

Asora Living | Bel Rive | Bali

Bel Rive

— A COLLECTION OF ELEVEN VILLAS —

# Asora Living

Where Bali's last wild coast meets refined living.

PRESENTED BY

 BEL RIVE

# Bel Rive.

Bel Rive  
Group

## International. Local. Patient.

Bel Rive is an integrated real estate investment group operating across the world's most dynamic markets. The firm structures, executes, and manages investment opportunities through a disciplined approach, combining market insight, operational control, and long-term perspective at each stage of the process. Active across Dubai, Bali, and beyond, Bel Rive brings together investment structuring, real estate advisory, and construction management under one roof. Every decision is informed, every delivery is controlled.

10+ yrs  
INTERNATIONAL  
EXPERIENCE

120+  
INVESTORS ACROSS  
OUR PROJECTS

4  
REGIONS OF  
EXPERTISE

## II · THE DREAM

# The island the world keeps *returning to.*

Something about Bali resists explanation. People arrive for a week and begin looking for ways to stay longer. They leave and find themselves planning the return before they have landed home. The island holds a particular quality, in the texture of its mornings, in the weight of incense at dusk, in the light that falls across stone and water and jungle in a way that belongs only here. Artists, entrepreneurs, families, wanderers. Different reasons. The same pull.

Spirituality woven into daily life. A cuisine that draws the world's best chefs. Surf at dawn, stillness by noon. Bali offers a rhythm that very few places on earth can match.

For those who choose to own here rather than simply visit, the relationship with the island shifts entirely. A home in Bali is a stake in a place the world continues to choose, year after year, season after season. The community that has taken root here is global, discerning, and deeply committed. People who could live anywhere. Who looked at the map and chose this island, this coastline, this light.



III · THE OPPORTUNITY

A market  
still early in its  
*second chapter.*

Bali has spent two decades building the kind of destination that serious buyers pay attention to. The hospitality landscape has matured. The wellness infrastructure is world-class. The legal framework for foreign lease ownership is clear, structured, and well understood. What makes this moment particular is the convergence, rising visitor numbers, a maturing rental market, and a generation of owners who arrived early and watched the value of that decision compound steadily.



COASTLINE · BALANGAN





ASORA · ULUWATU

The southern tip of Bali, where the land breaks and the ocean begins

IV · THE LOCATION

# The island's last quiet *hilltop.*



Uluwatu is Bali's southern peninsula, a stretch of hilltop coastline that concentrates the island's best surf breaks, its most acclaimed beach clubs, and its highest density of luxury hospitality. Balangan sits at its heart, 50 metres from Arete Sports Complex, 10 minutes from Dreamland and Balangan Beach, 20 minutes from Savaya. The land available for premium development here is finite. What remains is limited, contested, and moving quickly. Asora Living sits on one of the last buildable parcels of consequence in this corridor.

