

Uluwatu

Apartments

Concept

Uluwatu 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.

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- 44 Apartments
 - Ceilings up to 5.2 meters
 - 180 degree panoramic ocean view



Location

Uluwatu 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

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.

DELIVERY SCHEDULE

March 2026



Uluwatu

44 apartments

Ceilings up to 5.2 meters

7700 m² complex

180° ocean view

Underground parking

Botanical garden

Gym

Spa

Swimming pool 300 m²

Infrastructure and service of 5* hotel



Экстерьер



Living Area

Tower B / One bedroom apartment, 109 m²

“For Uluwatu, 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, 109 m²



Bedroom

Tower B / One bedroom apartment, 109 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, 109 m²



Living Area

Tower A / One bedroom apartment, 73,6 m²

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, 73,6 m²



Bedroom

Tower A / One bedroom apartment, 73,6 m²



Uluwatu

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 effortless investments and high returns. We take charge of project management, offering comprehensive turn-key services, including hotel services and the development of necessary infrastructure.

COMPREHENSIVE SERVICE

- 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



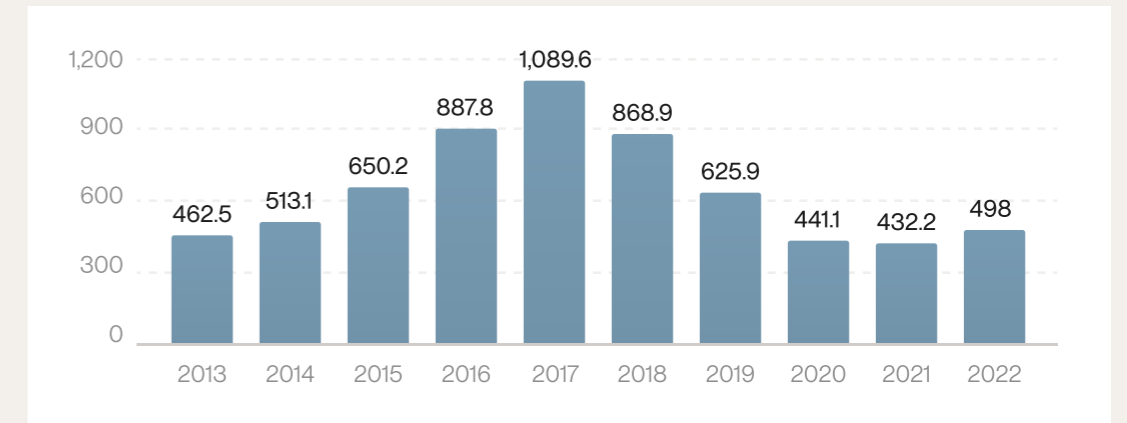
Market Analysis

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.

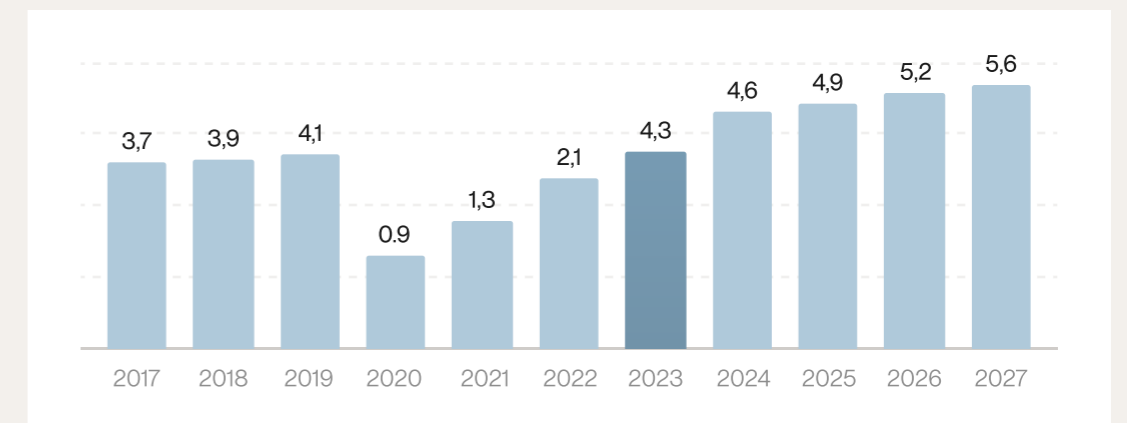
The hospitality industry stands as a leading sector in Indonesia, contributing billions of dollars annually over the past decade. Bali, in particular, holds a key position as a prime tourist destination in Indonesia.

- According to forecasts, hotel business revenue is expected to reach \$4.27 billion by the end of 2023.
- A 7.01% annual revenue growth is anticipated from 2023 to 2027, reaching \$5.60 billion by 2027.
- In 2022, foreign direct investments in Indonesia's restaurants and hotels amounted to approximately \$498 million.
- By 2027, it is projected that the number of clients in the hotel sector will increase to 30.05 million people.

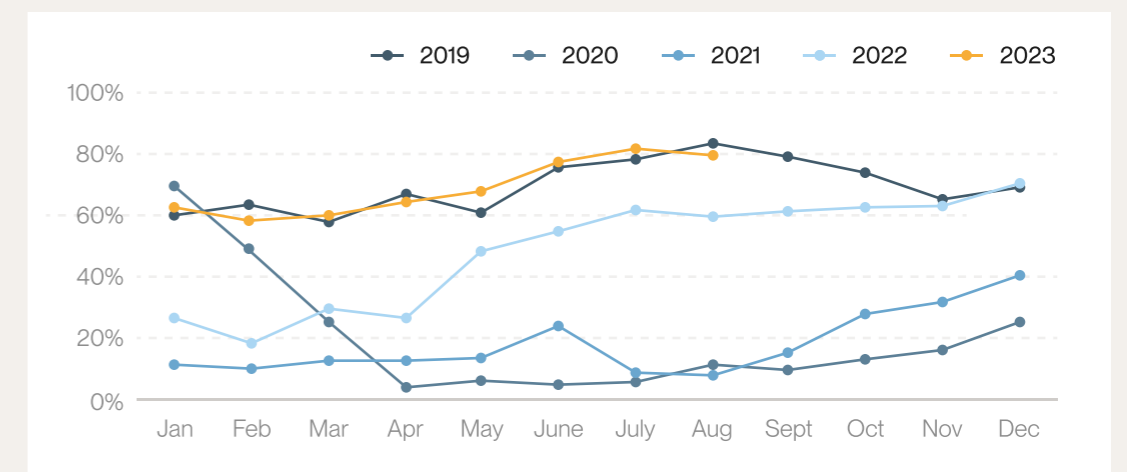
Direct Foreign Investments in the hospitality business in Indonesia from 2013 to 2022 (in million dollars)



Forecast of hotel business revenue in Indonesia



Average Occupancy Rate (AOR) per month



Financial Snapshot

Short-term investments with a 2-year maturity

OBJECT
TOWER A A01

PROJECTED COST
\$400K

Stages of purchase	start of sales	8 months after construction	14 months after construction
Construction Price	\$286,000	\$329,000	\$378,000
Listing Price	\$114,000	\$72,000	\$22,000
Capital Appreciation	40%	22%	6%

Long-term investments with a 5-year maturity

OBJECT
TOWER A A01

PROJECTED COST
\$400K

Annual occupancy rate	65%	76%	85%
ADR	\$250	\$250	\$250
Net Profits 5 Years	\$171,506	\$201,775	\$232,041
ROI	11,99%	14,1%	16,22%

