

HOME

PRIVATE ESTATE

Cliff

AN INITIATIVE
OF

Canggu
Properti

Mishang
Balinvest

Places for People

HOME is an **international real estate** philosophy born out of the desire of creating premium lifestyle properties able to meet the needs of a contemporary global audience.

HOME infuses spaces with an understated **design flair**, and merges refined aesthetics with an utter quest for comfort and the devotion to **sustainability**, providing places that are homes to the body, the soul and one's ideals: **Places for People**.

HOME estates are located in conveniently connected venues that are still able to provide a deep connection with a **natural landscape** of great beauty, and offer a mix of services, customer care, **privacy and comfort** typical of **exclusive hospitality**.



Brand approach

Where Nature means Comfort

HOME

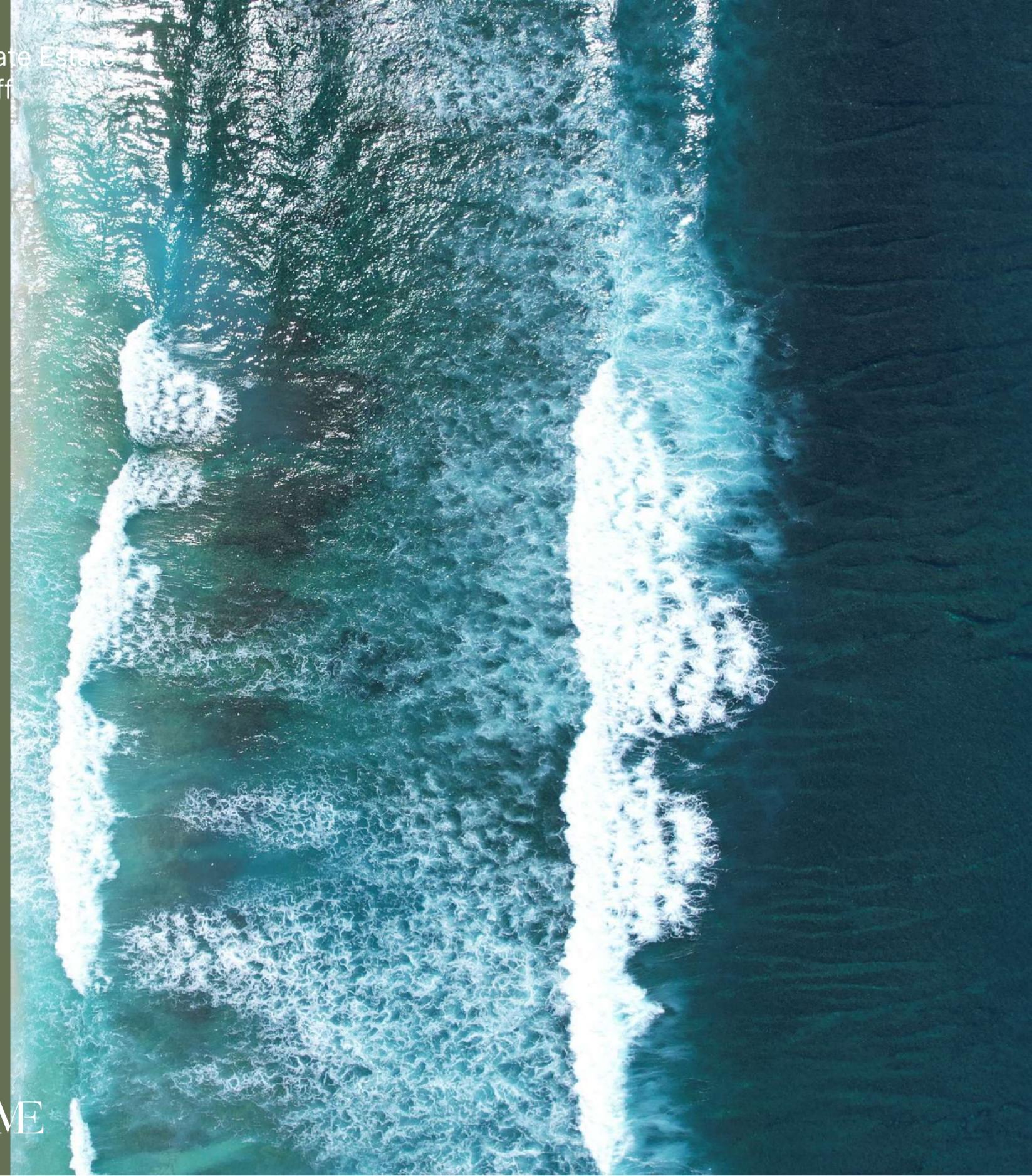


Area: Uluwatu, Bingin

HOME Cliff is located in the southern part of Bali, in Uluwatu, which is now considered the most famous and **newly developing area of Bali**.