V · THE VISION

# A place built for *the way you live.*

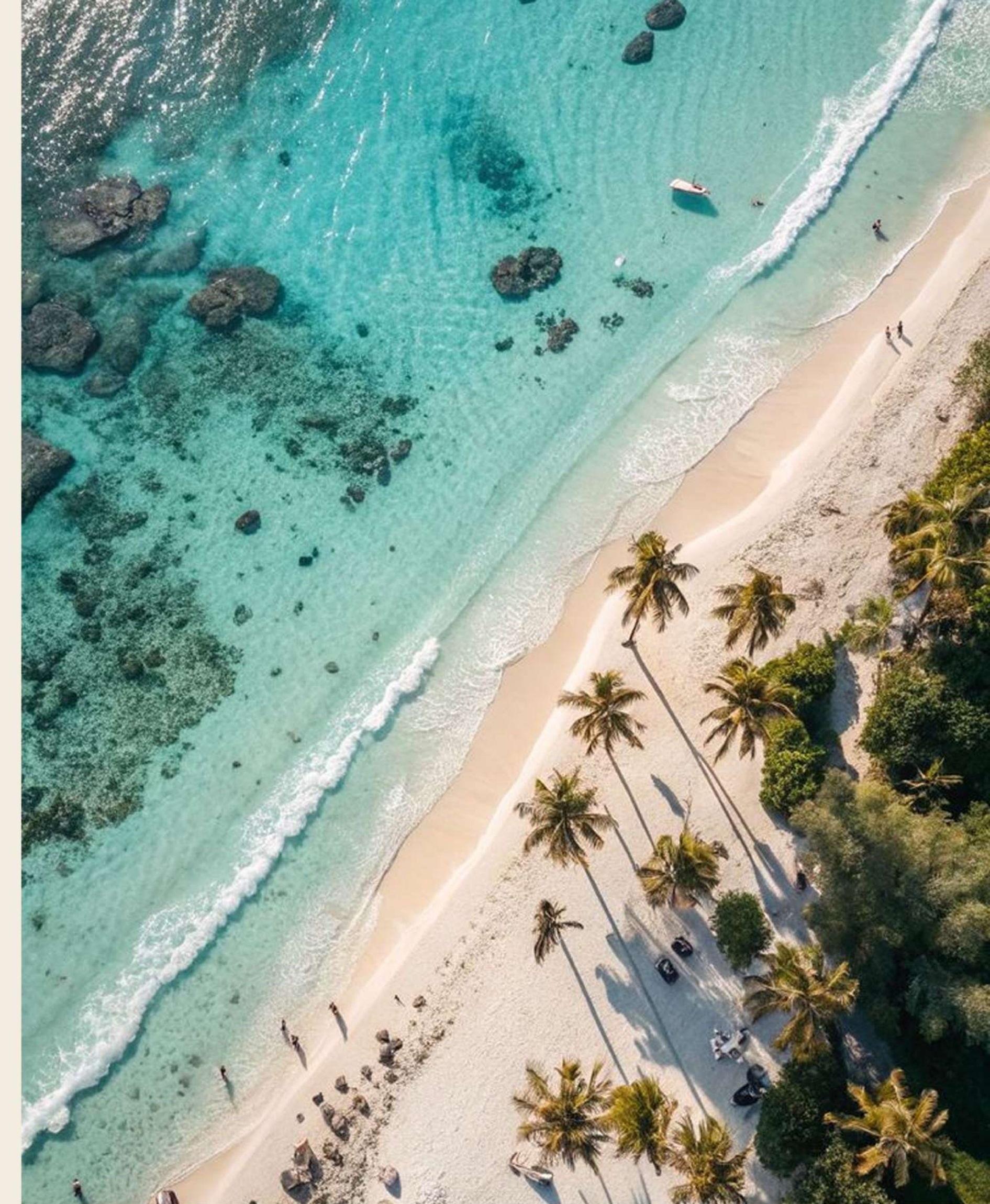
A  
S  
O  
R  
A  
  
L  
I  
V  
I  
N  
G

Some places ask you to slow down. Asora does not need to ask. The pace arrives on its own, in the quality of the morning light, in the stillness of the water, in the way the air carries the sound of the ocean before the day begins.

Eleven villas. Each one private, each one complete. A pool that belongs to no one else. A life measured not in check-out times, but in seasons, in returns, in the quiet accumulation of a place truly known.

This is Balangan. This is Uluwatu. A hilltop address in one of the world's most sought-after corners of Bali, where the land is running out, and what remains is worth holding onto.

*Bel Rive*



*Eleven villas. One coastline. Yours to keep.*



07 : 00

*Dawn surf at Balangan.*

Ten minutes from the gate. The lineup is quiet, the light just arriving. This is the hour Balangan was made for.

09 : 30

*Breakfast on the rooftop.*

Ocean at the eye-line. Coffee, fruit, the particular silence of a morning that belongs to no schedule but your own.

15 : 00

*The pool, in shade.*

A linen chair, a book that waits without protest. The afternoon light has softened. Nowhere to be.