Master Plan

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



BAR / SWIMMING POOL

OCEAN VIEW

TOWER B

BOTANICAL GARDEN

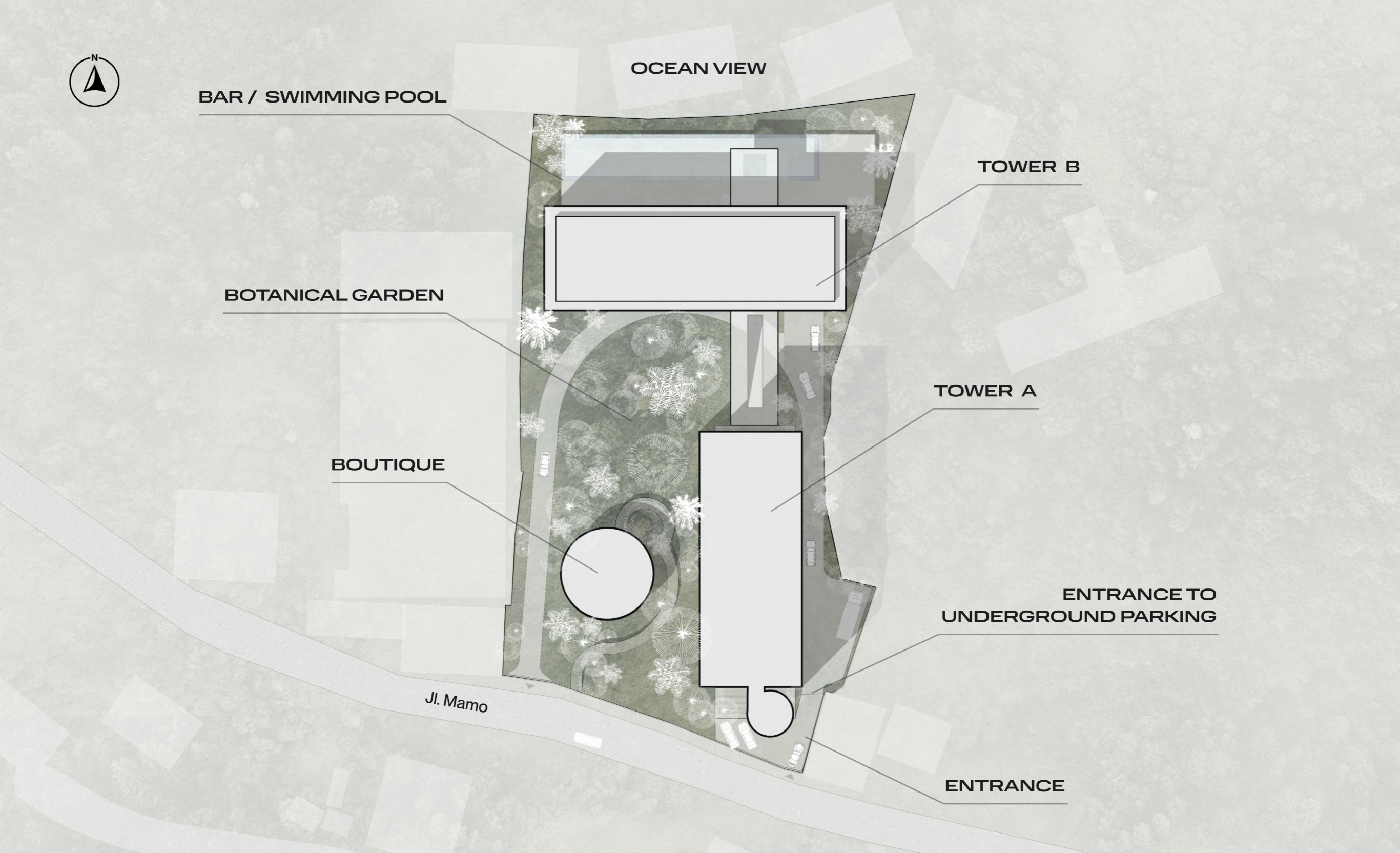
TOWER A

BOUTIQUE

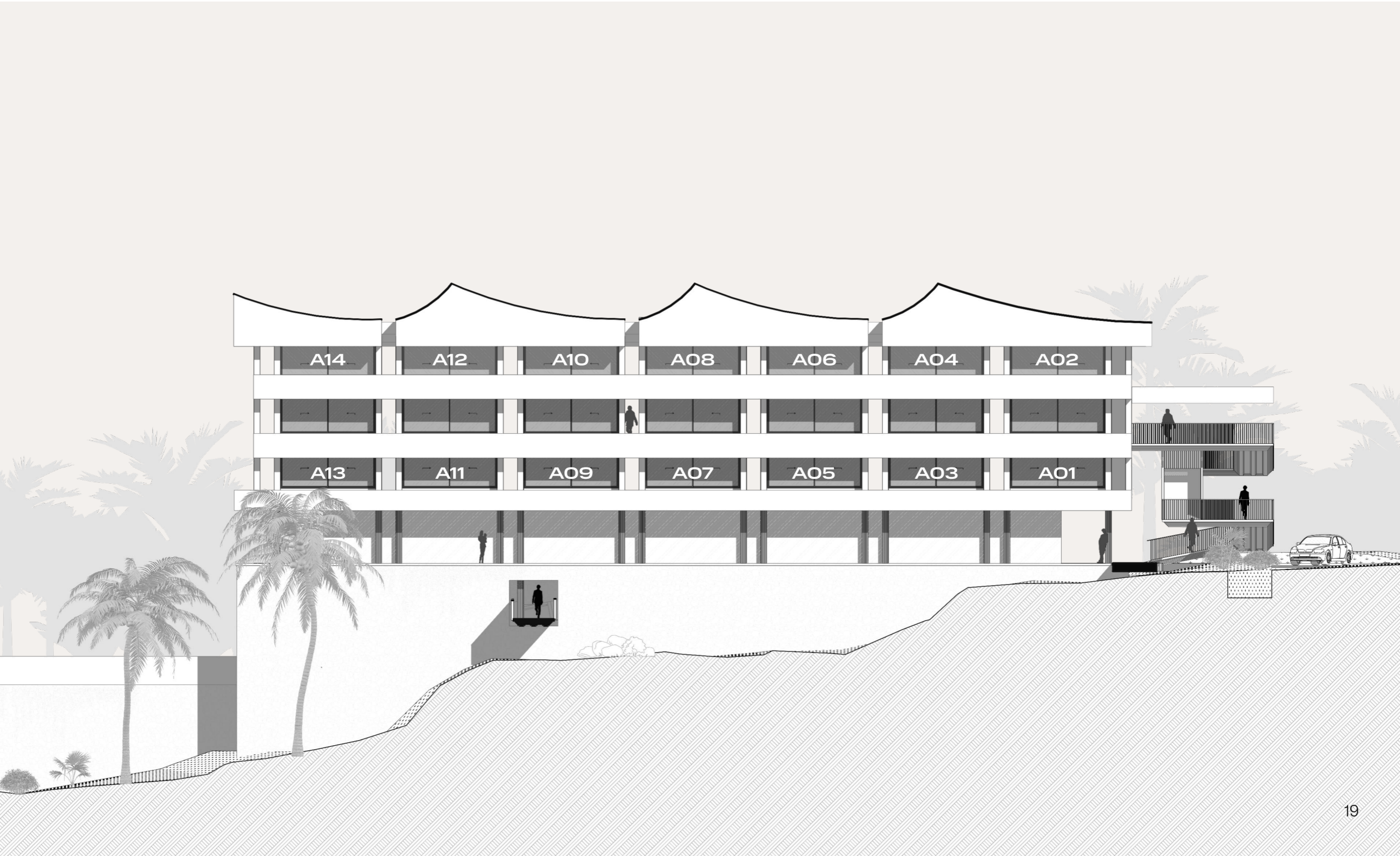
ENTRANCE TO UNDERGROUND PARKING

Jl. Mamo

ENTRANCE

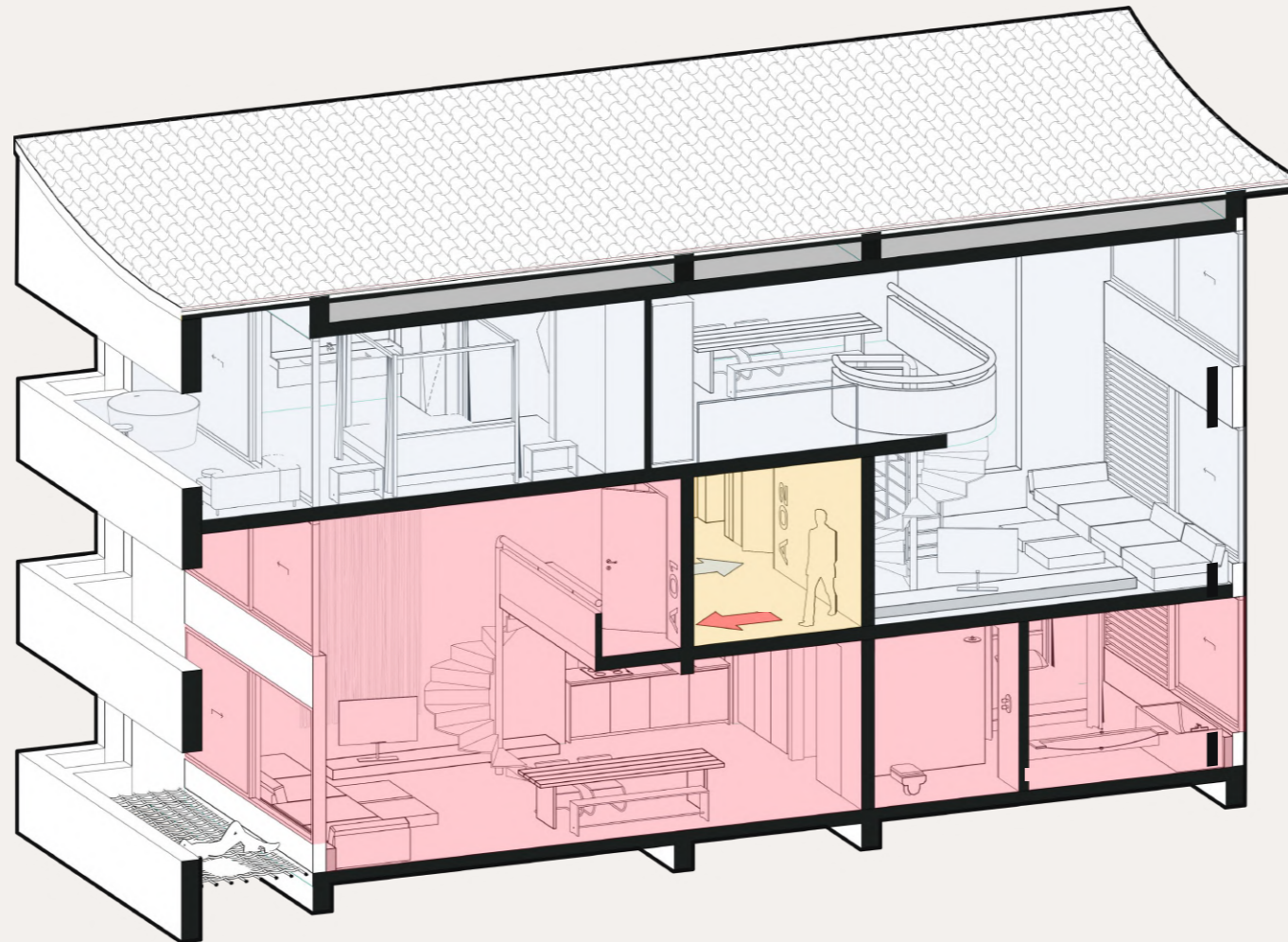


Tower A



Floorplans

MOUNTAIN VIEW



SUNSET OCEAN VIEW

TOWER A

Lower Level Apartment

A second-floor apartment featuring a first-floor foyer entryway with charming spiral staircases. This one-bedroom apartment features a built-in window sofa overlooking the park