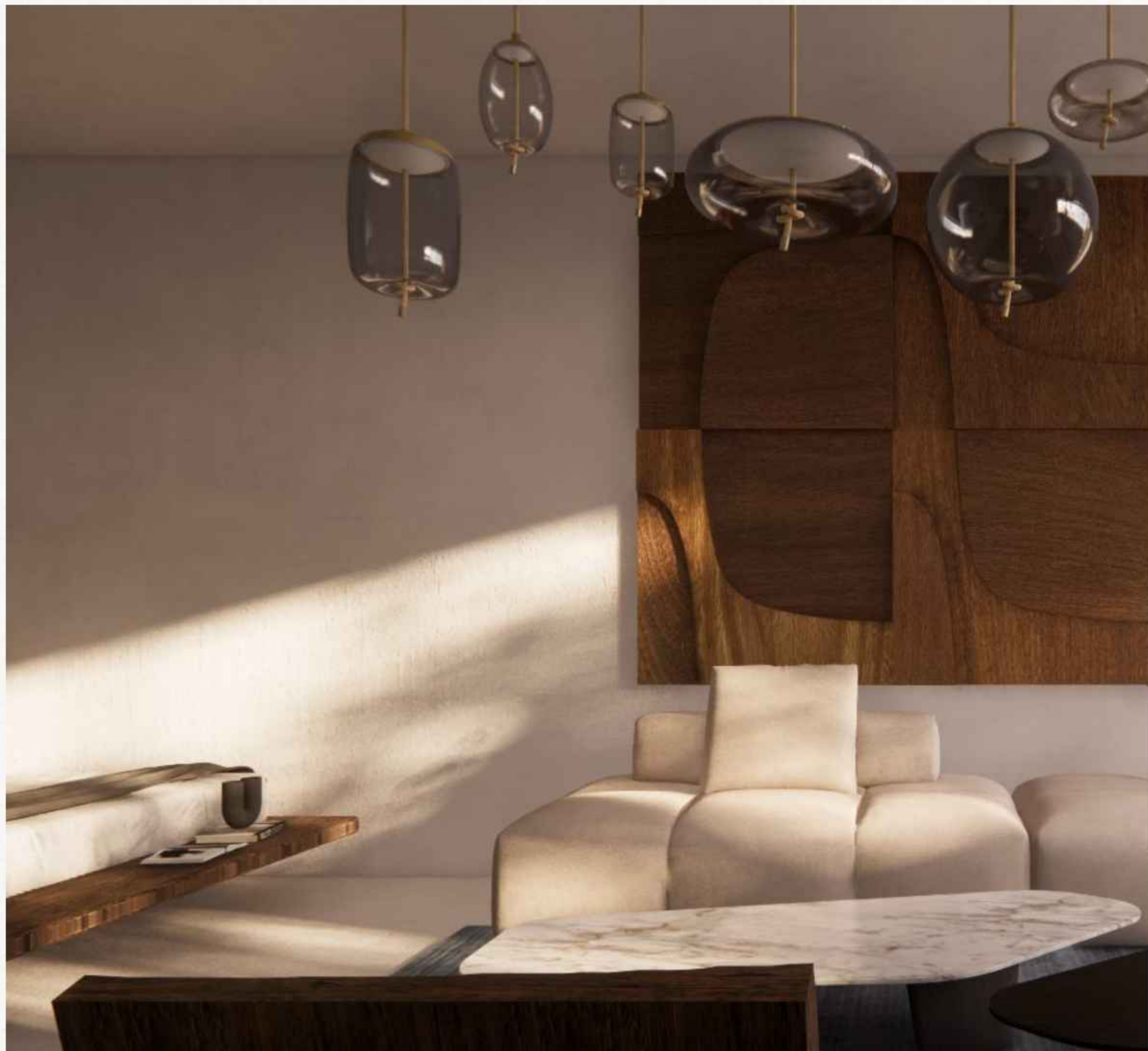
Terrace



First payment from 50%,
installment 0%

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LEASEHOLD

HILLTOP APARTMENTS 47

\$ 169 200

Payment is made in Indonesian
Rupiah: 2 707 200 000 IDR



47 sq.m



1st floor



Kitchen



Living room

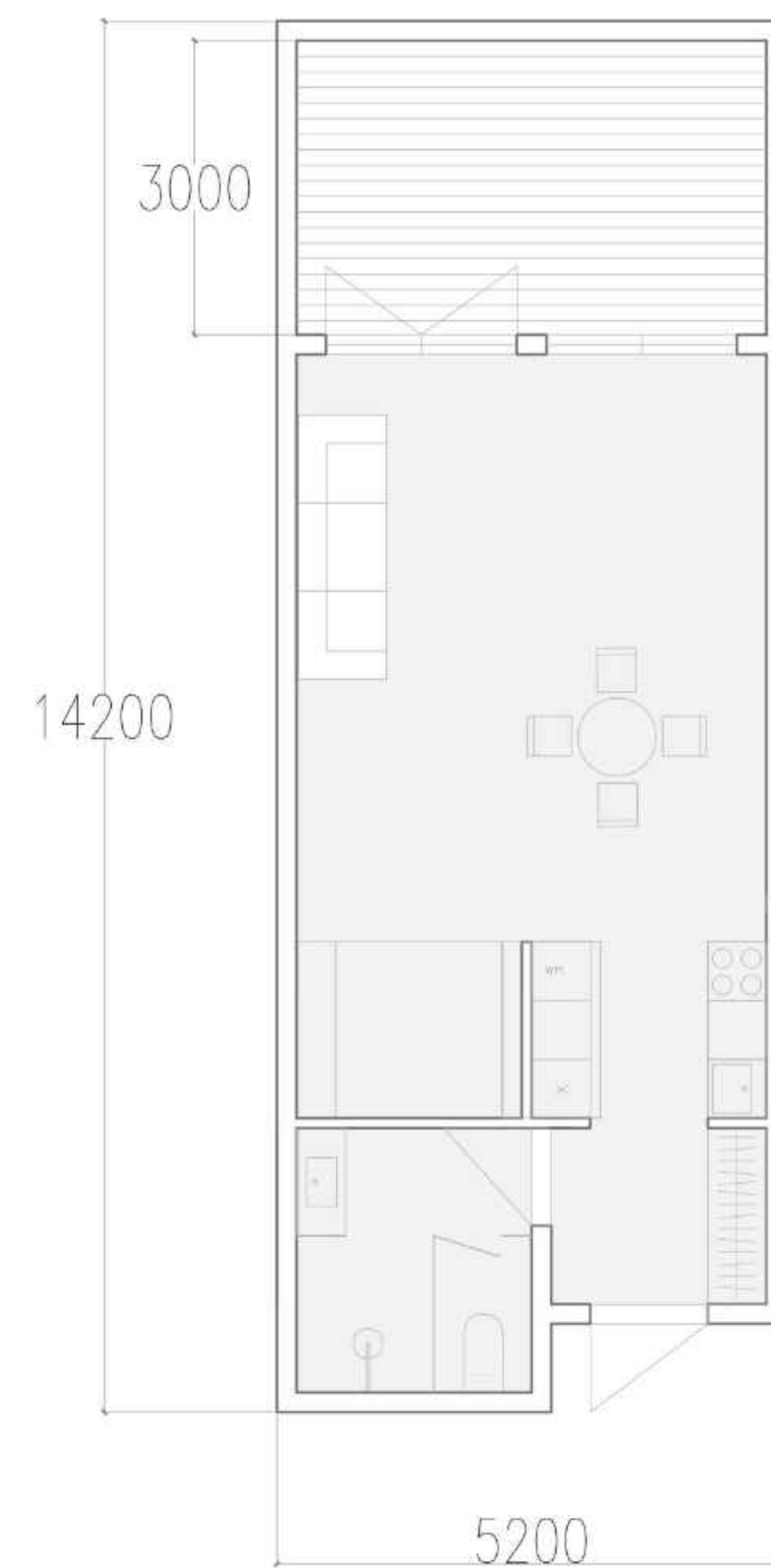


Terrace