18 : 30

*Sundowner at Savaya.*

Twenty minutes by scooter. The cliff, the drink, the warm ride home. The gate. The stars.



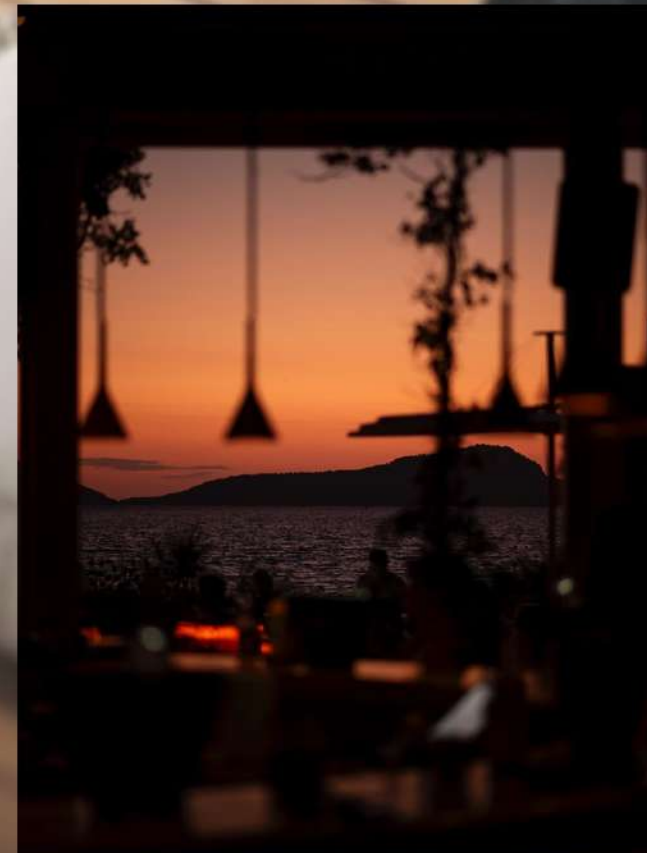
FIRST LIGHT



STILL MORNING



SLOW HOURS



GOLDEN LAST

VI · A DAY AT ASORA

From dawn surf  
to the last  
*quiet hour.*

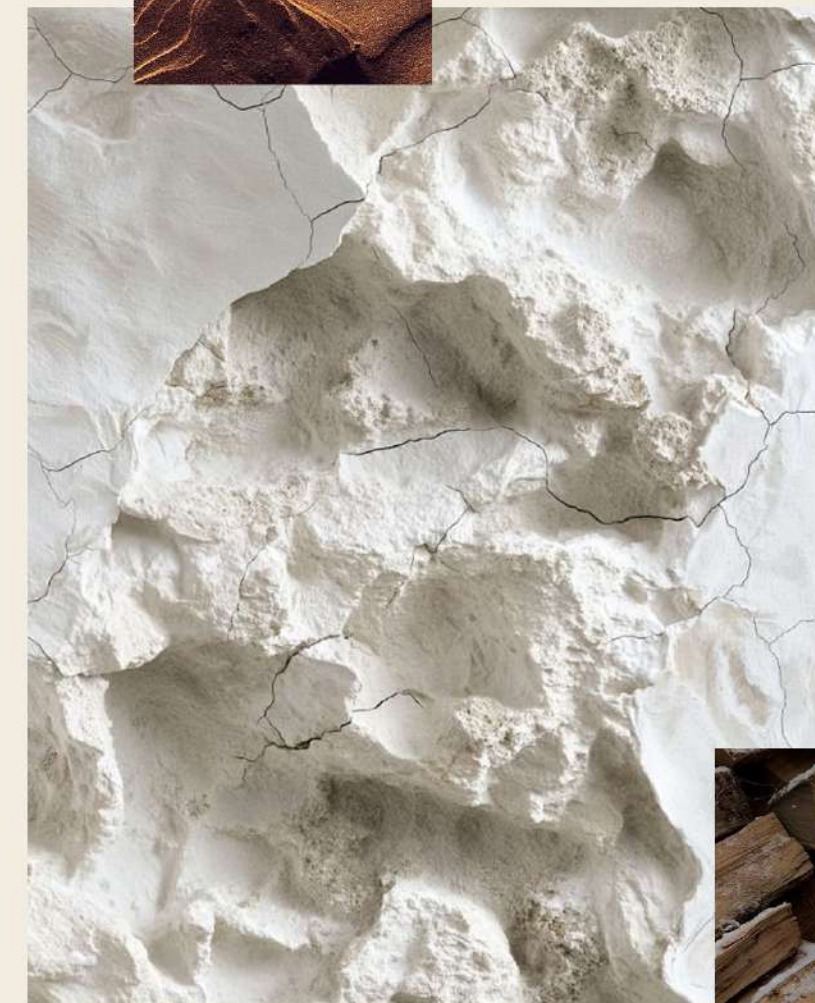
VII · THE DESIGN

# Quiet luxury, *Balinese grammar.*

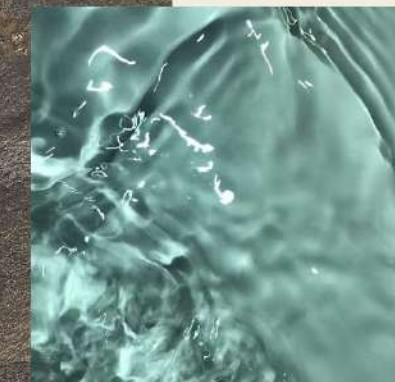
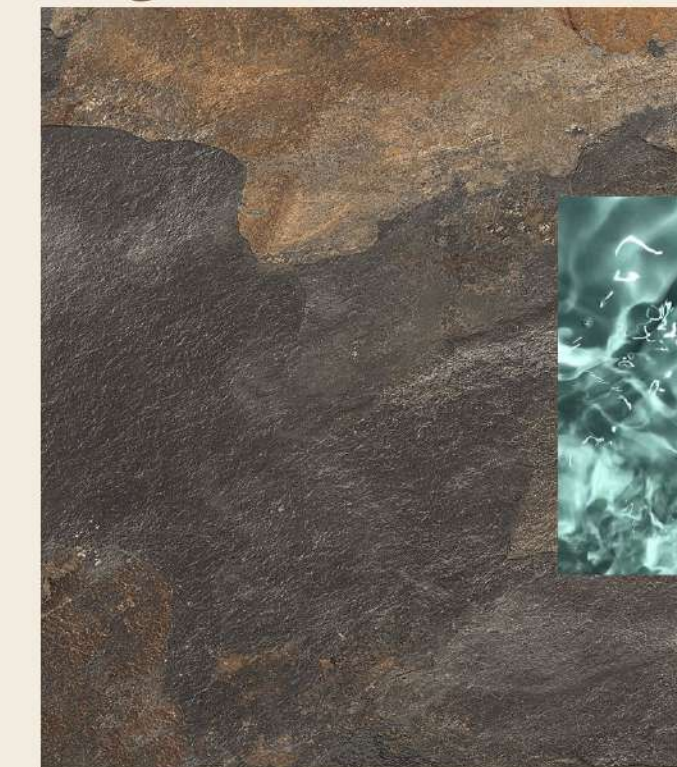
The architecture of Asora Living draws from what Bali has always known, that the most considered spaces are the ones that feel inevitable. Stone that has absorbed heat and light over time. Timber that carries the memory of the forest it came from. Water that sits still and reflects the sky. Every material was chosen for its honesty, every surface for the way it ages. The result is not decorated. It is composed, slowly, with intention, in a language the island has spoken for centuries.

Indoors and outdoors dissolve into one another. The boundary between the villa and the garden, between the pool and the sky, between shelter and openness, designed to be crossed without noticing, in either direction, at any hour.