garden space and an intimate bathtub in the primary bedroom, which is ideal for romantic, shining ocean views from the bathtub.

LIVING AREA

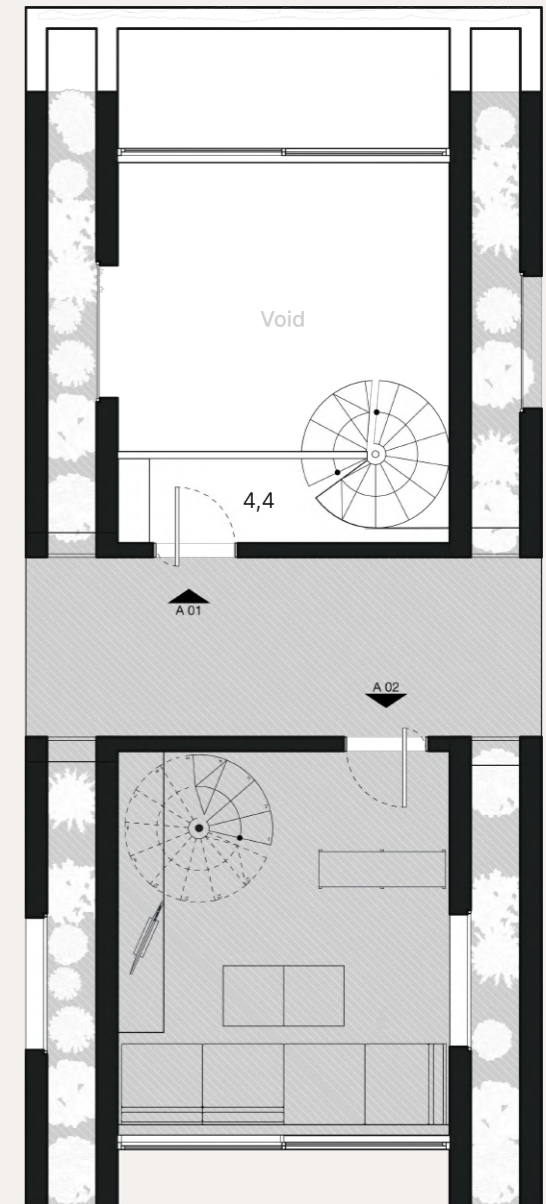
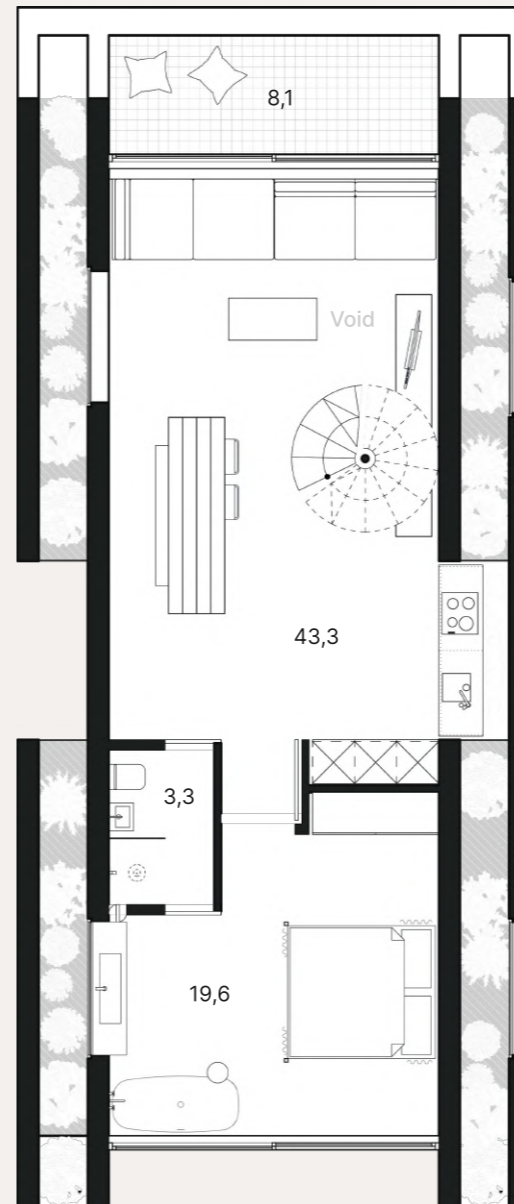
78,7 m²

VIEW

Sunset ocean



A01, A03, A05, A07, A09, A11, A13



TOWER A

Upper Level Apartment

A one-bedroom apartment with a cozy, descending layout. The second-floor foyer entryway features built-in sofa seating and impressive ocean-view full-length windows. A charming spiral staircase leads to a functional, compact living area that speaks to modern minimalism.