First payment from 50%,
installment 0%

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LEASEHOLD

HILLTOP TOWNHOUSE 70

\$ 252 000

Payment is made in Indonesian
Rupiah: 3 654 000 000 IDR



70 sq.m



2 floors



Ocean view



Bedroom



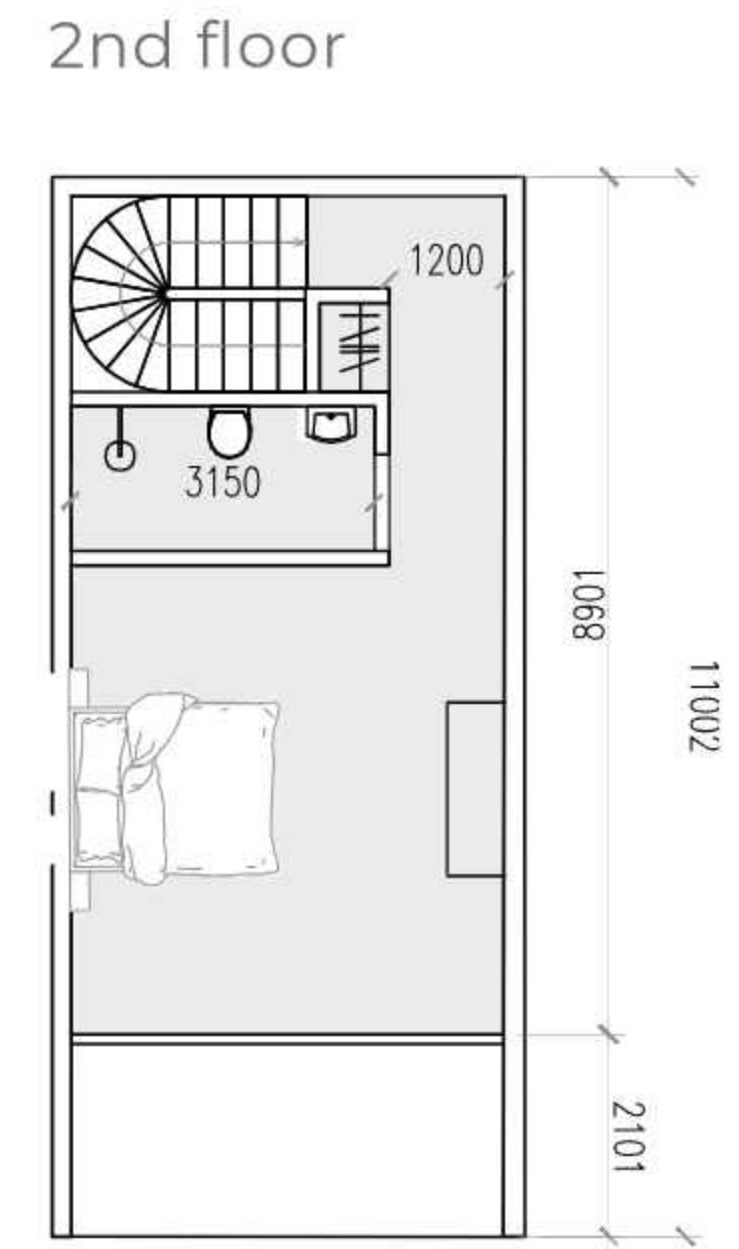
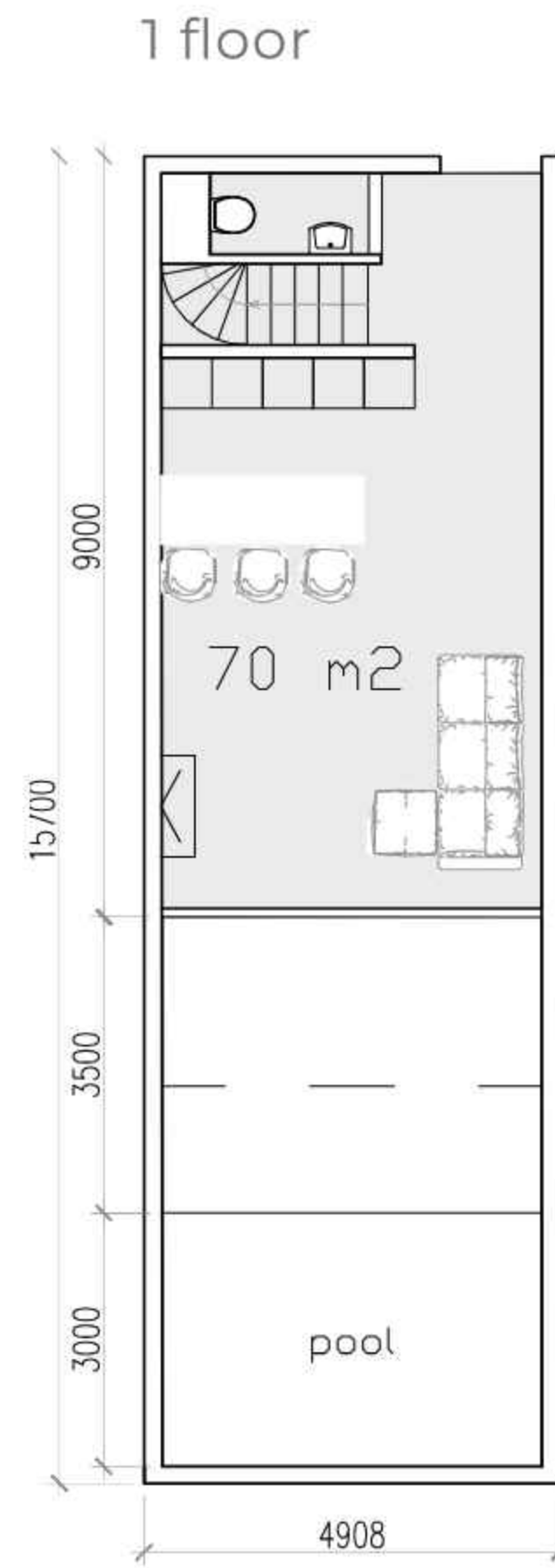
Terrace and swimming pool