Famous for its **cliffs, surfing and nature approach to lifestyle**, this district is well known for its beautiful **beaches and colours**, making it one of the best places in Bali.

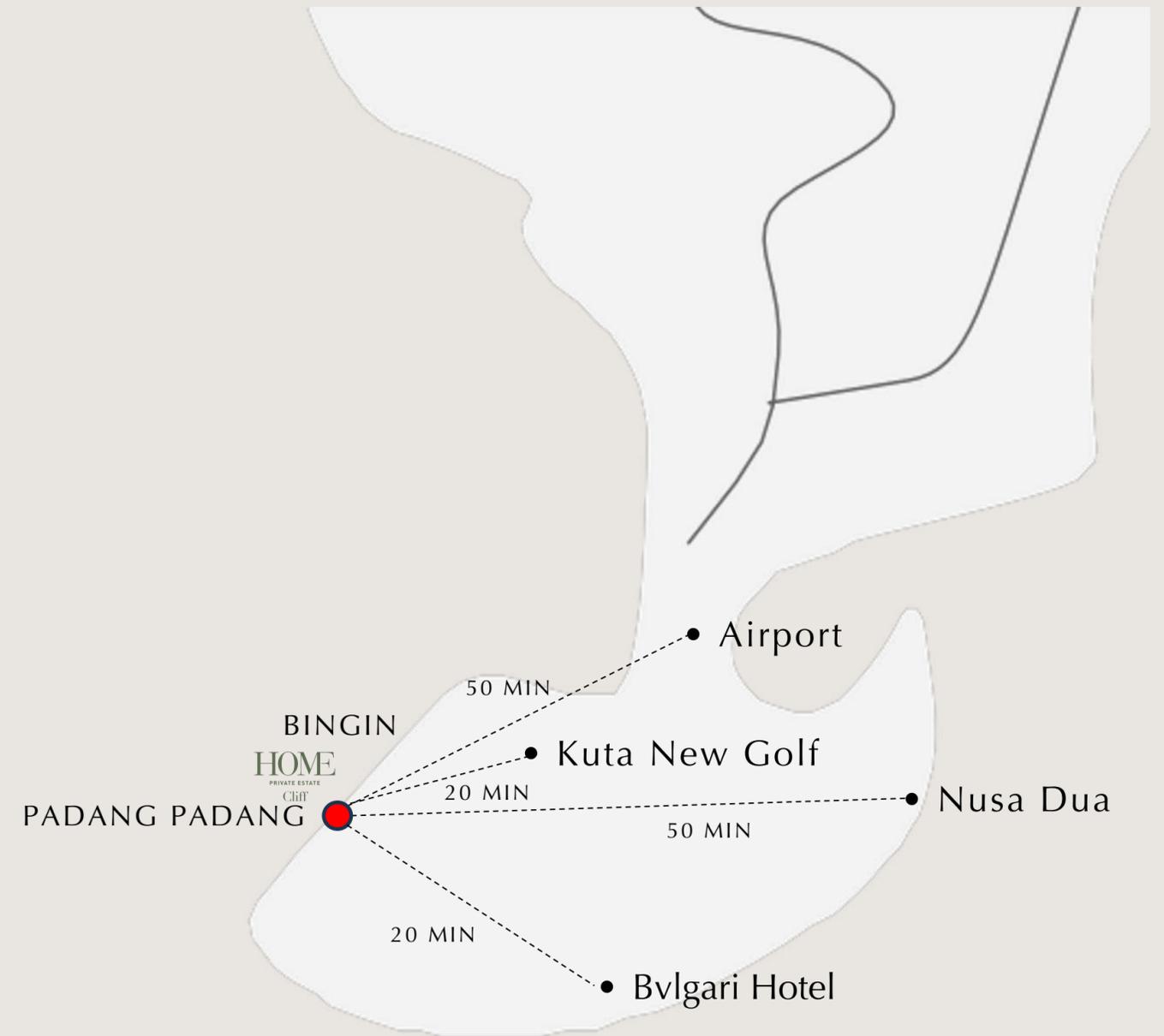
Its **wild cliffs and natural beaches** make Uluwatu one of the new trends in Bali and one of the **most famous growing** real estate markets.