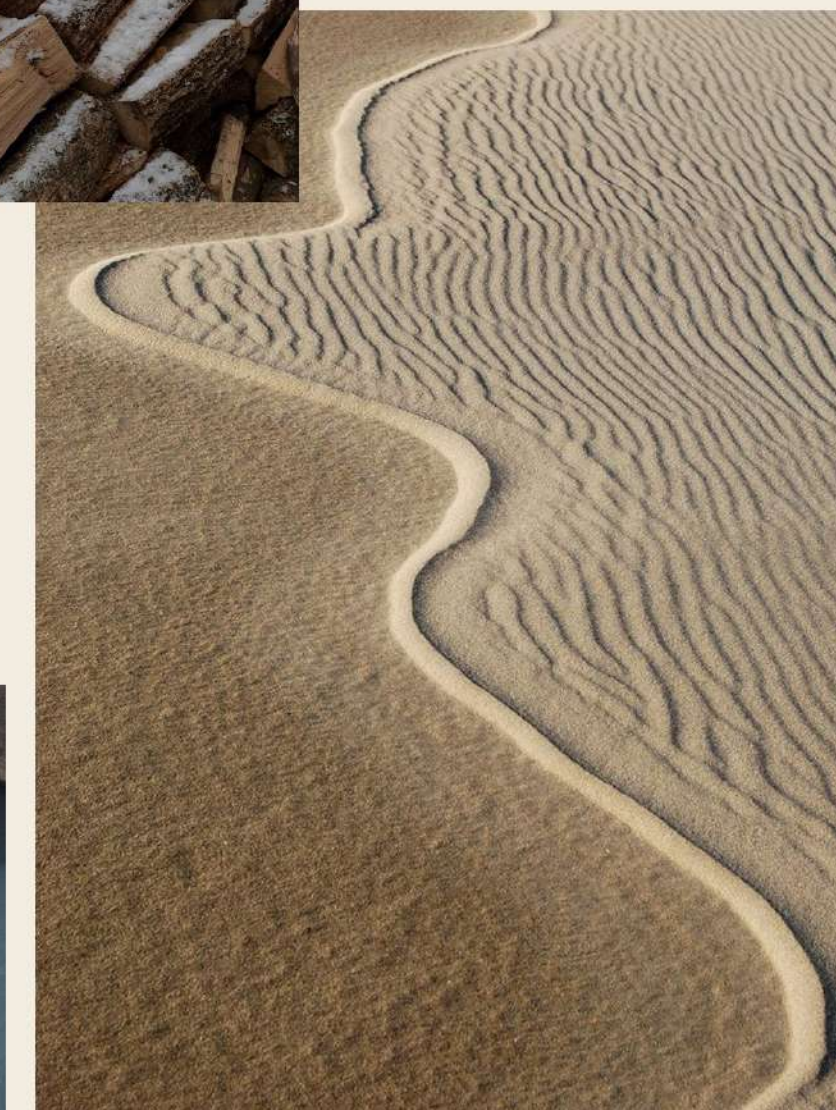
*Limestone*



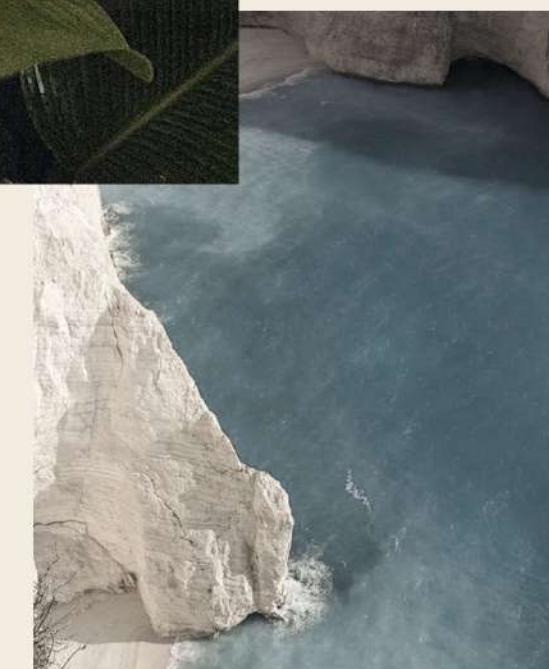
*Oxidized Stone*



*Fine sand*



*Tropical foliage*



*Pale sculpted stone*

VIII · THE CRAFT

# Details, chosen for *how they age*.



ASORA · MASTER BEDROOM

The first light finds you through timber and stone.