The first installment from 40%

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LEASEHOLD

VILLA 73

\$ 262 800

Payment is made in Indonesian
Rupiah: 3 810 600 000 IDR



73 sq.m



150 sq.m



Bedroom



Terrace



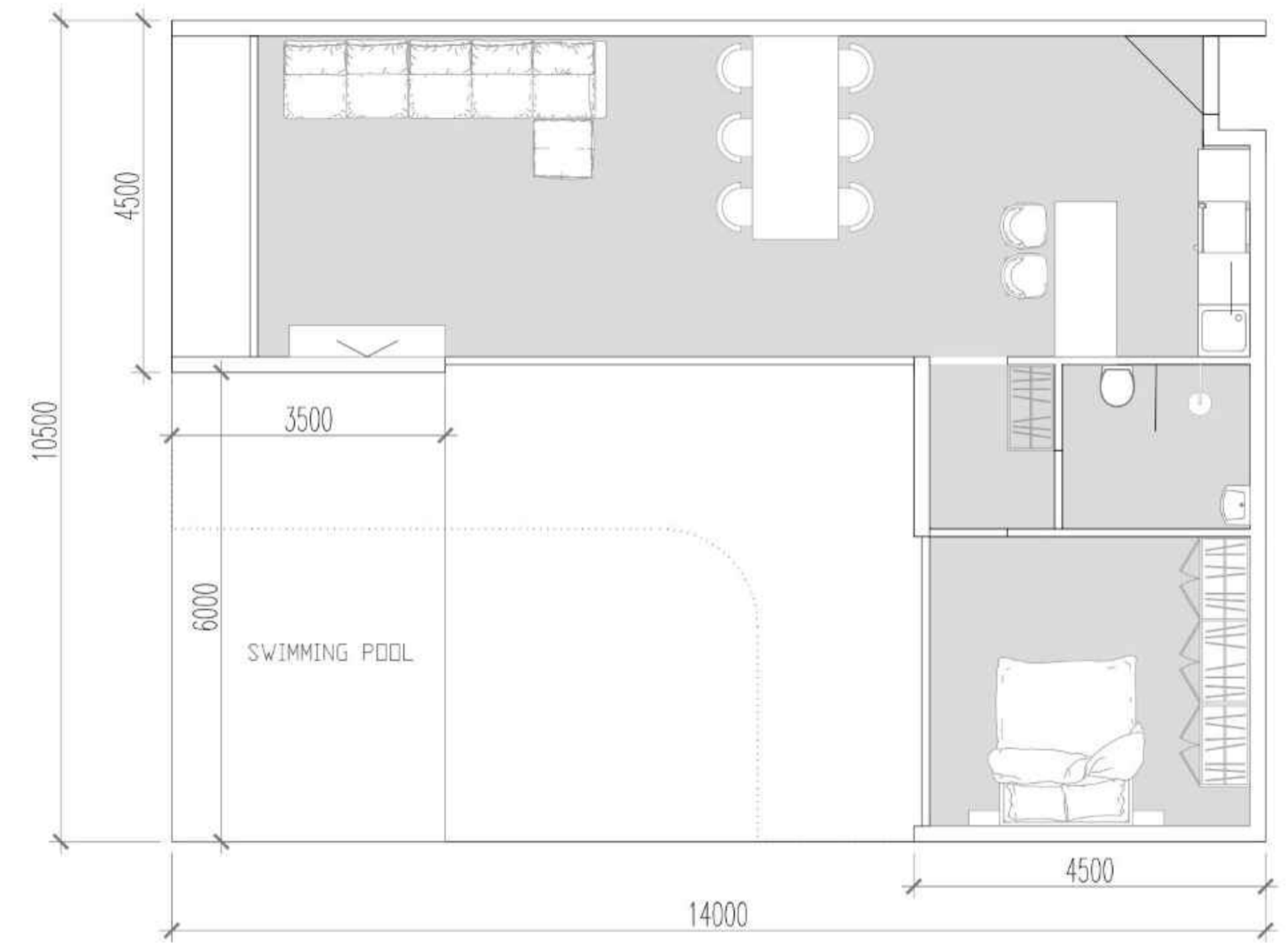
Private pool



The first installment from 40%

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LEASEHOLD

VILLA 91

\$ 327 600

Payment is made in Indonesian
Rupiah: 4 750 200 000 IDR



91 sq.m



190 sq.m



2 or 3 bedrooms



Terrace



Private pool

