



Uluwatu

Apartments

PREMIUM DEVELOPER & HOTEL OPERATOR

A premium boutique developer and hotel operator in Bali, creating intimate, world-class architectural projects. The properties consistently rank among the highest on booking platforms across all real estate developers in Bali.

Thoughtfully designed developments with refined infrastructure and first-class service combine aesthetics, comfort, and strong investment performance. Owning a villa or apartment offers a clear, transparent, and efficient path to profitable investment in Indonesia.

High standards of management and guest service ensure consistently high occupancy and reliable income for investors.

HIGHEST RATINGS AMONG DEVELOPERS IN BALI

Google Maps

4.95



Tripadvisor

5.0



Agoda

9.7



Airbnb

400+ Reviews

★ **4.97**



Booking.com

9.6

Trip.com

10.0/10



MEDIA MENTIONS

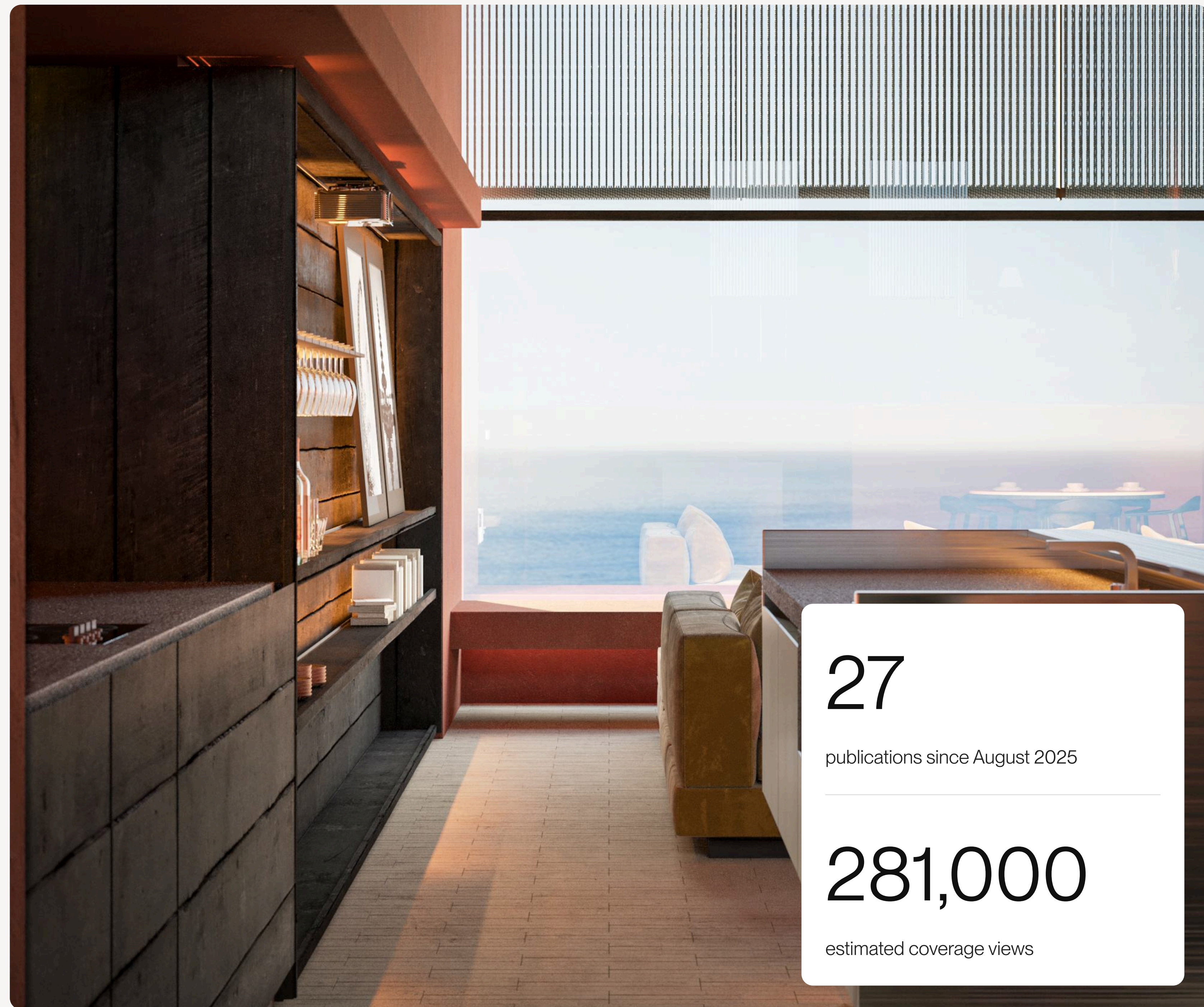
FEATURES IN LEADING TRAVEL
AND LIFESTYLE PUBLICATIONS

TimeOut

URBAN
:LIST

The West
Australian

 honeycombers



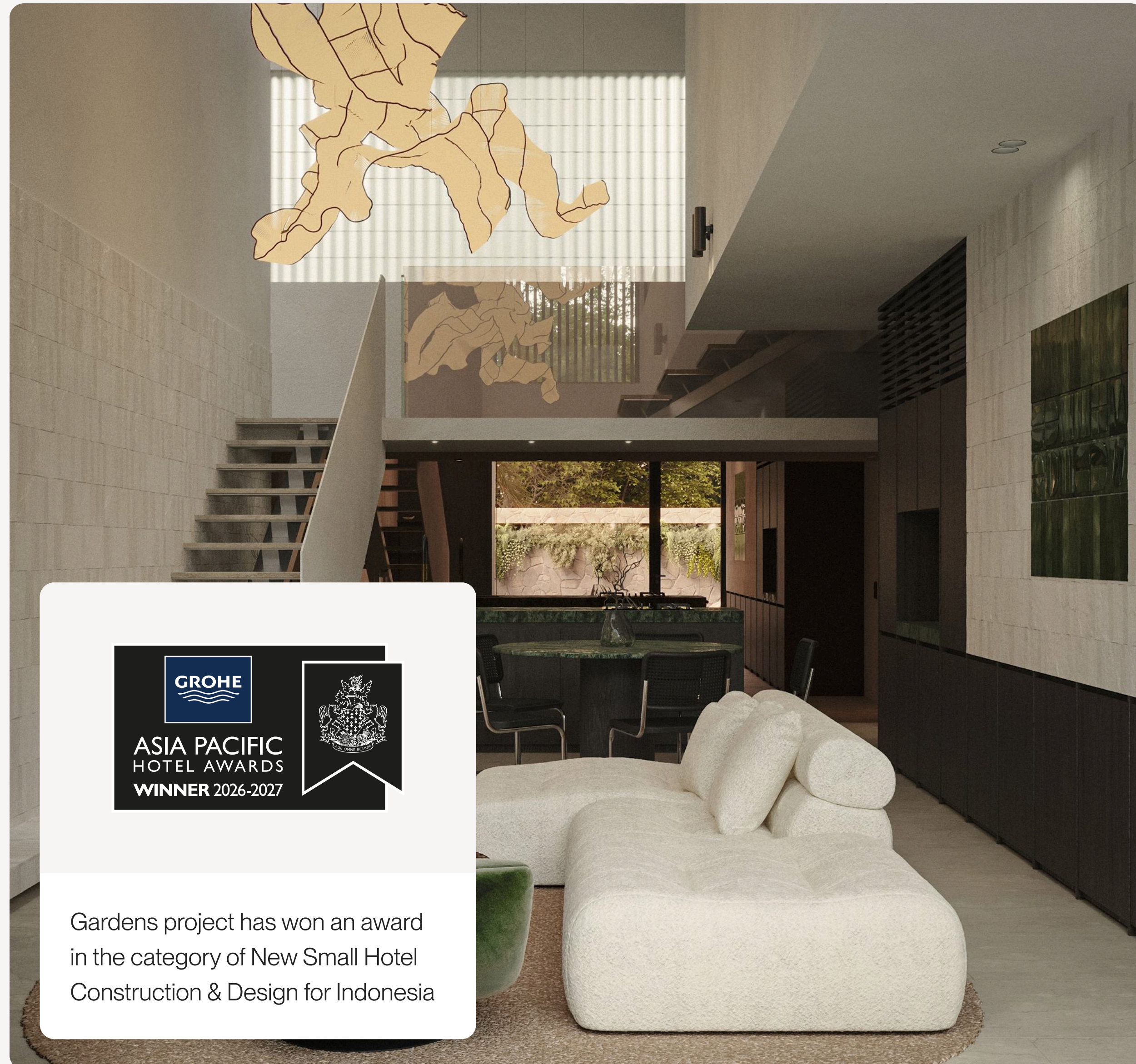
27

publications since August 2025

281,000

estimated coverage views

WINNER OF TWO INTERNATIONAL REAL ESTATE AWARDS



Gardens project has won an award
in the category of New Small Hotel
Construction & Design for Indonesia



Melasti complex has won an award
in the category of Hotel Suite Interior
for Indonesia with Melasti Villas

CONCEPT

Uluwatu complex is a serviced apartment and community space just 100 meters from Bali's most loved white sand beaches and surfing destinations.