ASORA · BATHROOM

A Carved stone, still water, the day unhurried.



ASORA · LIVING & KITCHEN

Where the house gathers, quietly, around the table.

X · THE ROOFTOP

# One more level, *one open sky.*

Every villa at Asora is oriented the same way, toward the ocean, toward the horizon, toward the long arc of light that defines a day on this coast. For the three-bedroom villas, that orientation takes one level higher: a rooftop reserved exclusively to them. Open stone, open sky, the coastline of Uluwatu laid out below.



ASORA · THE POOL

Still water, warm stone, yours from the first hour to the last.

XI · THE POOL

# A room without *walls.*



Every villa at Asora has its own pool. The water is yours from the first hour to the last. Surrounded by tropical greenery that closes around the space and holds it private, the pool sits at the heart of the villa, the place where the architecture quietly steps back and lets the light, the warmth, and the stillness do what they have always done best in Bali. A place to begin the day, to read through the afternoon, to drift between conversations, or simply to let the hours pass without account. Still water. Warm stone. Yours alone.

# Everything close enough.

Arete Sports Complex01 min

Dreamland Beach10 min

Bingin Beach15 min

Pura Luhur Uluwatu20 min

GWK Cultural Park25 min

Balangan Beach10 min

911 Medical Clinic10 min

Uluwatu Surf Break20 min

Savaya Beach Club20 min

Ngurah Rai Intl. Airport35 min



BALANGAN · ULUWATU

A ten-minute descent from the gate to a reef-clear morning swim.

XIII · THE TWO-BEDROOM

Everything  
*you need.*

111 — 125 m<sup>2</sup>

LAND AREA

144 — 153 m<sup>2</sup>

BUILT UP AREA

STARTING FROM 211,000 €

Two bedrooms, a private pool, an interior that opens to its own garden. Designed for couples, for remote weeks, for the kind of stay that quietly becomes a life. Five villas across the collection, each one privately positioned, each one considered on its own terms, quiet, complete, and yours from the moment you arrive.

XV · THE THREE-BEDROOM

Room for everyone  
*you love.*

165 — 184 <sup>m<sup>2</sup></sup>      201 — 212 <sup>m<sup>2</sup></sup>  
LAND AREA      BUILT UP AREA