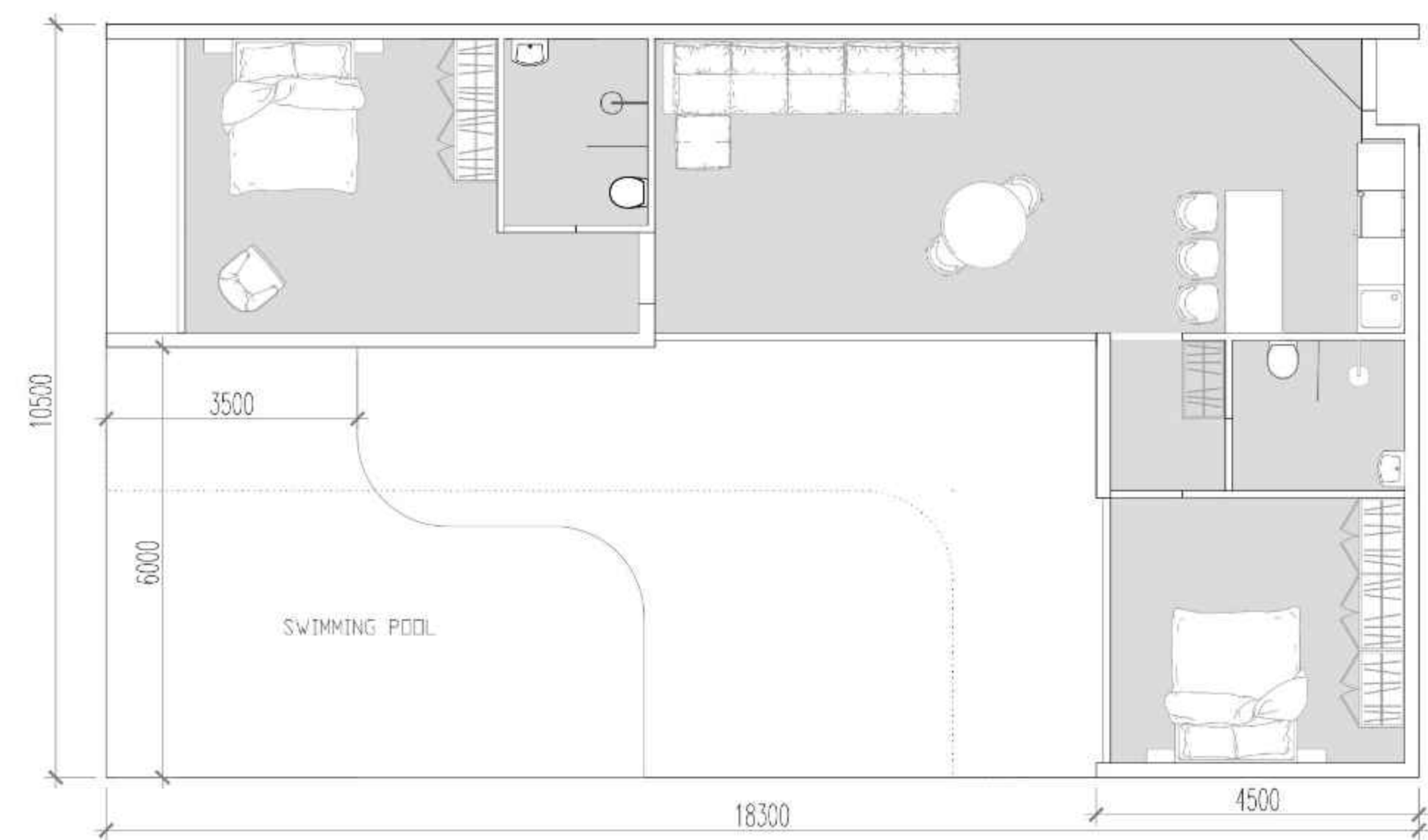


The first installment from 30%

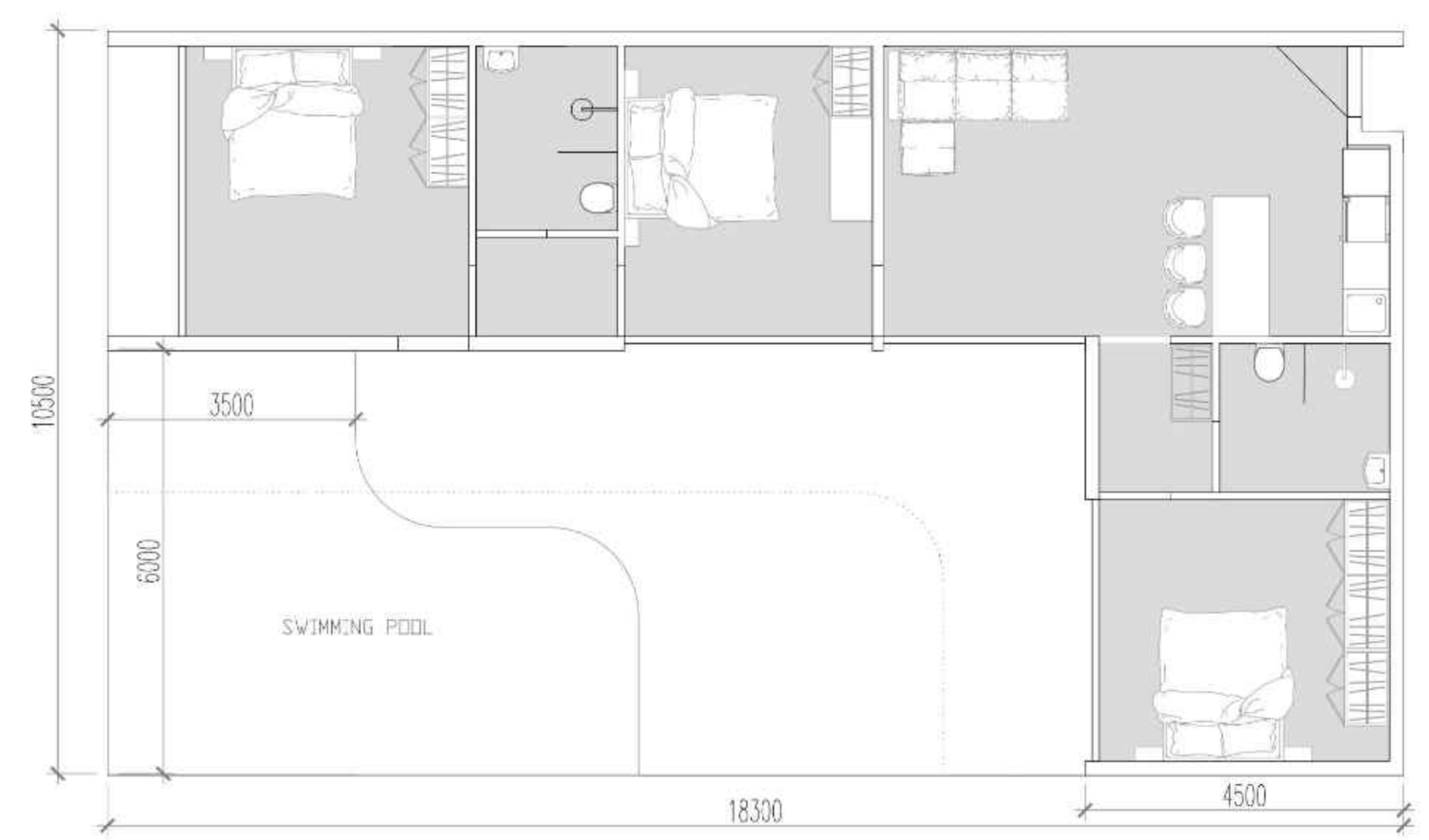
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2 bedrooms

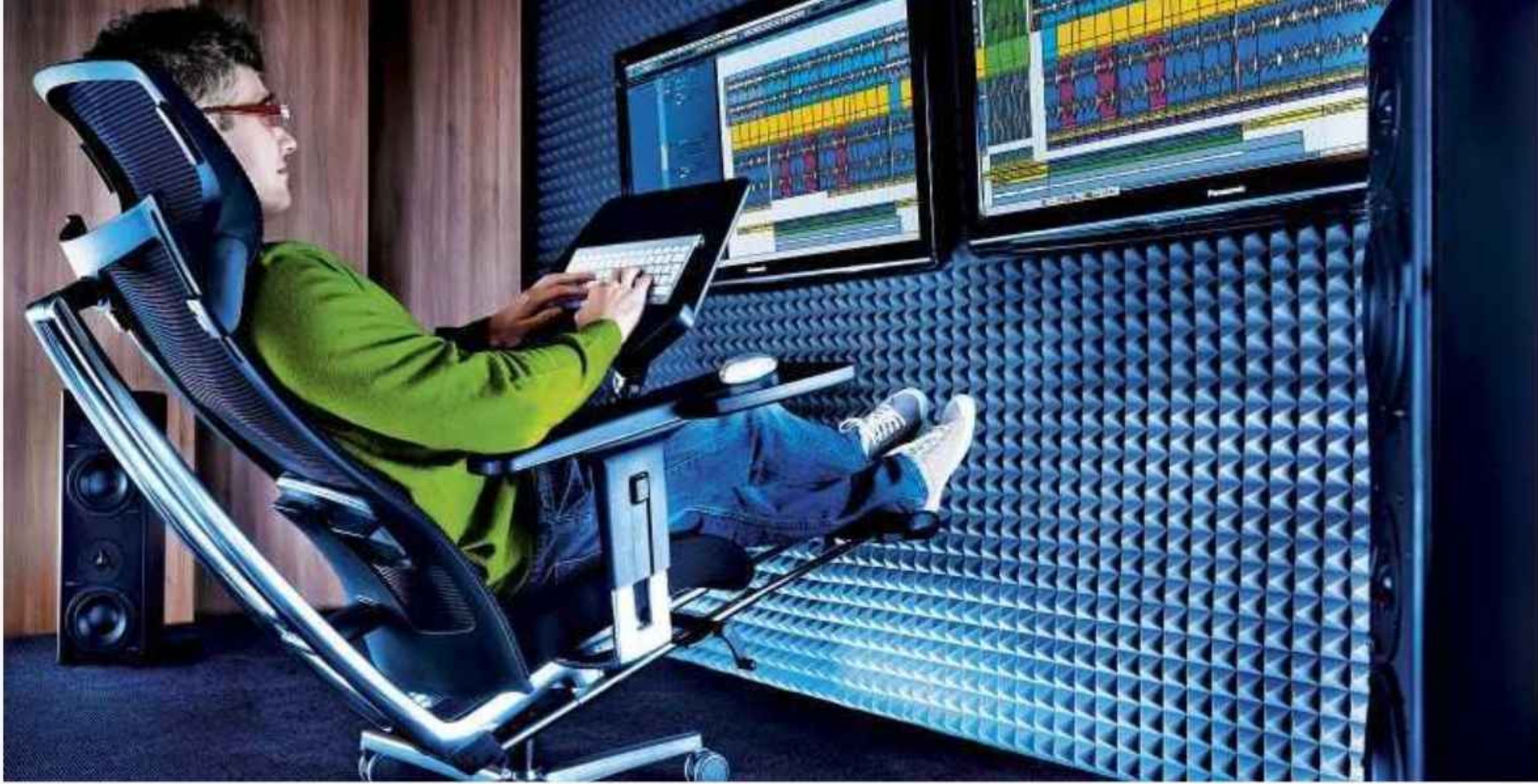


3 bedrooms





INFRASTRUCTURE AND SERVICE



LIFESTYLE UNDER ONE KEY

Any equipment, exercise machines, furniture, musical instruments, decor elements: no need to buy or search separately. Everything you need to maintain the lifestyle of your dreams will be selected and provided by the rental service at Citadel.