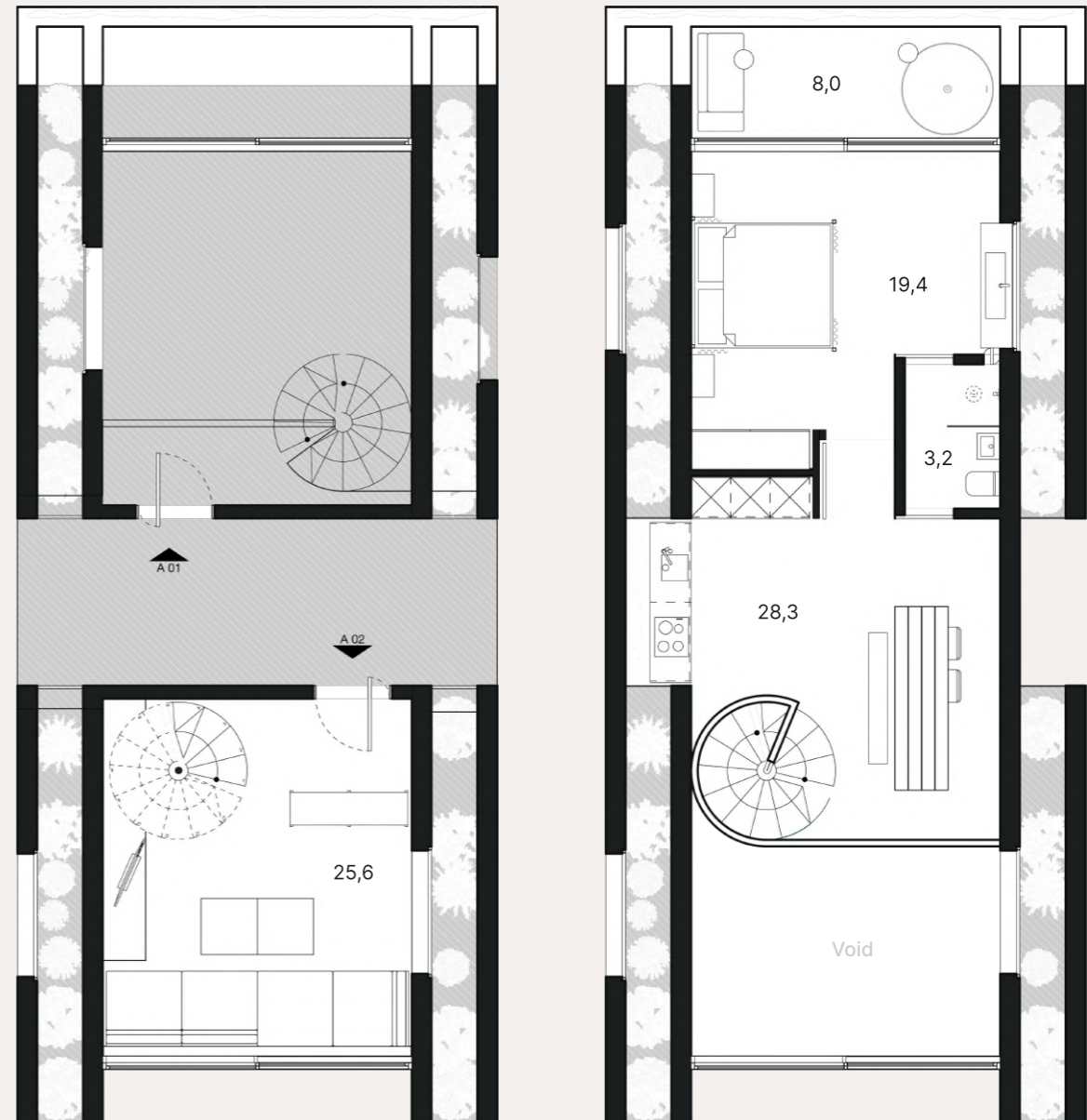
LIVING AREA

84,5 m²

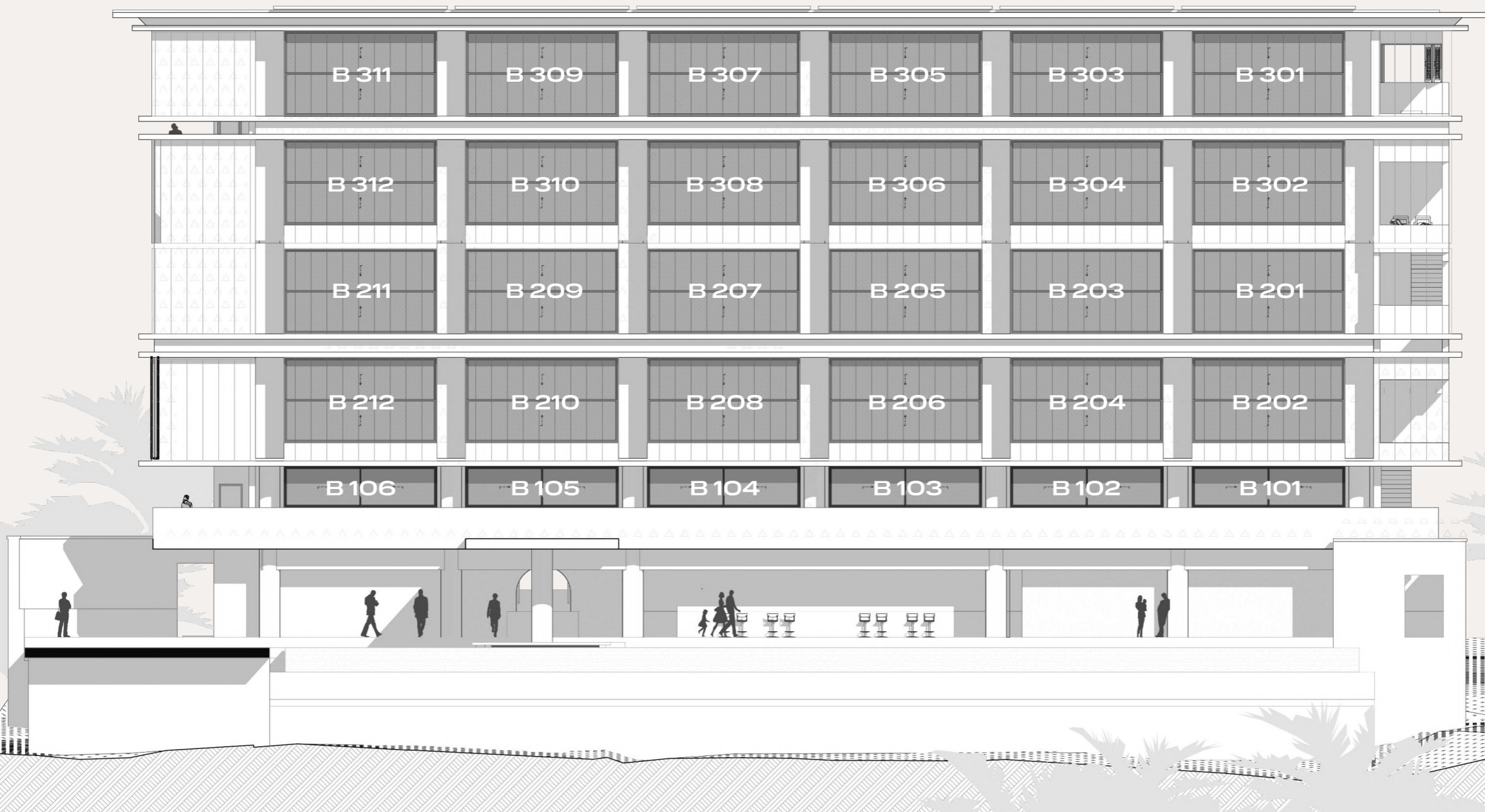
VIEW

Sunset Ocean

A02, A04, A06, A08, A10, A12, A14

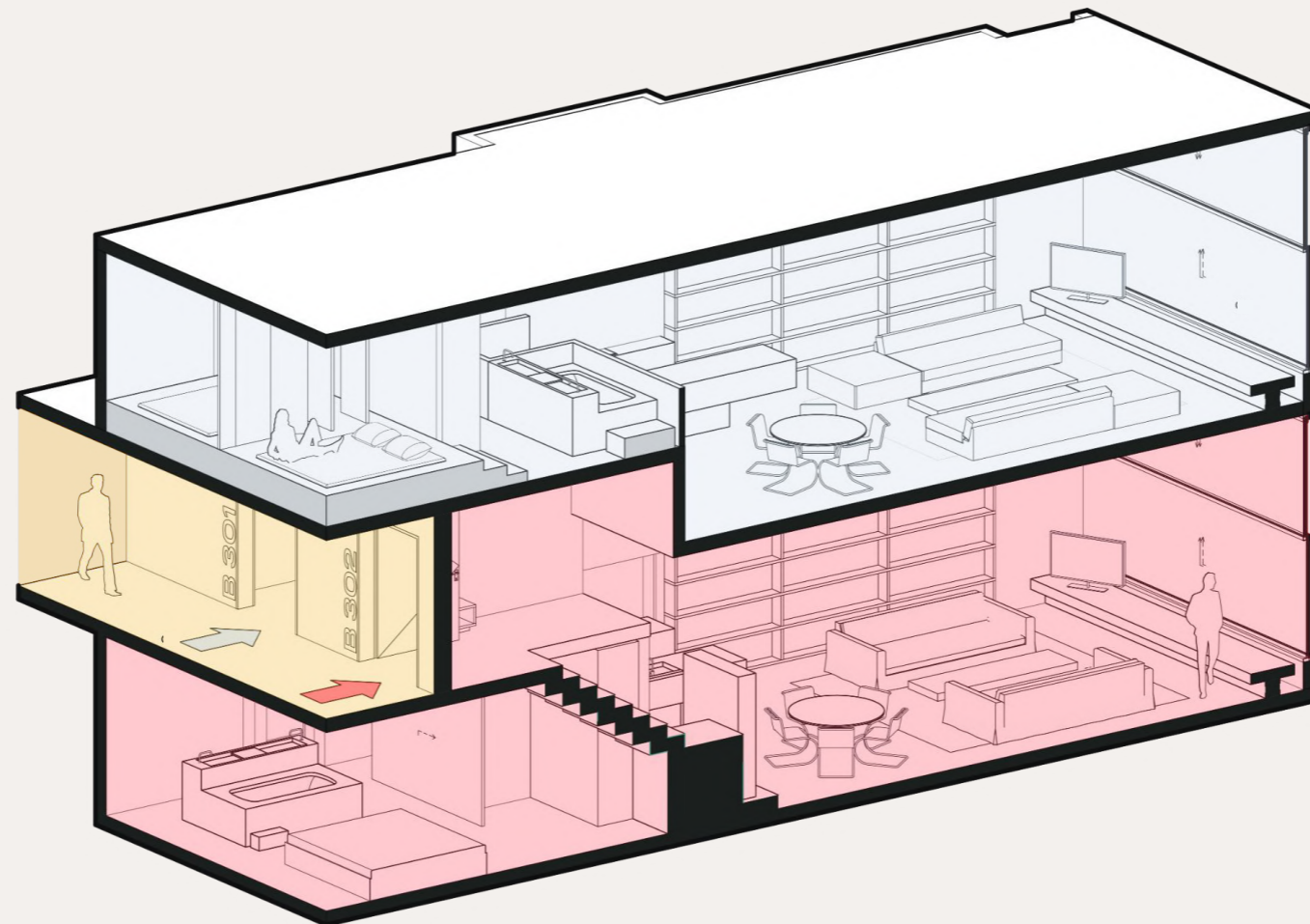


Tower B



Floorplans

OCEAN VIEW



SUNSET VIEW

TOWER B

Two-level apartment with one bedroom

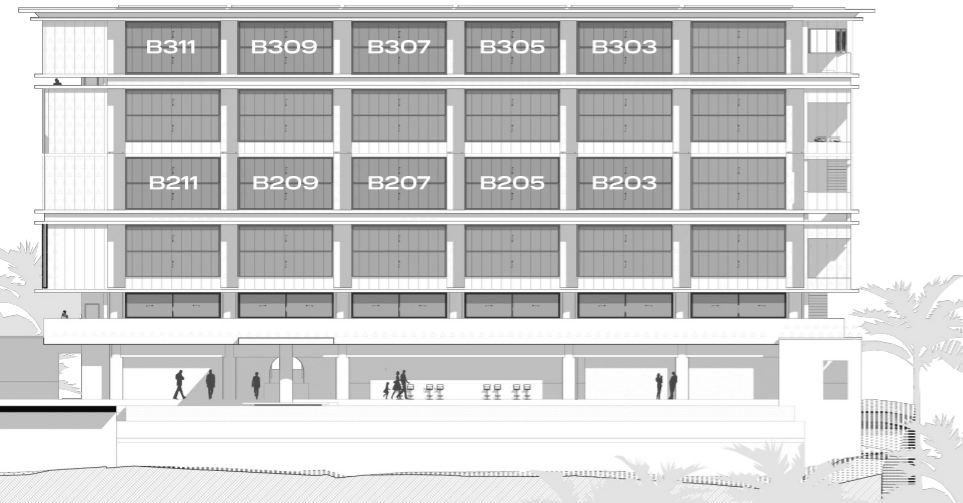