The development includes a total of 44 one and two bedroom apartments, a spa, a restaurant, a 300 square meters swimming pool and its own forested park area on an area of 226,624 square meters.

- 44 Apartments

- Ceilings up to 5.2 meters

- 180 degree panoramic ocean view



LOCATION

Uluwatu complex is seated on a lush green hilltop featuring panoramic ocean views and an island breeze. It is conveniently just a 5-minute walk from the area's most popular beach clubs, countless restaurants, wellness spas, and fitness centers.



COMPLEX

DELIVERY SCHEDULE

Q4 2028

Uluwatu complex features a combination of public and private facilities, including a spa, restaurant, forested park, and sweeping 300 m² swimming pool. Residents and guests can relax and enjoy the simplicity of walking home after a massage or strolling over to the restaurant for a morning coffee without leaving the premises.





Uluwatu

44 Apartments

7700 m² complex

Underground parking

Spa

Swimming pool 300 m²

Ceilings up to 5.2 meters

180° ocean view

Botanical garden

Gym

Infrastructure and service of 5* hotel

EXTERIOR



TOWER A INTERIOR

Integrated appliances and modern fittings keep the space uncluttered and sleek. Silent closing mechanisms and smooth movement of the cabinets emphasize the details of comfortable living.



LIVING AREA

TOWER A / ONE BEDROOM APARTMENT, 78.7 M²



LIVING AREA

TOWER A / ONE BEDROOM APARTMENT, 78.7 M²



BEDROOM

TOWER A / ONE BEDROOM APARTMENT, 78.7 M²

TOWER B INTERIOR

“For Uluwatu complex, we sought to deliver more to our community in terms of design, unique use of materials, and consideration of how we can be more sustainable. For this project, we focused more on upcycling and reusing materials creatively. We also wanted to keep quality in mind and chose the extremely durable Ulin wood, a remarkable timber species native to Indonesia. It is known for its exceptional durability.”

GREGORY KAZNACHEEV
Lead Architect

LIVING AREA

TOWER B / ONE BEDROOM APARTMENT, 107.4 M²





LIVING AREA

TOWER B / ONE BEDROOM APARTMENT, 107.4 M²

Natural textures provide the space to calm the mind and connect more to ourselves and each other, complete with seamless storage spaces and a stunning ocean view.



BEDROOM

TOWER B / ONE BEDROOM APARTMENT, 107.4 M²



LIVING AREA

TOWER B / SINGLE LEVEL APARTMENT, 80.5 M²



LIVING AREA

TOWER B / SINGLE LEVEL APARTMENT, 80.5 M²



LIVING AREA

TOWER B / SINGLE LEVEL APARTMENT, 80.5 M²

ULUWATU COMPLEX

All units are delivered ready to move in, prepared to serve guests. Each unit has been considerably fully furnished with products hand selected and designed to suit the space in every way from materials to measurements.



PROJECT MANAGEMENT

Our goal is to provide guests with impeccable service and ensure property owners enjoy high returns. We take charge of project management, offering comprehensive turnkey services, including hotel services and the creation of necessary infrastructure.

DEVELOPMENT

- Market analysis
- Project development
- Documentation approval
- Construction
- Quality control
- Furnishing
- Commissioning

FULL MANAGEMENT

- Marketing
- Hotel guest services
- Technical maintenance
- 24/7 security
- Cleaning
- Monthly reports for investors
- Revenue distribution support