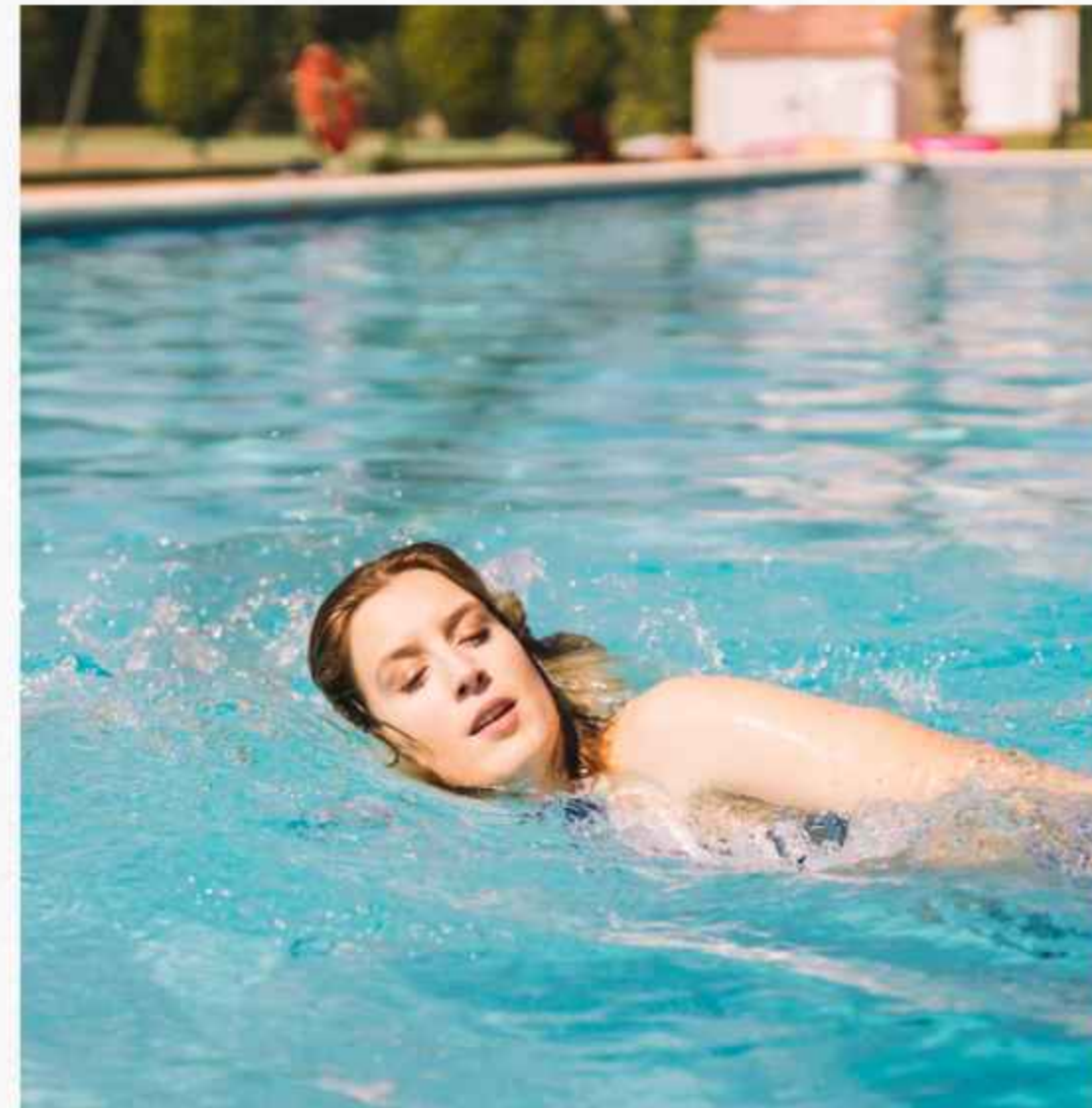
HELIPAD

With a charter helicopter, you can reach any point on the island from the complex in 15 minutes. A special platform will be set up on the complex grounds.



POOL WITH FUNCTIONAL ZONING

The pool at Citadel is a unique combination of areas for intensive swimming and specialized spaces for maximum relaxation. Each zone is designed to provide ideal conditions for dynamic water workouts or serene, deep relaxation.





BLACK CAR

Residents of the complex will be greeted at any time by several premium cars with drivers in classic suits.



CONCIERGE SERVICE

Solving any request **24/7**.



CLUB INFRASTRUCTURE

Restaurant with chefs from France and Italy; cigar bar and wine cellar; gym and yoga studio; wellness area, sauna, and hammam.