Land location



The **project** is located between Padang Padang and Bingin beaches, 8 minutes drive from Padang Padang beach and only **50 minutes from Bali International Airport**. The property has an area of 900 square metres with **180 degree sea view**.



- 50 MIN FROM AIRPORT
- 20 MIN FROM KUTA GOLF

- 20 MIN FROM BVLGARI HOTEL
- 50 MIN FROM NUSA DUA

HOME Cliff, main data

Area: 900 m²

Location: Bali, Uluwatu, Indonesia

Typology: Apartments

Units: N 5 (3 bedrooms)

Floors: N 3+1

Facilities: swimming pool, car park

Unit typologies:

- 3 bedrooms (standard)
- 3 bedrooms (Sea-pool)
- 3 bedrooms (pool & garden)
- 3 bedrooms (attic)

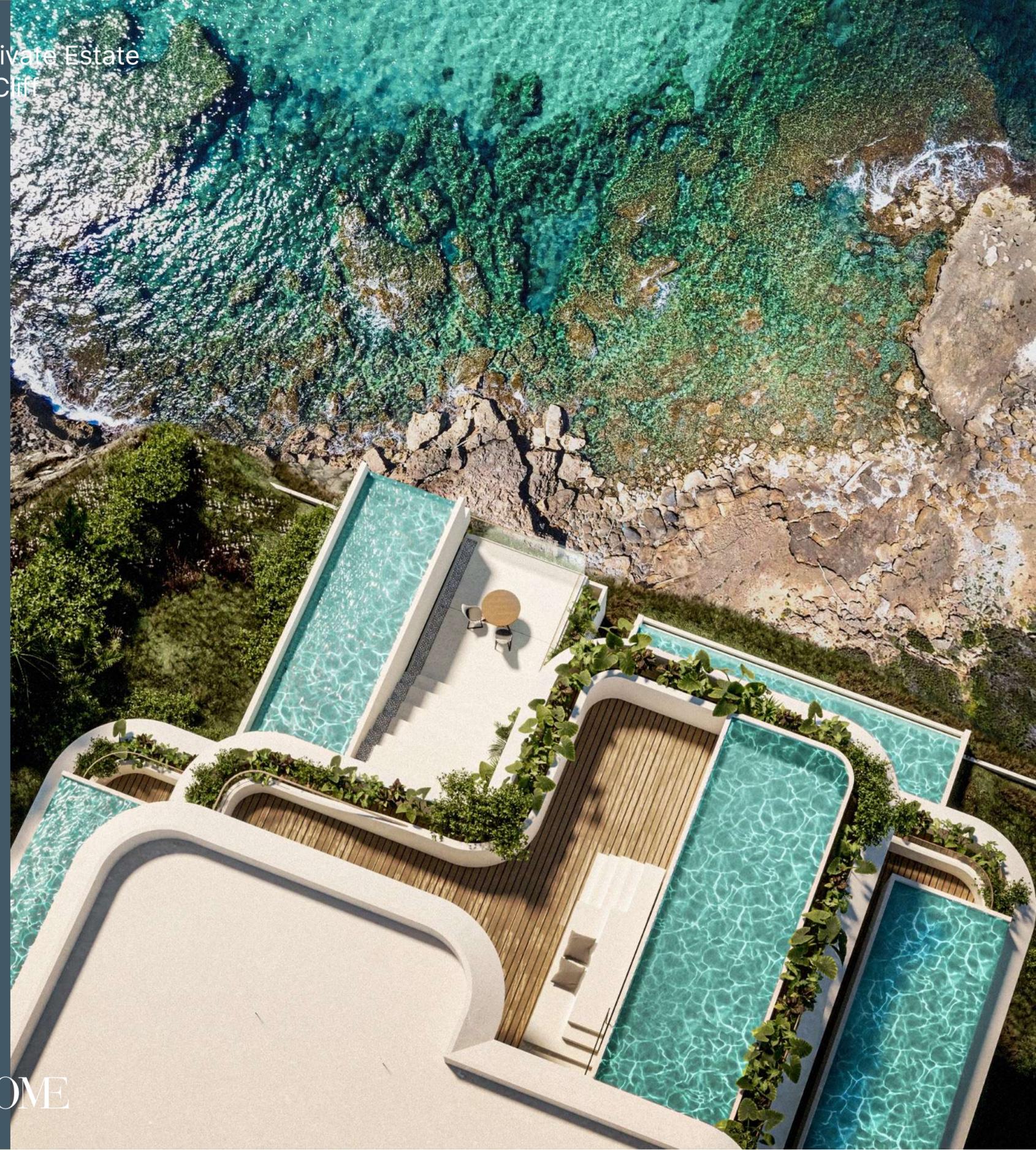


Home-Private Estate
Cliff

EXTERIOR RENDERS

Welcome to HOME Cliff, a unique and exclusive project of 5 apartments nestled in the breathtaking location of Bingin in Bali.

Our design revolves around two key principles: ensuring captivating sea views from every apartment and creating distinct individual spaces. To achieve this, each unit boasts a private and independent access. This 4-level complex features beautifully designed staircases that bring movement to the entrance facade.



HOME | BINGIN THE CLIFF

FLOOR	NAME	PLAN GROSS (m ²)	PLAN NET (m ²)	STAIR (m ²)	BALCONY GROSS (m ²)	BALCONY NET (m ²)	GARDEN (m ²)	POOL (m ²)	TOTAL INT (m ²)	TOTAL GROSS (m ²)	TOTAL INTERIOR (m ²)	SURF	TOTAL SURF (m ²)