MARKET ANALYSIS

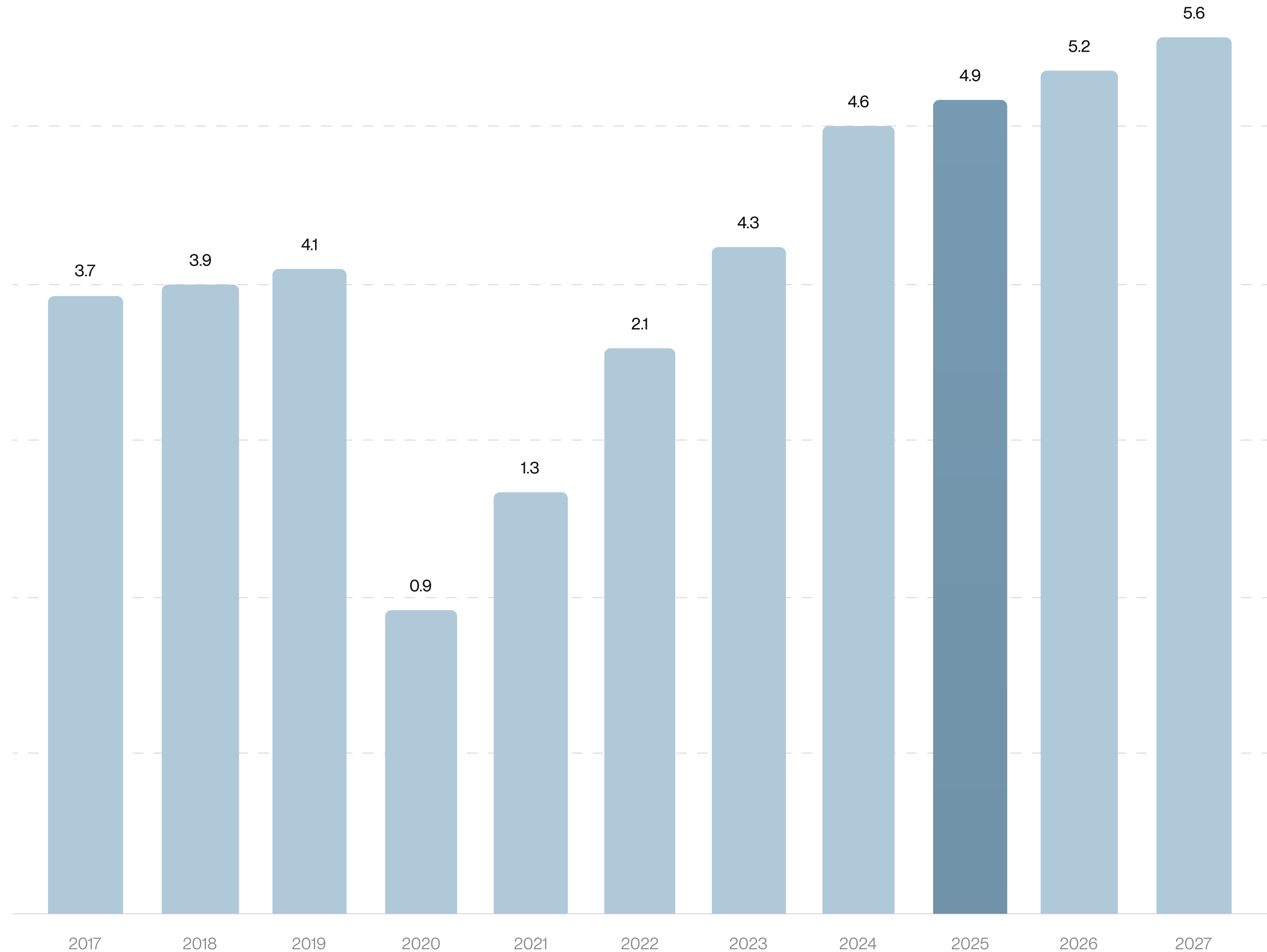
We focus on maximizing the investment potential of each project. Our strategy involves a meticulous analysis and evaluation of the market and specific locations in terms of their prospects.

The hospitality industry stands as a leading sector in Indonesia, contributing billions of dollars annually over the past decade. Bali, in particular, holds a key position as a prime tourist destination in Indonesia.

- A 7.01% annual revenue growth is anticipated from 2023 to 2027, reaching \$5.60 billion by 2027.
- By 2027, it is projected that the number of clients in the hotel sector will increase to 30.05 million people.