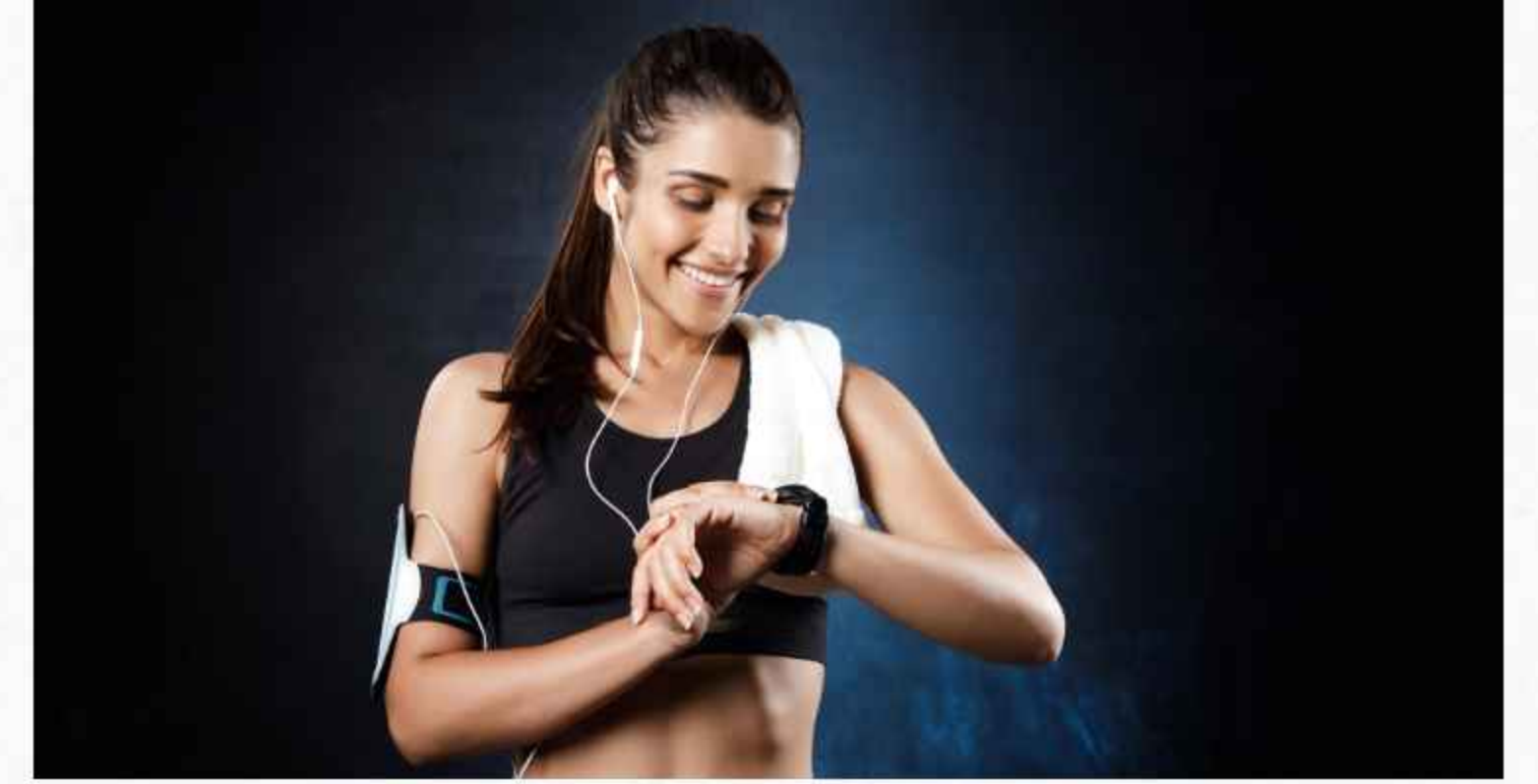
CAR SPA

There is an underground secure garage on-site with a car spa service - simply leave the car keys and receive a spotlessly clean car.

7 MINUTES TO THE BEST BEACH IN BALI

The Citadel's location ensures that you're just a short 7-minute drive away from the island's most stunning beach, Melasti. It offers 320 sunny days a year, azure ocean and golden sand. And 90% of Instagram photos in Bali are taken here.





HOUSE WHERE YOU BECOME THE BEST VERSION OF YOURSELF

We explored the experiences of high-performing individuals from advanced countries to integrate all technical and human resources of the complex into a system that helps residents achieve individual goals at the peak of their potential.

At Citadel, we apply **an integrated approach to improve the quality of life**. Every aspect - health, energy, mood, productivity - is synchronized and contributes to residents achieving personal goals in an environment created based on well-being principles.

SYNERGY OF 4 ELEMENTS

TECHNOLOGY

Equipment and software, chosen from cutting-edge innovations and tested by program curators.

TEAM

Professionals, selected by "star" program curators and undergoing regular supervision.

INFRASTRUCTURE

Spaces and environments, crafted under the supervision of top specialists in medicine, fitness, wellness, and others.

SERVICE

Business processes and IT, designed for personalized attention to each resident.

YOUR PROGRESS ASSISTANT

At Citadel, all processes and services are focused on providing **personalized service** that considers the resident's **individual goals and needs**. The complex provides support in achieving desired results, considering your unique lifestyle and health.

CHECK-UP AT THE START

Upon check-in, we conduct a comprehensive body check and set long-term health goals, focusing all services on your journey toward these goals.

TRAINING AT YOUR PACE

Exercise as you want, when you're ready. We provide personal equipment, access to remote participation in group workouts, online trainers, gadgets, and software to track progress.

TAILOR-MADE CAFE

We prepare for you in a private restaurant with a special menu designed to achieve your personal goals (detox, weight loss, energy increase, metabolic balancing).

PERSONAL PROGRAM

Fitness, Pilates, boxing, and martial arts with a personal trainer in a state-of-the-art sports facility.



MENTAL HEALTH FITNESS

Citadel residents can **manage their mental well-being** as easily as physical fitness.



Professional trainers using "mental fitness" methodology and advanced **mind control technologies** add **new effective tools** to **optimize mental performance**.

PERSONAL TRAINER

Individual programs for Mental Fitness, Psychological Well-being, and Business Efficiency.

DIGITAL SUPPORT

Top developments in neurotechnology for productivity control, stimulation, and complete brain relaxation.

21st CENTURY MEDITATION

Technological reimaging of traditional techniques for maintaining consistently high life satisfaction.

QUALITY OF SLEEP

Those experiencing a lack of sleep are more likely to make mistakes in decision-making, as proven by scientists from the University of Washington.



Citadel provides residents with all the necessary resources and technologies to improve sleep quality.

SLEEP CULTURE

We develop personalized programs to establish habits that contribute to normalizing sleep patterns and improving their quality.

SLEEP TECHNOLOGICALLY

Brain activity trackers, sleep phase monitoring, and neuroactivators are modern strategies for a full night's rest.

ENVIRONMENTAL INFLUENCE

We create optimal conditions for healthy rest: maintain the recommended microclimate, individually select sleeping places, and ensure complete silence and darkness in the bedroom. Achieving the necessary state of relaxation can be done in relaxation zones strictly without gadgets.