An elegant one-bedroom apartment with spacious living quarters, a primary bathroom romantically blended in with a luxe bathtub and sophisticated storage spaces. The living area features stunning high ceilings and an attractive kitchen island space to both unwind and entertain.

LIVING AREA

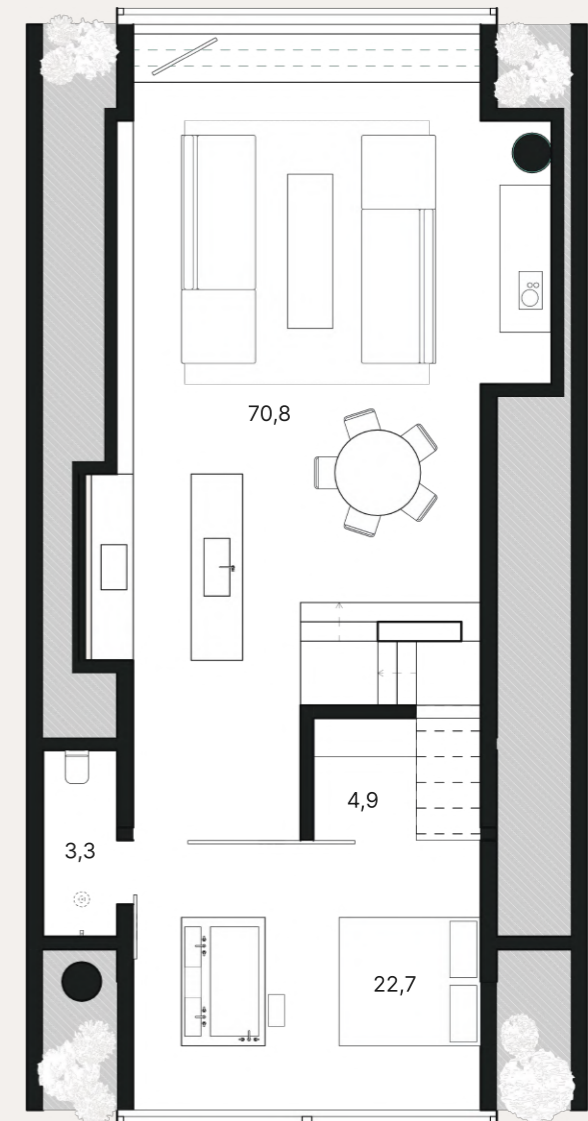
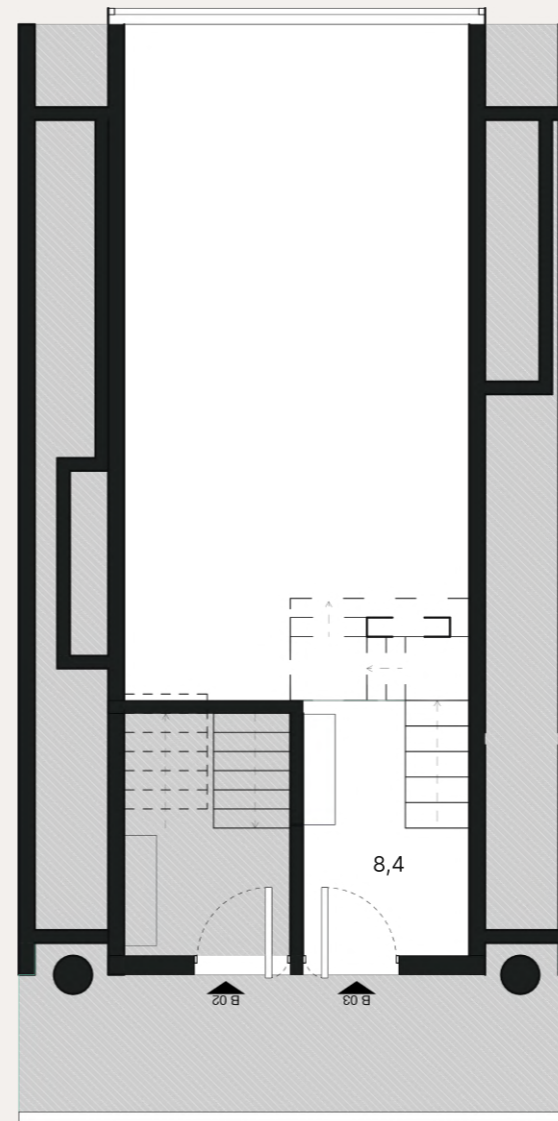
110,1 m²