According to data from [Statista.com](https://www.statista.com) and [Colliers.com](https://www.colliers.com)

FORECAST OF HOTEL BUSINESS REVENUE IN INDONESIA

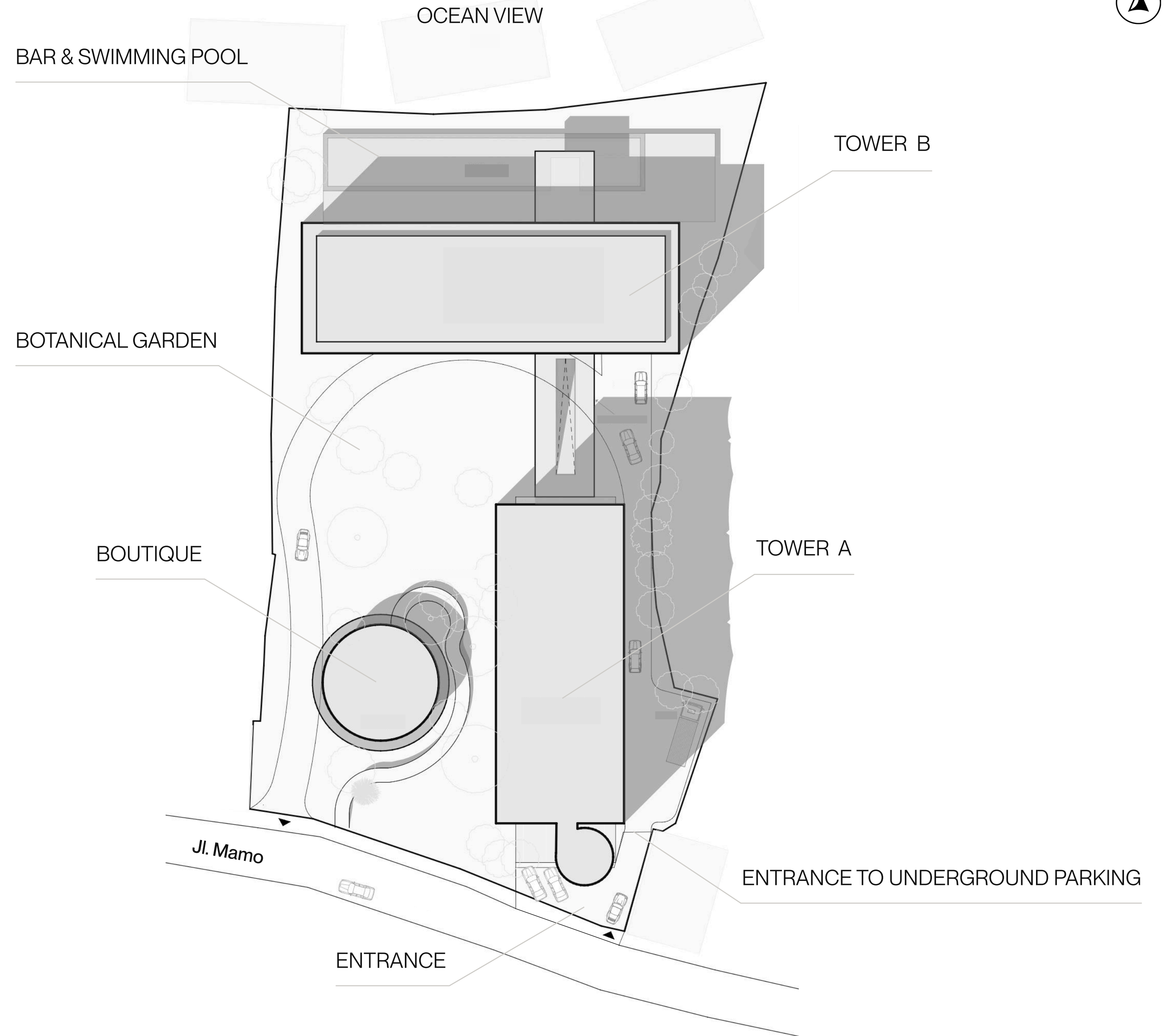


COMPARATIVE ADR ANALYSIS

There are no traditional hotels in the area, which increases the demand for high-quality accommodation for guests. Outside this location, prices for properties with scenic views start at \$400.

name	accomodation type	bedrooms	ocean view	ADR, \$
Suarga	bungalow	1	yes	400
Suarga	villa	2	yes	1,100
Anantara	apartment	1	yes	600
Anantara	apartment	1	yes	1,300
Uluwatu surf villas	villa	2	yes	730
The Asa Maia	bungalow	1	no	450
Uluwatu Complex	apartment	1	yes	255
Uluwatu Complex	apartment	2	yes	360
Uluwatu Complex	apartment	2	yes	285