ANTI-AGING COMPLEX

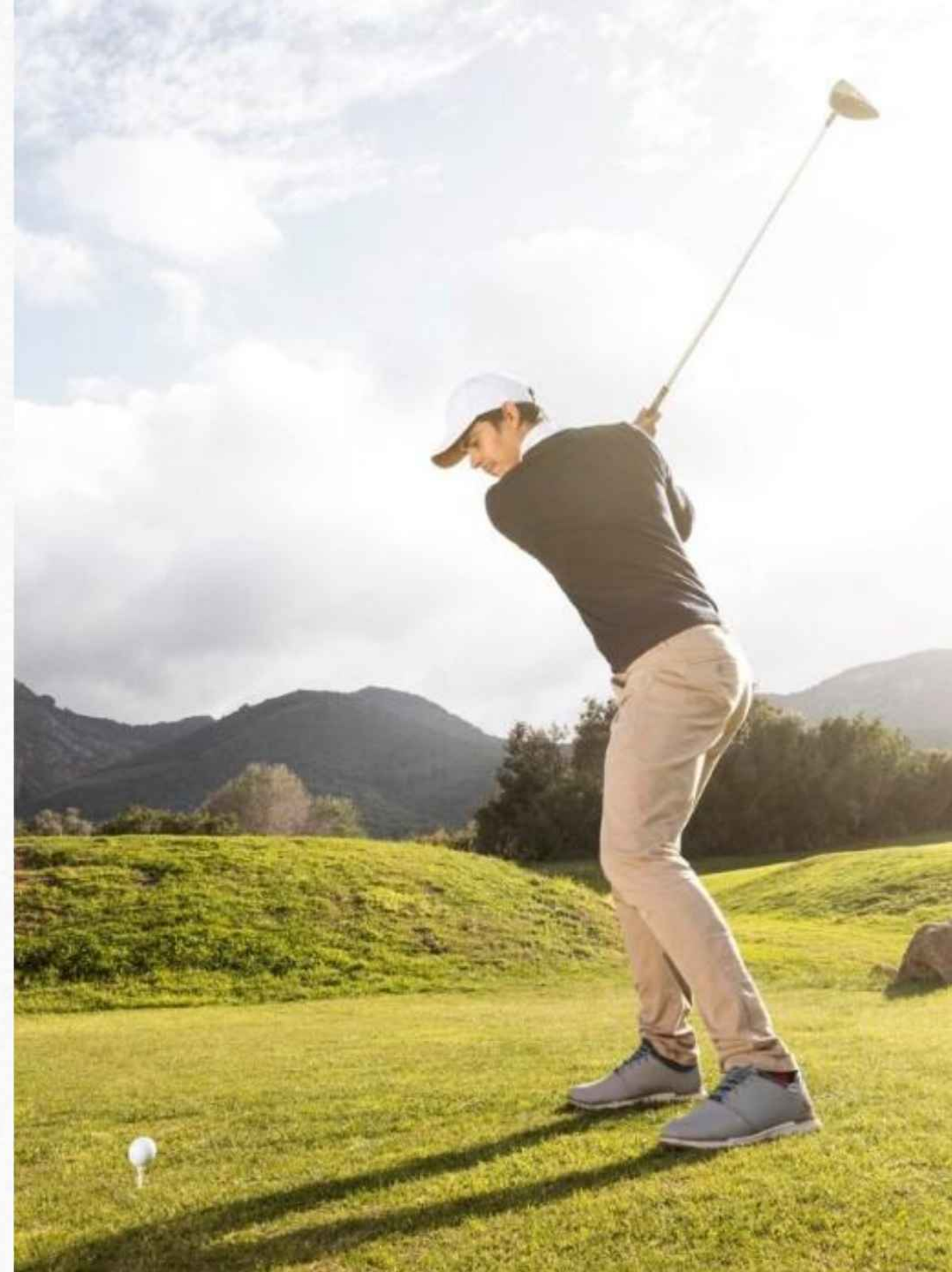
Citadel employs **advanced anti-aging technologies** that combine the latest advancements in beauty and health. These innovations activate the body's internal reserves and initiate processes of renewal. Residents of the complex have the freedom to choose how they feel and look.

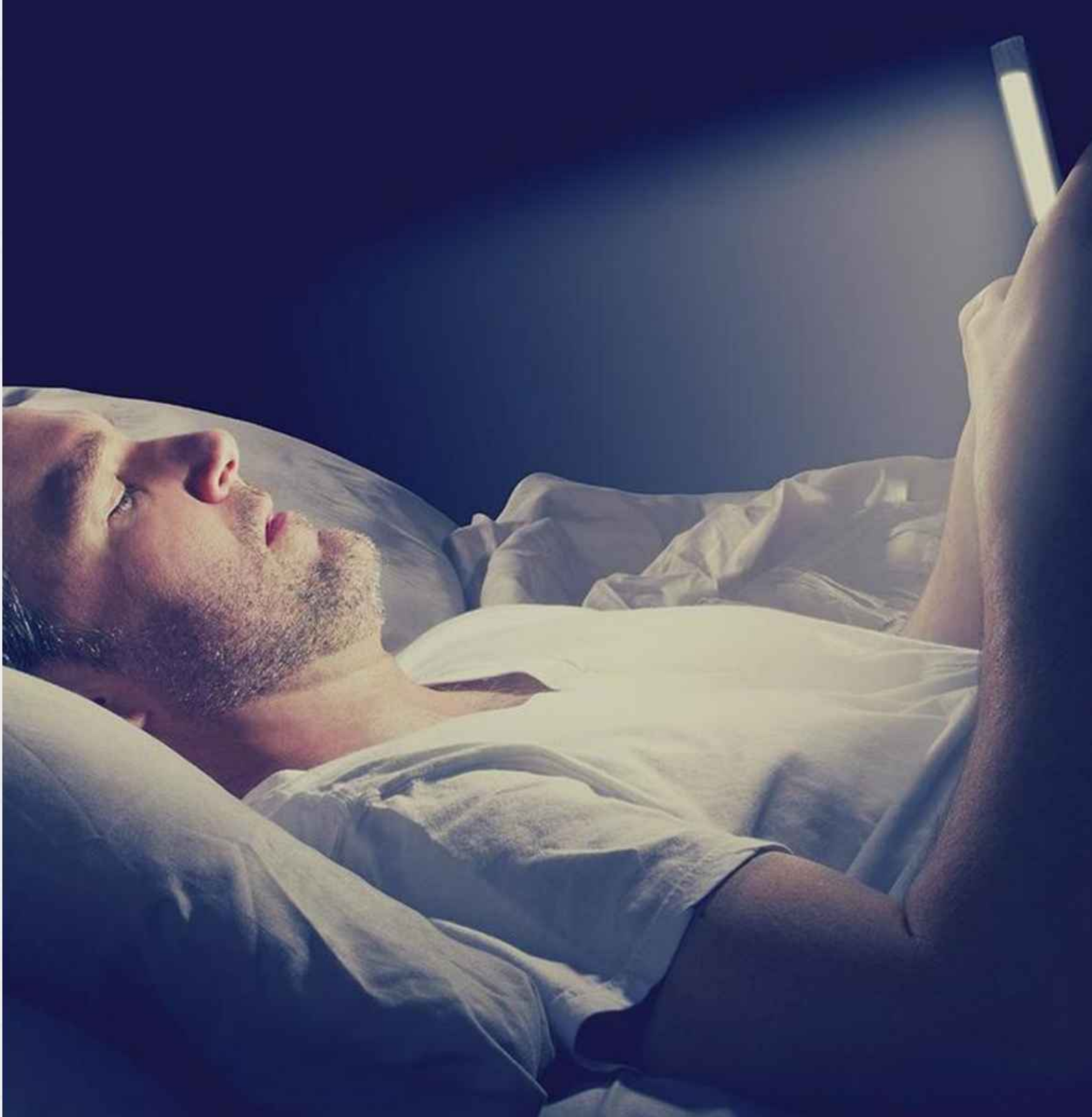
RECOVERY

Massage recovery technologies and kinetic techniques under the guidance of certified kinesiologists to restore the body's natural capabilities.

REGENERATION

Initiating detoxification and regeneration mechanisms based on Meyer therapy methodologies, aesthetic technologies, and preventive medicine.





CASE: NO TIME FOR YOURSELF

RESIDENT:

A Citadel resident works a lot and successfully, but even high productivity does not allow time for health. **Excess weight** causes discomfort, energy levels and sleep quality decrease, and **blood pressure rises**.

CITADEL:

The focus of attention can be maintained on one thing; otherwise, it ceases to be a focus. **While the resident is focused on work, Citadel maintains a focus on their well-being:** providing proper nutrition, monitoring workout schedules, adjusting them to the resident's comfortable lifestyle rhythm, creating conditions for energy reboot, and sleep optimization.



CASE: **EVERYTHING IS NOT RIGHT**

RESIDENT:

A Citadel resident cannot find something to engage in to feel fulfillment and joy in life. Routine activities do not bring satisfaction, and companions for joint activities are far away.