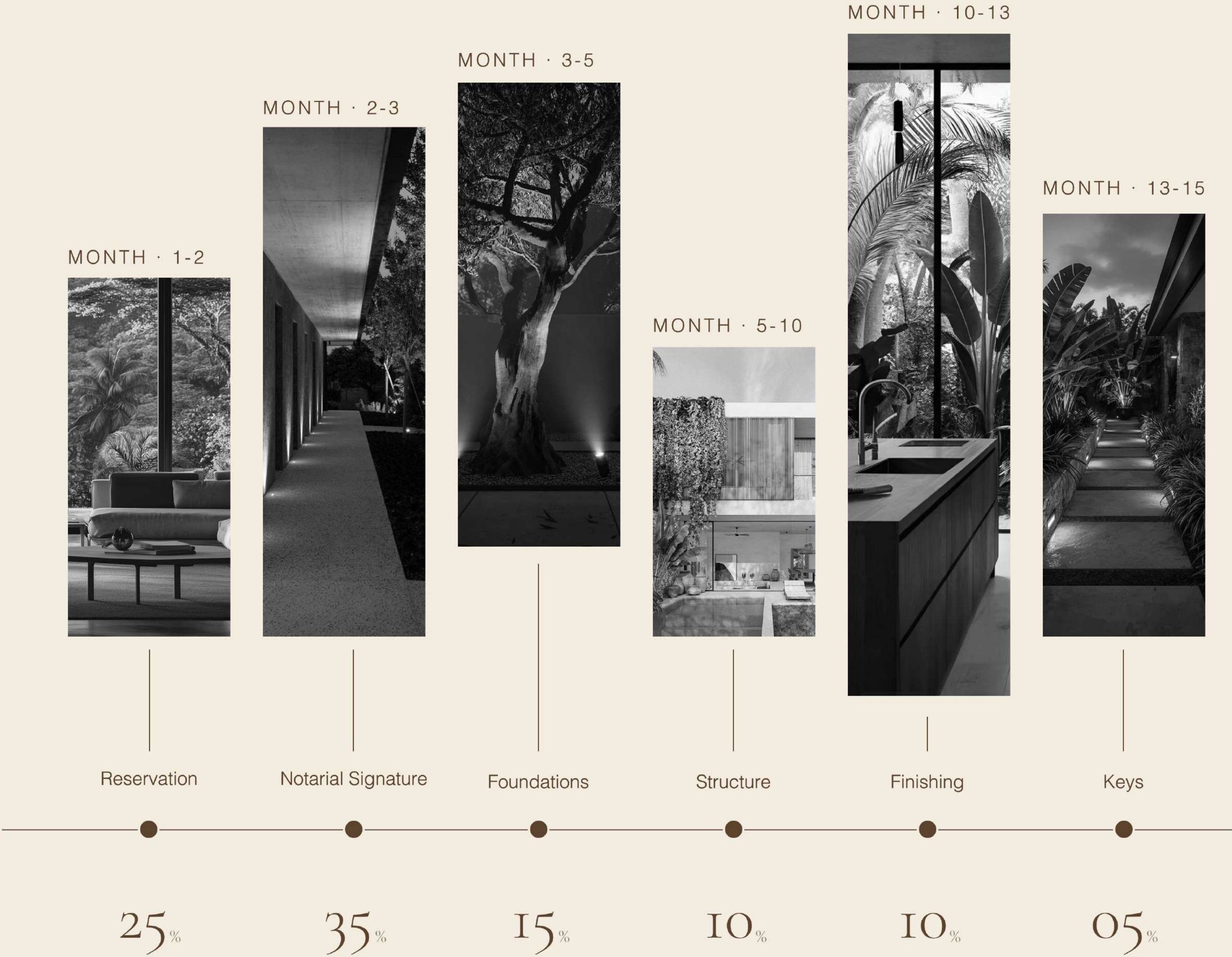
STARTING FROM 282,000 €

Three bedrooms, a private pool, a rooftop open to the sky. For families, for groups of friends who decided that owning together made more sense than renting apart. Generous by design, private by nature. A villa that holds space for different rhythms, different ages, different reasons to be here.

# Six milestones, from reservation *to the keys.*

OPUS, TRACK YOUR PROJECT

Every milestone in the construction of your villa is tracked live via Opus, a project management platform built for real estate transparency. Progress updates, site documentation, and construction timelines, all accessible directly from your phone at any time. From the moment foundations break ground to the day keys are handed over, wherever you are in the world, your villa is never out of sight.



Built to live in.  
*Structured to perform.*



I4%

NET ROI · INDIC.

Your Villa, Working for You

Projected net return, driven by a destination that continues to attract high-spending, long-stay visitors year after year. Premium demand, limited supply, and an address that the right kind of traveller actively seeks out.

84%

OCCUPANCY · INDIC.

Demand that holds across seasons.

Uluwatu's rental market runs on a consistent flow of design-conscious travellers seeking privacy and quality. The occupancy projection reflects a destination that rarely goes quiet, and a villa product that gives guests little reason to look elsewhere.

30<sub>yrs</sub>

LEASEHOLD · EXT.

Built to Last, Legally Secured

The leasehold framework at Asora is clear, legally sound, and guaranteed to extend. For the international buyer, it offers the confidence of long-term tenure without the complexity that other Asian markets tend to carry.