MASTER PLAN

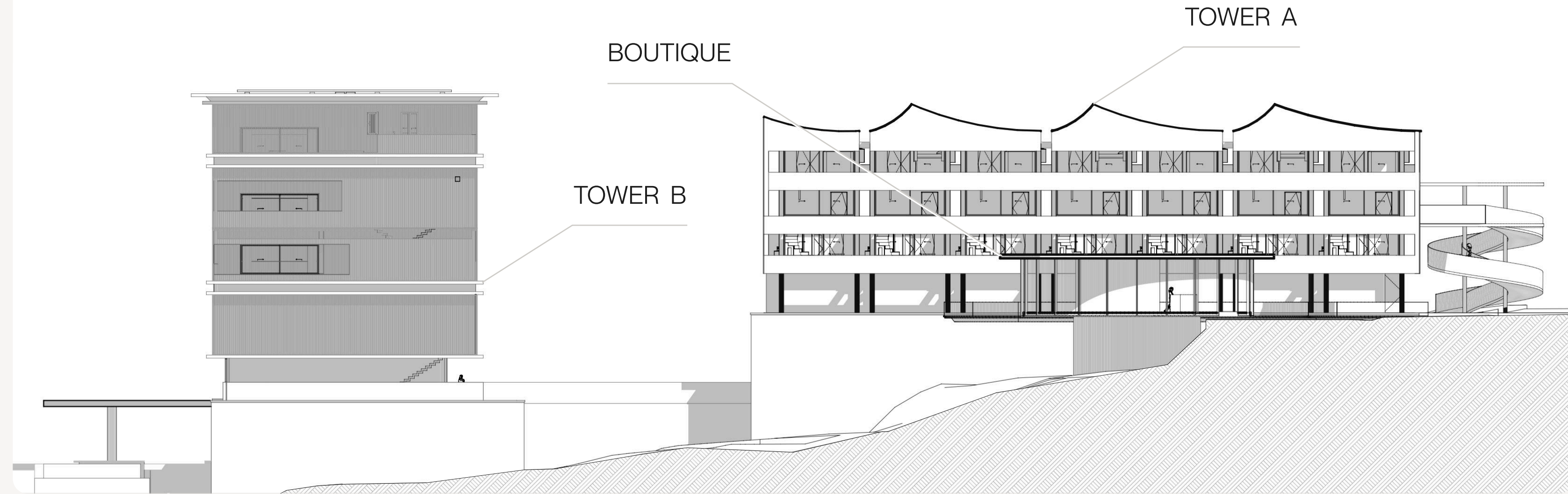


LEASE TERMS

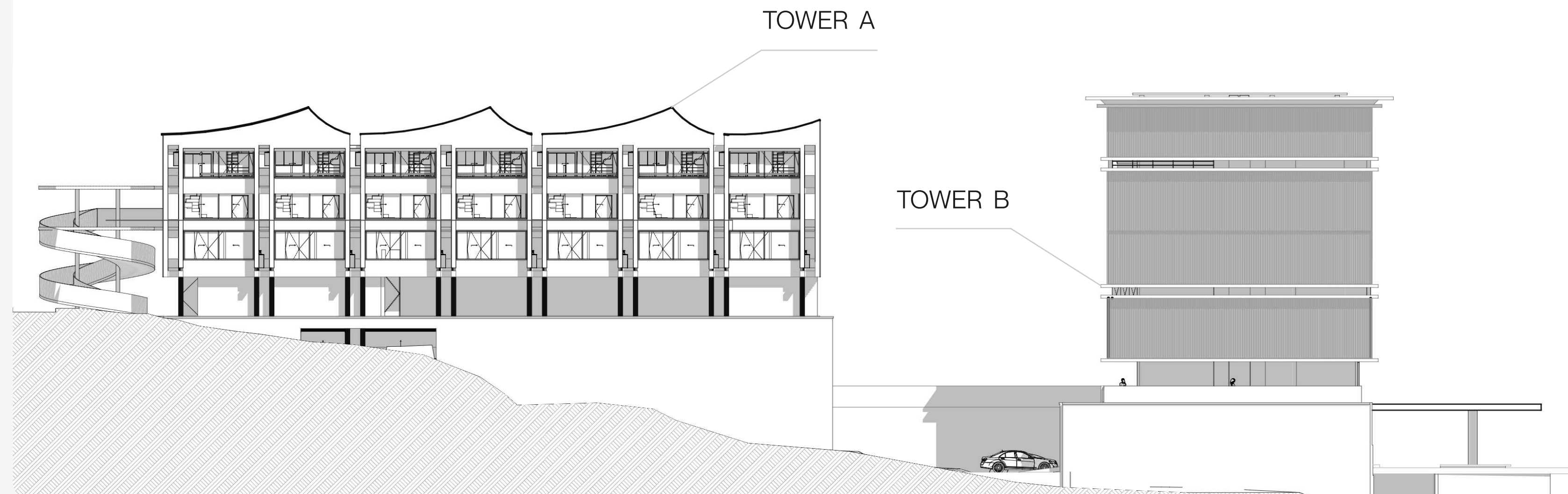
35 years included in the agreement,
plus a 20 year fixed renewal.