CITADEL:

The complex creates all the conditions to find new friends and companions for hobbies: sports, creativity, collecting, etc. Mental fitness workouts will increase engagement in daily pleasant activities, and sleep optimization will help harmonize neurotransmitter and hormone levels for consistently good physical and emotional well-being.

PARQ

THE PROJECT IS DEVELOPED BY

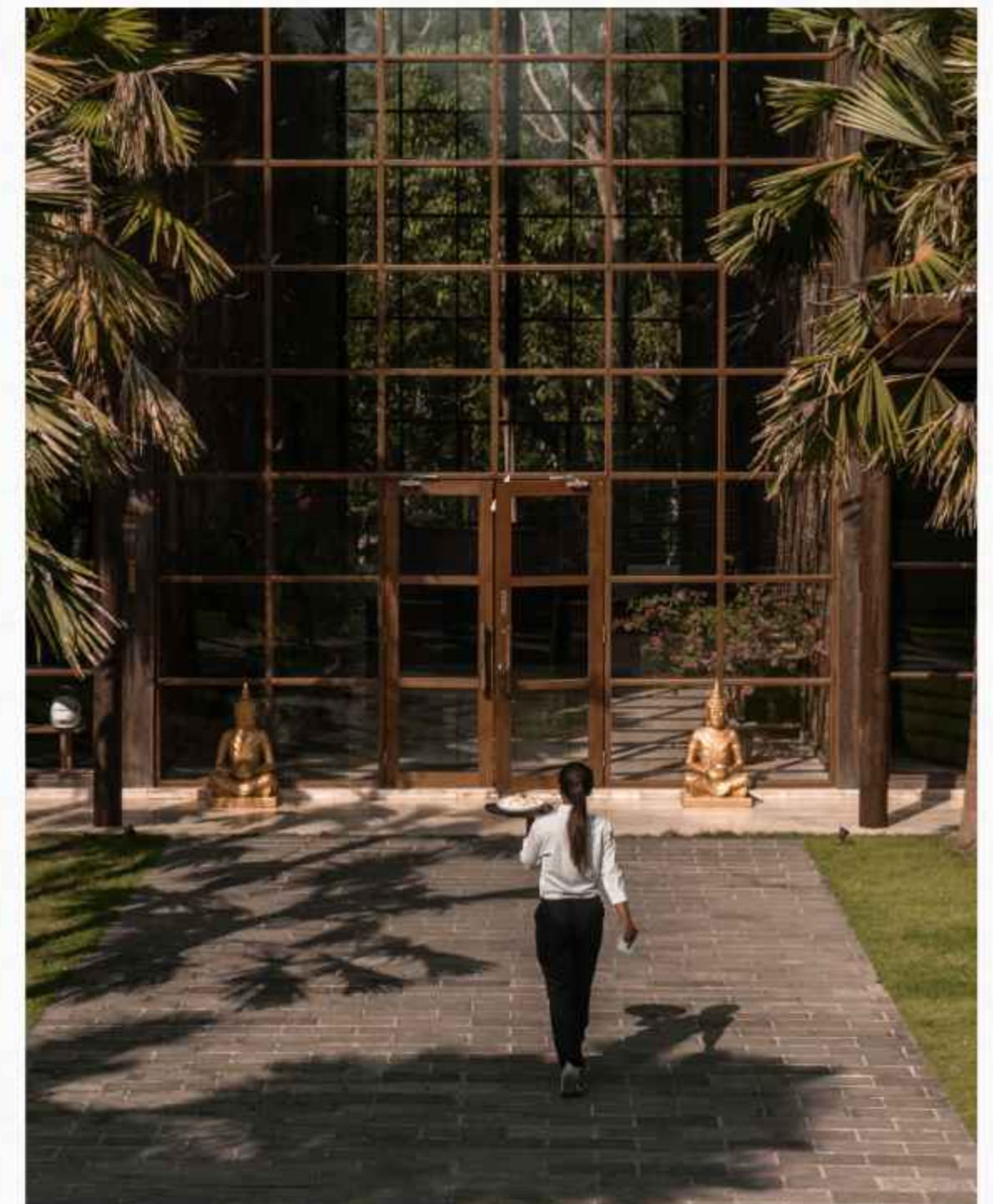
DEVELOPMENT

100 000 sq.m.

We have already built in Bali. Of these, 65,000 sq.m. is the multifunctional center PARQ UBUD.

Up to 2000

people visit the center per day. All the momentous events in Bali take place here.





PARQ UBUD

At PARQ Ubud, we have created a new point of attraction for entrepreneurs, investors, tech, and creative people from around the world. **Top events with the best speakers take place here.**

Like a magnet, **the center draws all the interesting, popular, and successful people.** At breakfast in one of PARQ Ubud's five restaurants, you can easily encounter famous celebrities, artists and top business leaders.

At PARQ Ubud, the demand for housing is **so high that tenants sign up many months in advance.** And the land value next to PARQ Ubud has tripled since the complex opened.

WE DON'T JUST BUILD SQUARE METERS, WE CREATE POINTS OF ATTRACTION FOR THE MOST INTERESTING PEOPLE FROM ALL OVER THE WORLD! CITADEL BY PARQ WILL BECOME A NEW POINT OF ATTRACTION



ANDRE FREY

In the vibrant, innovative landscape of Bali, **Andre Frey, the founder of PARQ Development, is a luminary in property development and architectural excellence.** As the driving force behind PARQ Development for **the last 15-years, Andre has cultivated a sprawling 65,000 sq.m. complex** — a sanctuary of innovative living and a magnet for the largest Eastern European community in Southeast Asia.

With his ethos of hands-on dedication, Andre has meticulously overseen the rise of **over 100,000 sq.m. of living spaces** that are not just constructed but carefully crafted for holistic experiences.

Each of Andre's projects pulsates with the vibrant cultural heartbeat of Bali, hosting a spectrum of events ranging from exciting concerts to enlightening conferences.

These spaces are more than the sum of their parts; **they're the cradle of community, innovation, and unrestricted freedom**, all flourishing under Andre's astute stewardship.

His vision extends beyond building; it's about **fostering environments where people can connect, create, and live with a profound sense of belonging and freedom.**



CITADEL RACING TEAM BY PARQ

THE CREATION OF THE CITADEL RACING TEAM BY PARQ HAS INCREASED THE COMMUNITY DRIVE AND LAUNCHED A NEW BUSINESS!

The general sponsor of the Citadel Racing Team has become **Pertamina**, PARQ partner and Indonesia's largest oil, gas, and logistics company with a turnover of more than \$84 billion a year.

At the heart of the new team, we can find **Porsche 911 GT3 Cup** supercar! It's an exclusive **limited edition model** with an annual production run of no more than 100 units.

This unique car has already made its international debut on the **Mandalika Circuit** as part of the **Porsche Sprint Challenge** Indonesia, which took place on 8th-10th December 2023 in Lombok.



PARQ WINS PORSCHE SPRINT CHALLENGE INDONESIA

THE COMPETITION, WHICH USUALLY FEATURES LOCAL DRIVERS, UNEXPECTEDLY ATTRACTED THE ATTENTION OF INTERNATIONAL PROFESSIONALS, WHICH CONFIRMED THE HIGH STATUS OF THE CUP.

Our pilot **Aldio Oekon** competed alone against teams with two riders in each team, alternating between heats.

Without leaving the track, from the beginning to the end of the race, Aldio showed his high skill by **winning 2nd place!**

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LET'S DISCUSS IT