VIEW

Sunset Ocean



B203, B205, B207, B209, B211, B303,
B305, B307, B309, B311



TOWER B

Two-level apartment with one bedroom and a balcony

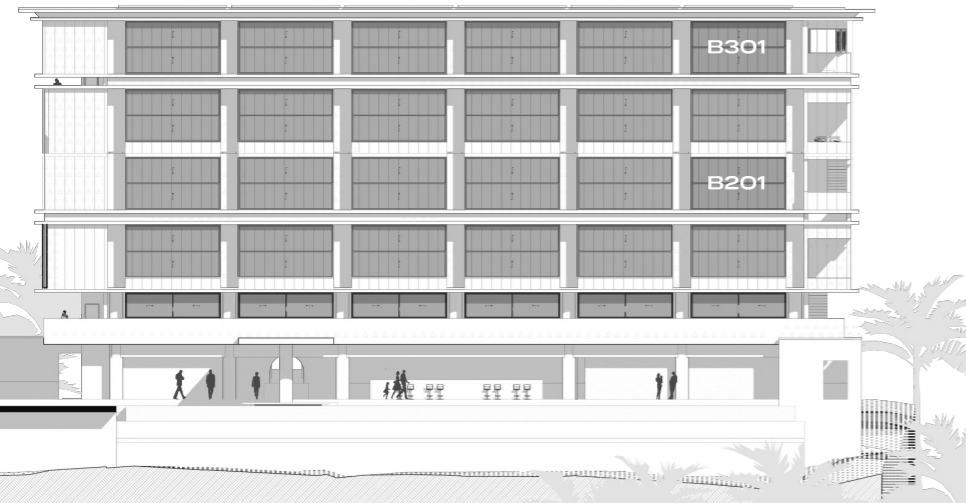
The two-level apartment features one bedroom, a living room, and a relaxation area. A unique concept divides the bathroom into two areas: a shower and toilet in a private zone, and a bathtub in the bedroom next to a window, offering an ocean view. The apartment has its own balcony with an ocean view.

LIVING AREA

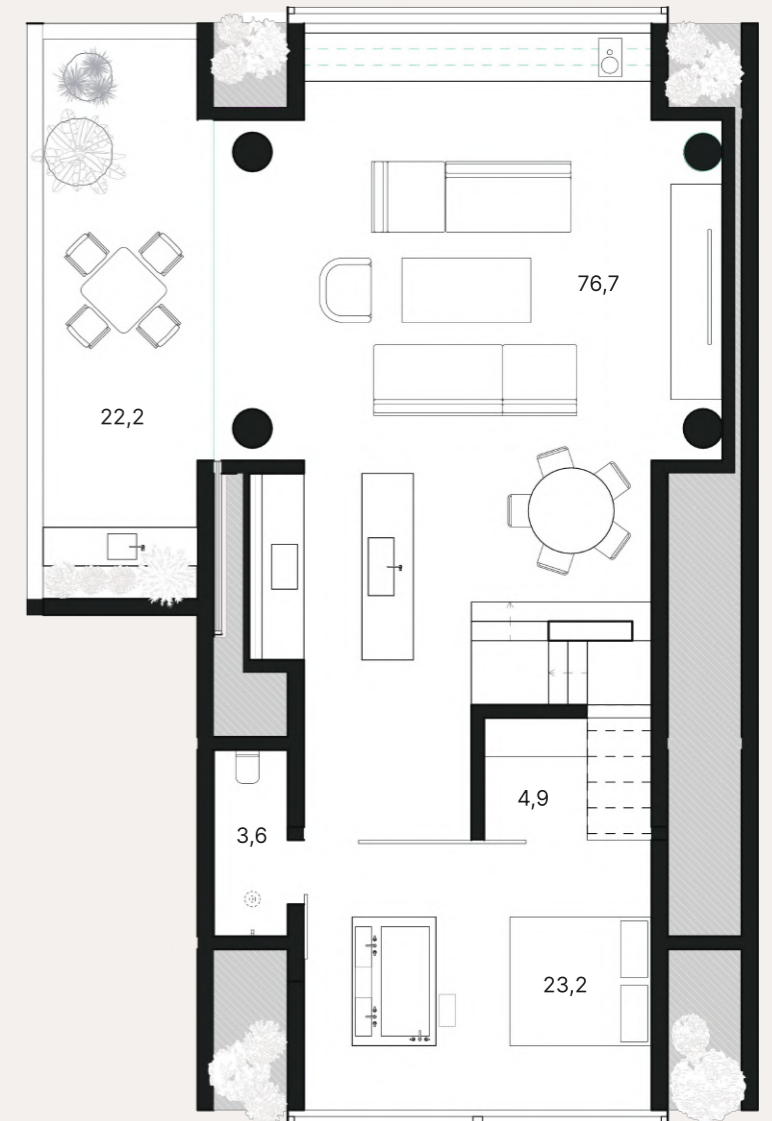
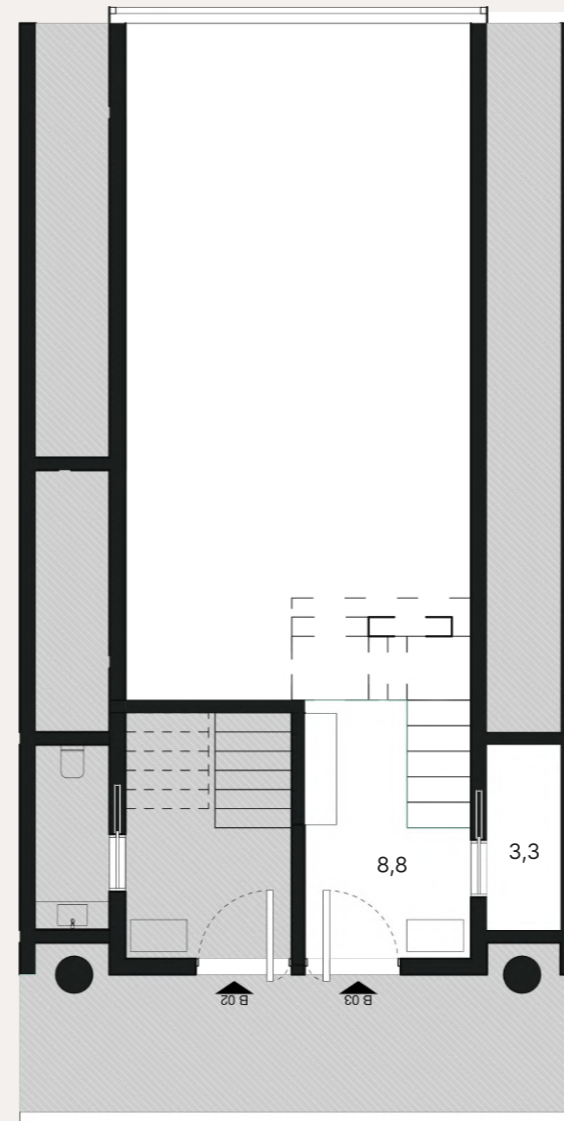
142,7 m²

VIEW

Sunset Ocean



B201, B301



TOWER B

Two-level apartment with two bedrooms

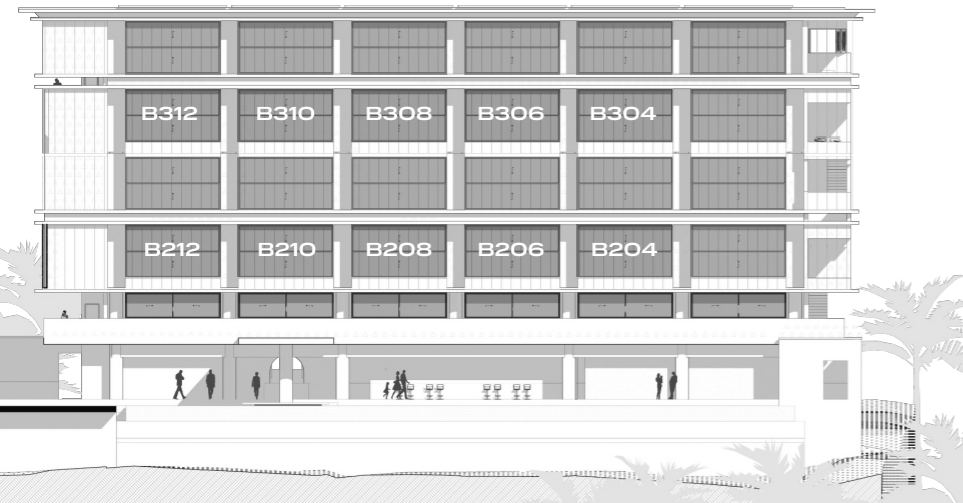
An elegant two-bedroom apartment with spacious living quarters, a primary bathroom romantically blended in with a luxe bathtub and sophisticated storage spaces. The living area features stunning high ceilings and an attractive kitchen island space to both unwind and entertain.