-1	1A	179,23	160,00	30,00	34,60	34,60	179,00	26,00	179,23	396,83	179,23		396,83
1	2A	178,00	160,00	0,00	85,68	38,00	112,00	26,00	178,00	349,68	178,00		349,68
2	3A	168,00	140,00	10,40	88,00	46,00	0,00	26,00	168,00	240,40	168,00		240,40
3	4A	164,00	137,00	10,40	64,00	25,00	0,00	26,00	164,00	212,40	164,00		212,40
4	5A	168,00	151,00	12,00	155,00	79,00	0,00	26,00	168,00	309,00	168,00		309,00

Home-Private Estate Cliff

We went beyond mere shapes and focused on capturing movement within the structure. The architecture mimics a sailing yacht gracefully navigating the ever-changing waters, taking on different forms like ripples, clouds, and waves depending on the viewing angle. This fluid design captures the energy of the site, harmonizing with its surroundings through a dialogue of diverse elements. The interaction between internal apartment layouts, external factors, and shared spaces creates a seamless and harmonious form.

The apartments offer a range of sizes and distributions, catering to individual preferences. From the middle floor to the penthouse each unit exudes its own charm. The two ground-level apartments feature private front and sea gardens, enhancing the connection to nature. Furthermore, all units come with their own private swimming pools.

