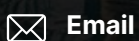


# Company Profile



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# About Us

## Introduction

Vienna Lux Cooperation is a distinguished cooperative entity dedicated to providing consultation services tailored to the needs of our clients.

Serving as the holding company for two specialized subsidiaries, we address a broad spectrum of client needs in the fields of construction and architectural consultancy. Our unwavering commitment lies in delivering superior service excellence, continually refining our expertise and operational efficiency to facilitate the seamless realization of the project owner's objectives. Guided by our core principles—Trust, Competence, and Transparency—we strive to set new standards in the consulting industry.



## Toni (The Founder and CEO)

Toni was born and raised in Germany and trained as a master roofer, he founded a roof and timber construction company in 2002, and ran it very successfully.

As a specialist in high-quality construction and above-average quality standards with more than 20 years experienced, he educates and teaches his employees and partners with the trained eye of a German master craftsman in order to be able to guarantee the highest standards.



A trustworthy and reliable company with a proven reputation to make sure your construction goes well. German management and premium quality standards.



## **PROJECT DEVELOPMENT**



## **CONSTRUCTION CONSULTING**



### **SITE SUPERVISION**



### **QUALITY CONTROL**



### **AUDIT & STRUCTURE ASSESSMENT**



## **DESIGN ARCHITECTURAL**





## PROJECT DEVELOPMENT

### A Foundation of Trust in Paradise

A villa in Bali is a cherished dream, and we believe that dream must be built upon a foundation of absolute trust and transparency.

At Vienna Lux Cooperation, we bring certainty and security to your investment through our proven development process.

Our approach is clear: we unite the captivating elegance of tropical design with the world-renowned standards of German construction. From architectural planning to the final handover, every stage is monitored by certified German experts who ensure the use of premium materials and superior building techniques. This meticulous supervision is our promise of quality and your guarantee of peace of mind.

We invite you to explore our projects and see for yourself why our developments are synonymous with quality, durability, and lasting value.





## VLC VILLA

Vienna Lux Cooperation proudly presents a stunning villa project in the heart of Bali where luxury, nature, and world-class design unite.

Set on 435 square meters amid lush greenery, this villa is a masterpiece of modern architecture crafted by a talented team of Local and German architects. Every detail blends comfort, safety, and beauty, creating a serene retreat for the discerning buyer.

Built with precision and German craftsmanship, the villa promises enduring quality and exceptional value an ideal investment in paradise.

Experience the perfect fusion of nature and sophistication. Don't miss this rare opportunity to own a home that redefines luxury living in Bali.



**100% PROGRESS /30.12.2025**



## SABA WABA

Boutique luxury villas inspired by Wabi Sabi – the art of slow, intentional living. Brought to life by Vienna Lux's European engineering standards. Seamlessly blends design integrity, longevity, and nature.

Luxury villa development near Keramas surf break, Bali. Strong location advantage, unique architectural integrity. 1 hour from Ngurah Rai Airport, 30 mins to Sanur & Sukawati, 35 mins to Ubud.

Steps from beach, elevated for sea breeze. World-class waves just steps from your door, unspoiled, natural surroundings compared to Bali's crowded areas.



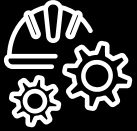


## ODYSSEA VILLA

Odyssea Villa provides a modern living experience, blending Brutalist architecture with tropical luxury against Uluwatu's cliffs. Its design features raw concrete, local stone, and reclaimed wood, balancing structural honesty with warmth. Open spaces connect indoor and outdoor areas, while native landscaping harmonizes architecture with nature, creating a serene retreat that embraces the elements.







## CONSTRUCTION CONSULTING

We offer support and advice in the field of house construction, planning, and execution. We bring decades of experience in construction and house building from Germany. If you have a villa, resort, or hotel already planned, we can provide quality control and construction supervision. Our trained eye and the precision that runs through our veins guarantee a professional and responsible execution of the contracted services.

Our team of architects and engineers are well trained and equipped with high end knowledge. Efficiency and precision are our virtue, safety and stability are our first priorities. Clarity and trust, competence, and expertise make us the partner for your project. With us, as a partner at your side, you can be sure to achieve an optimal result.