LIVING AREA

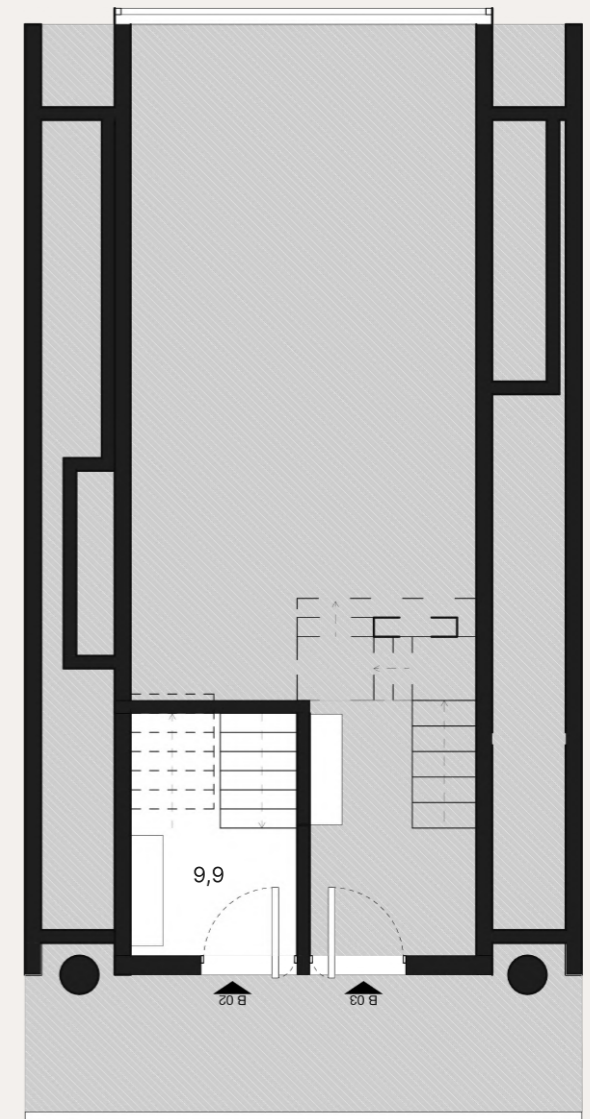
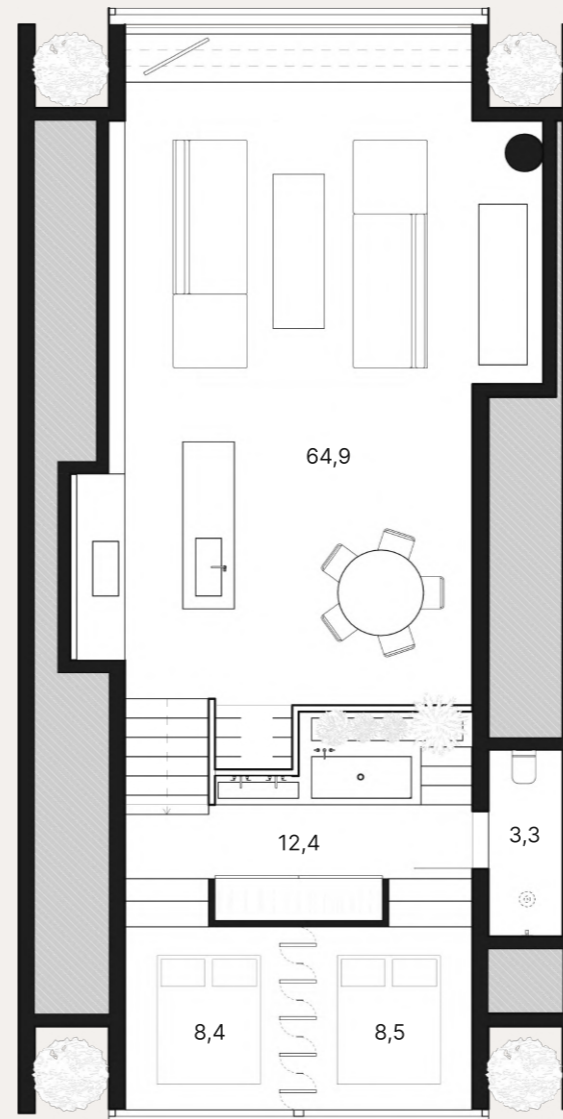
107,4 m²

VIEW

Sunset Ocean



B204, B206, B208, B210, B212, B304,
B306, B308, B310, B312



TOWER B

Two-level apartment with two bedrooms and a balcony

The two-level apartment includes a living room, a kitchen with built-in appliances, a bathroom, two bedrooms, and a relaxation area. Each apartment has its own balcony with an ocean view.