HOME



Home-Private Estate
Cliff



HOME

- V1 | ENTRANCE VIEW -

Home-Private Estate
Cliff



HOME

- V2 | SIDE VIEW -

Home-Private Estate
Cliff



HOME

- V3 | SIDE CLIFF VIEW -

Home-Private Estate
Cliff



HOME

- V4 | TERRACE AP.5 VIEW -

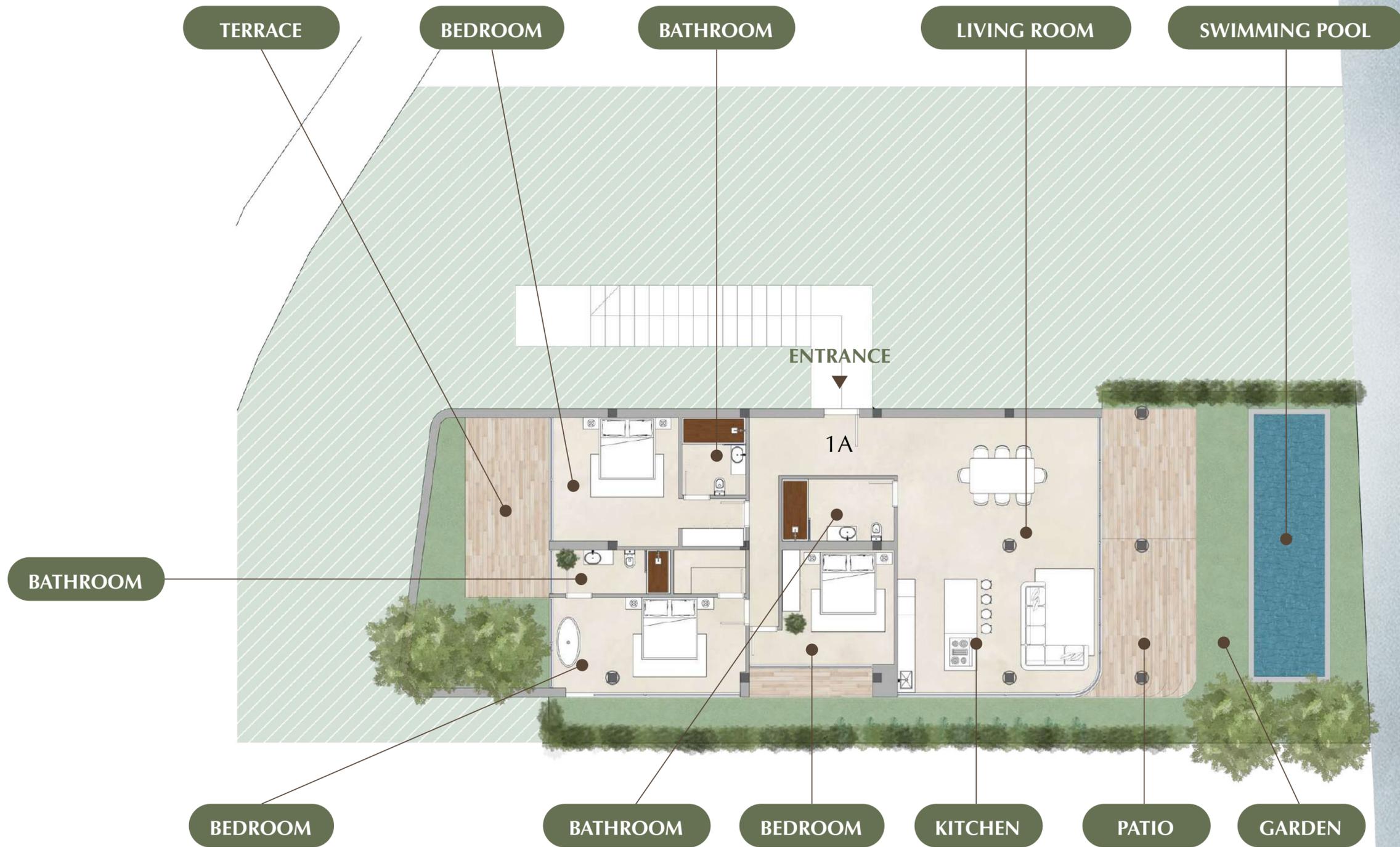
Home-Private Estate
Cliff



Home-Private Estate
Cliff

FLOOR PLANS

Cliff - Level -1



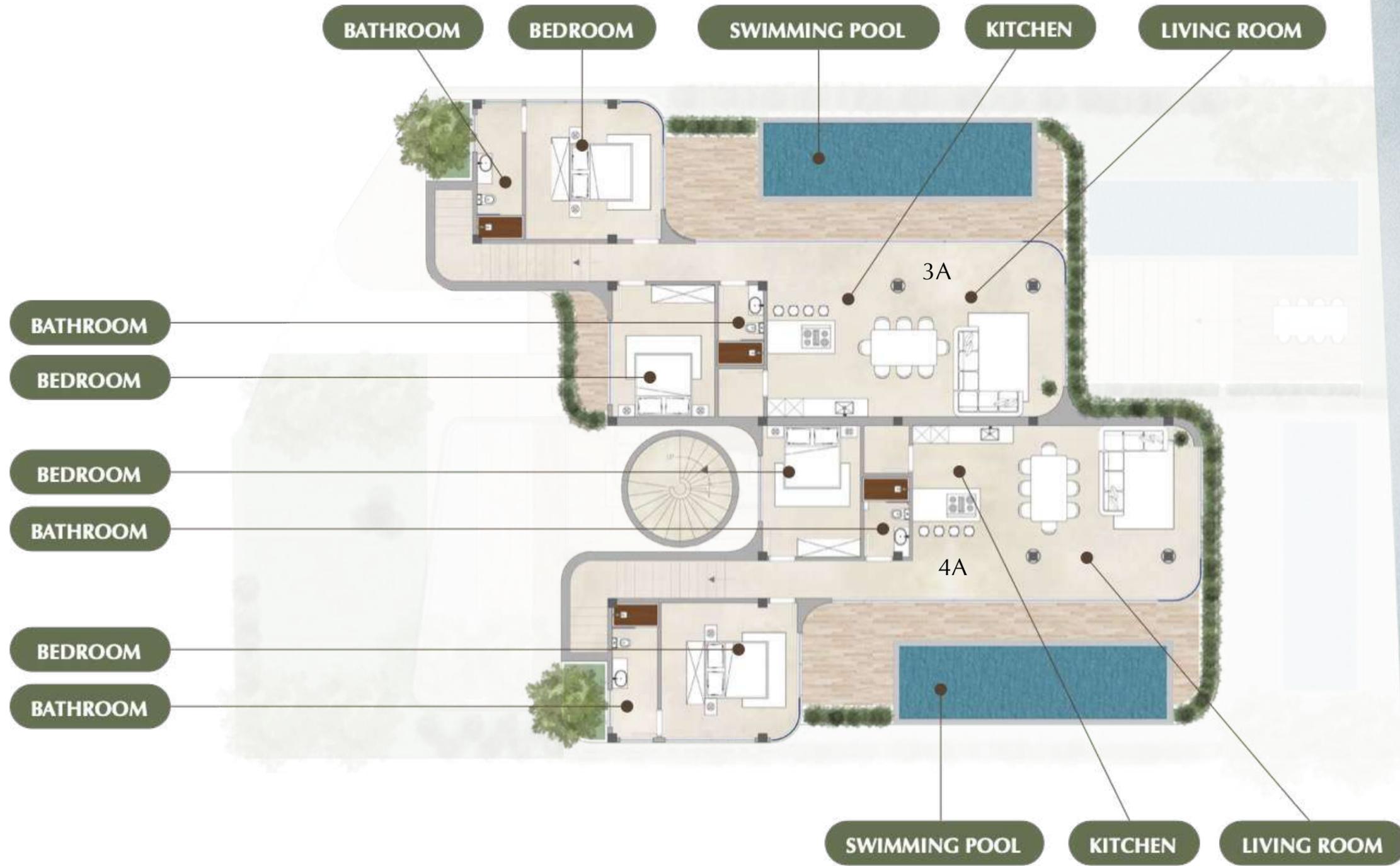
HOME

Cliff - Level 1



HOME

Cliff - Level 2



HOME

Cliff - Level 3



HOME

Recap. numbers

- 5 APARTMENTS
- 900 SQM CONSTRUCTION AREA (AROUND)
- 3 BEDROOMS APARTMENTS
- SWIMMING POOL
- CAR PARK

Starting price: 740.000 USD*

Home-Private Estate
Cliff

HOME
PRIVATE ESTATE

HOME BINGIN CLIFF												
FLOOR	NAME	PLAN GROSS (m ²)	PLAN NET (m ²)	STAIR (m ²)	BALCONY GROSS (m ²)	BALCONY NET (m ²)	GARDEN (m ²)	POOL (m ²)	TOTAL INT (m ²)	TOTAL GROSS (m ²)	TOTAL INTERIOR (m ²)	SURF TOTAL SURF (m ²)