Our many years of experience in the maintenance and servicing of real estate will keep you away from many problems and ultimately save money.







# QUALITY CONTROL

## TRUST IS GOOD, CONTROL IS BETTER

Quality Control (QC) in construction is a systematic process implemented throughout the entire project lifecycle to ensure that the final built product meets or exceeds the specified standards, codes, regulations, and client expectations. It's a proactive approach focused on preventing defects rather than just identifying them after they occur.

Our Key Aspects of Quality Control in Construction:

- Adherence to Specifications: Verifying that all materials, workmanship, and construction methods comply with the project's blueprints, specifications, and contract documents.
- Material Testing and Inspection: Ensuring that all materials delivered to the site meet the required quality standards through testing, inspection, and documentation.
- Workmanship Monitoring: Observing and evaluating the skills and techniques of construction personnel to ensure they are performing tasks correctly and according to best practices.







## AUDIT ASSESSMENTS

Ensure that the project complies with contract requirements, Indonesian National Standards (SNI), according to Architect Drawings, MEP, Structures and identify risks, inefficiencies, and non-conformities in project implementation.

### VISUAL ASSESSMENT OF THE PROPERTY

A non-invasive inspection visual assessment of a property to evaluate structural integrity, safety, and compliance with building standards. This is an important step in construction consulting to identify potential issues prior to property handover or major investments.

### DETERMINATIONS OF DEFECT

Construction defects refer to defects, flaws or failures in design, materials or workmanship that affect the quality, safety or performance of a building. Identifying and determining defects is an important part of ensuring compliance with industry standards and preventing long-term problems.

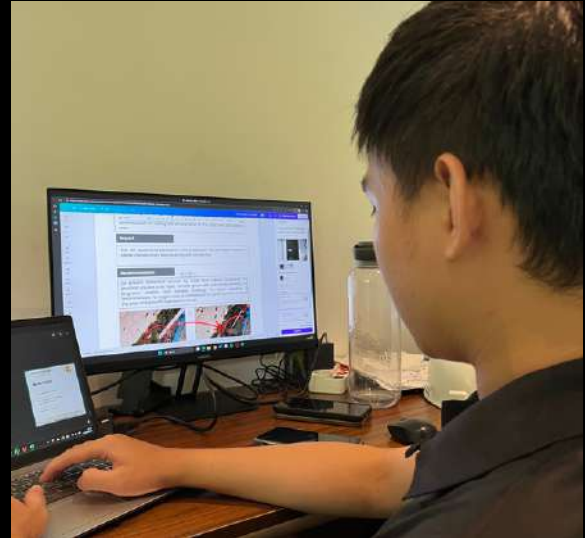
### TROUBLE SHOOTING

We provide defect repair solutions to address the root cause of the problem while ensuring safety, durability, and compliance with industry standards.





## AUDIT DOCUMENTATIONS



## OUR CLIENTS

- VILLA LUNA – ULUWATU
  - BISMA APARTMENT – UBUD
  - CASA GOENKA – UBUD
  - JUNGLE PADEL – UBUD
  - ISSA VILLA – PECATU
  - UNU VILLA – ULUWATU
  - THE VIEW DAY CLUB
  - JOGLO – SANUR
  - SALENTO VILLA – KEMENUH
  - LIORA VILLA – PERERENAN
  - OMAH APIK – PEJENG
  - ADRIANA VILLA – ULUWATU
  - VILLA LISA – UBUD
  - TEKU VILLA – LABUAN SAIT
- And many more...*





## DISGN ARCHITECTURAL

We provide comprehensive architectural services to turn your vision into reality. Whether you're planning a new build, renovating an existing space, or developing a large-scale project, our experienced team is here to guide you through every stage of the process.

### TROPICAL BRUTALIST VILLA PROJECT





## BEACH VILLA PROJECT



## TROPICAL VILLA PROJECT



## OFFICE BUILDING







## CONTACT US

Please tell us what you'd like to know about Vienna Lux Cooperation. We look forward to the conversation.



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BUILD IT RIGHT, BUILD IT TO LAST.  
TRUST CERTIFIED EXPERTISE.

THANK YOU

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