SITE ELEVATIONS

WEST VIEW



EAST VIEW



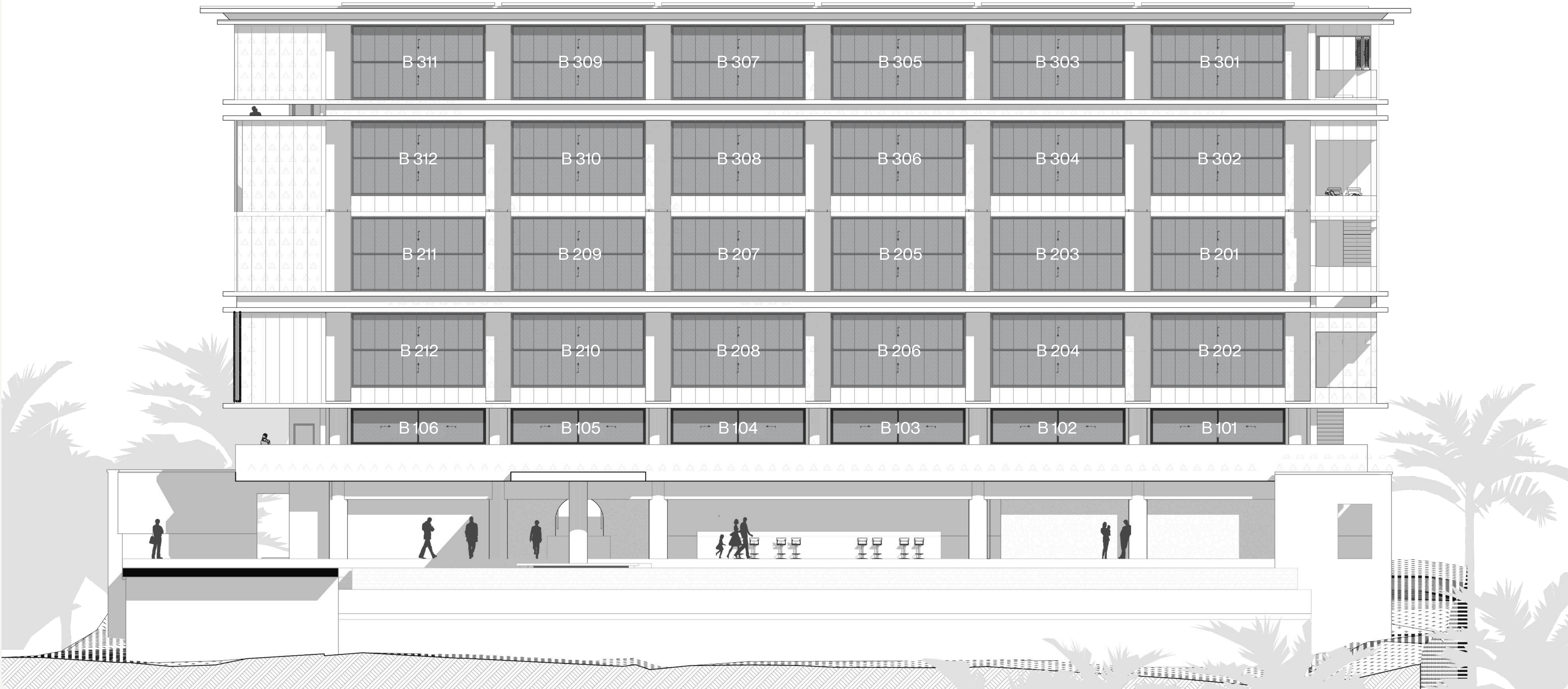
TOWER A



TOWER A APARTMENT VIEW



TOWER B



TOWER B APARTMENT VIEW



NORH