-1	1A	179.23	160.00	30.00	34.60	34.60	179.00	26.00	179.23	392.83	179.23	392.83
1	2A	178.00	160.00	0.00	85.68	38.00	112.00	26.00	178.00	375.68	178.00	375.68
2	3A	168.00	140.00	10.40	88.00	46.00	0.00	26.00	178.40	266.40	178.40	266.40
2	4A	164.00	137.00	10.40	64.00	25.00	0.00	26.00	174.40	238.40	174.40	238.40
3	5A	168.00	151.00	12.00	155.00	79.00	0.00	26.00	168.00	323.00	168.00	323.00

SUB.TOTAL	857.23	748.00		427.28	222.60	291.00	130.00	878.03	1596.31
-----------	--------	--------	--	--------	--------	--------	--------	---------------	----------------

SHARE GARDEN	207.50	207.50	33%
PARKING AREA	0.00		
STORAGES + PUMPROOM	0.00		
ACCESS CORRIDOS	0.00		

TOTAL INTERIOR CONSTRUCTION SURFACE	878.03	m ²
TOTAL OUTDOOR SURFACE (BALCONIES/CORRIDORS/POOLS)	427.28	m ²
TOTAL GARDEN SURFACE	498.50	m ²

TOTAL CONSTRUCTION SURFACE	1305.31	m ²
----------------------------	---------	----------------