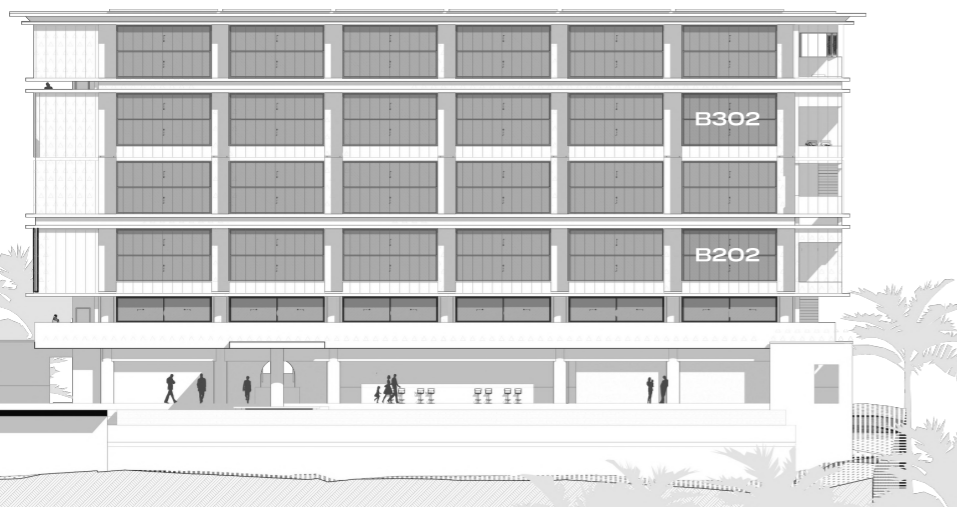
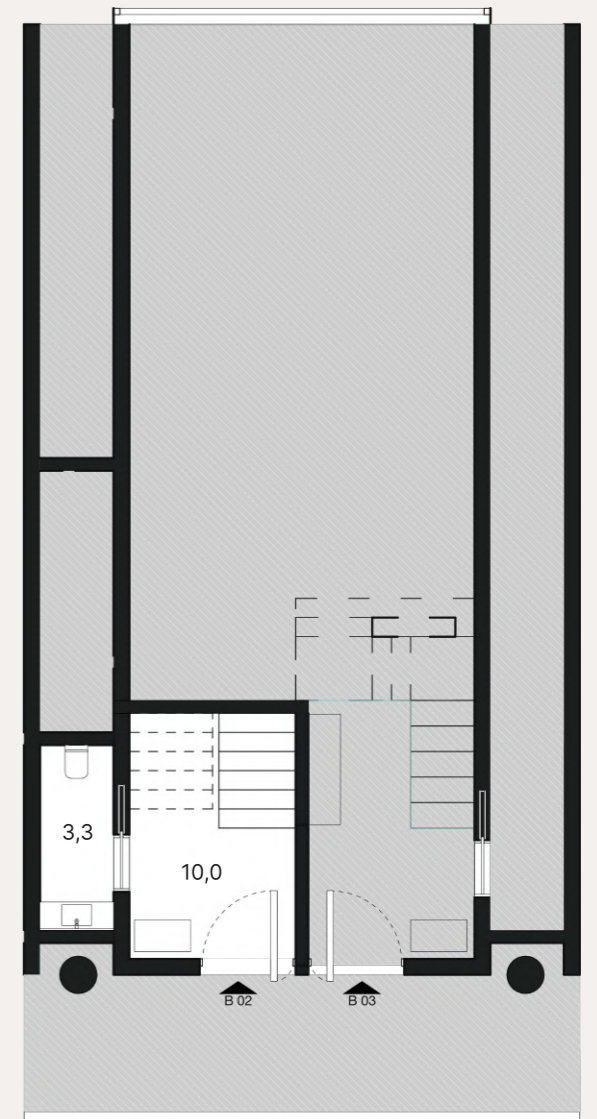
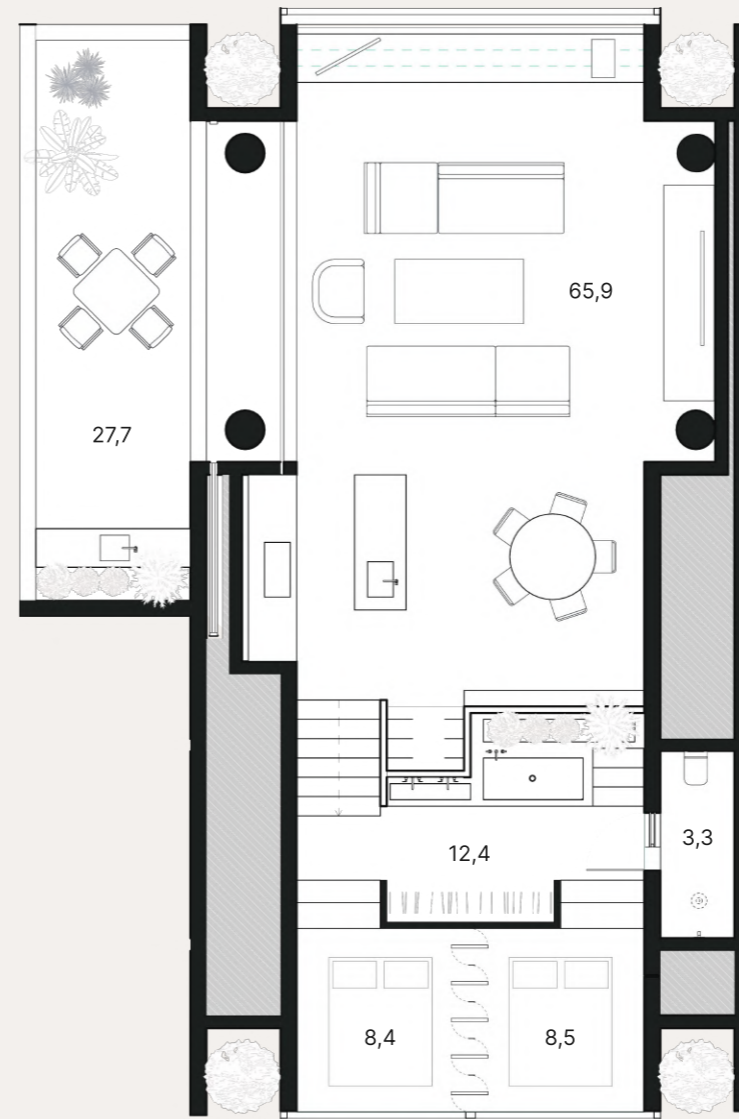
LIVING AREA

139,5 m²

VIEW

Sunset Ocean

B202, B302



TOWER B

Single Level Apartment

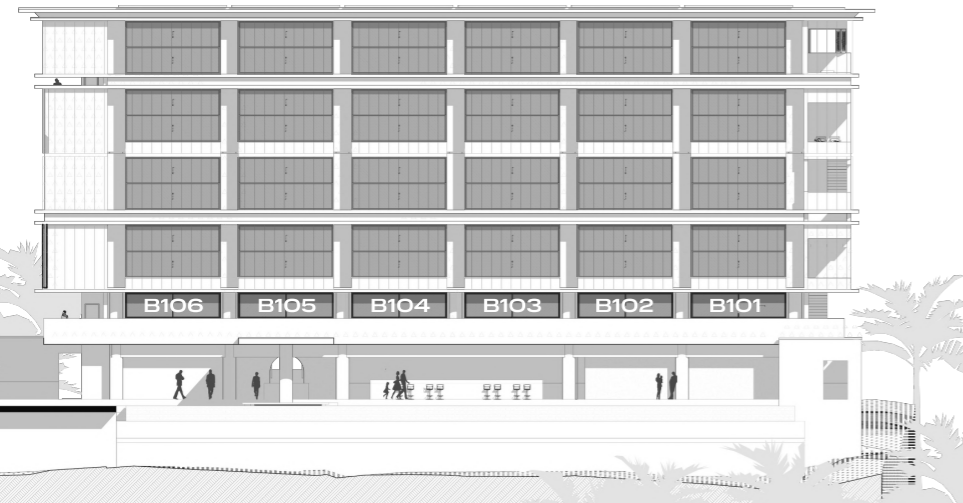
This unique concept consists of a one-bedroom, two-bath apartment with shared living space. Ideal for small families or community living, this compact space features an enchanting ocean view from the living area and thoughtful, intelligent storage.

LIVING AREA

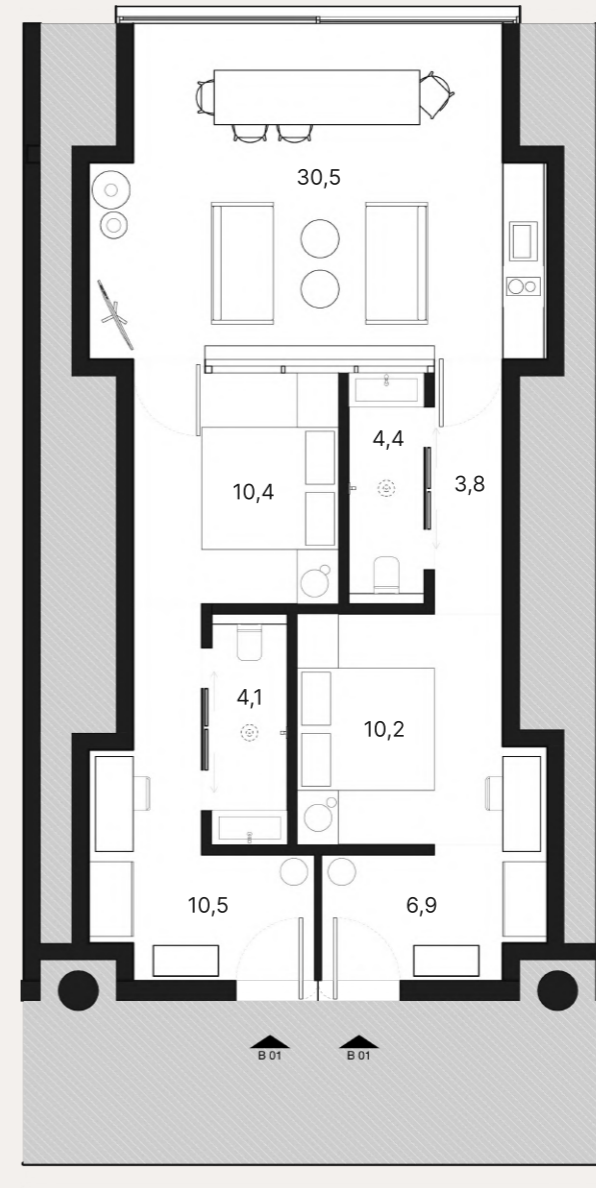
80,5 m²

VIEW

Ocean



B101, B102, B103, B104, B105, B106





Uluwatu