



## Three Unique Villa Developments For Sale In Uluwatu, Bali Indonesia



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### Στοιχεία καταχώρησης

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Uluwatu, Bali, Indonesia

Premium Uluwatu Real Estate: Three Boutique Villa Developments by Balitecture

The Bukit Peninsula in southern Bali has firmly established itself as one of the world's most coveted coastal destinations. Known for its dramatic limestone cliffs, world-class surf breaks, and spectacular Indian Ocean sunsets, Uluwatu attracts a sophisticated global demographic of luxury travelers, digital nomads, and lifestyle investors.

For those looking to secure a footprint in this high-performing market, a rare investment opportunity has emerged. Balitecture, an Australian-owned, award-winning Bali property developer, is presenting a curated collection of three distinct boutique villa developments. Situated in prime Uluwatu locations—approximately 600 meters from the coastline—the collection spans two, three, and four-



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bedroom private-pool villas. The inventory ranges from completed, turn-key homes available for immediate inspection to off-plan options that allow for bespoke interior customization. Prices for these premium properties start from USD 239,000 or 205,000 euro.

## Projections and Investment Dynamics

Uluwatu continues to lead Bali's short-stay rental market, consistently outperforming traditional tourist hubs in nightly rates and capital appreciation. These villas are architecturally engineered and strategically located to maximize yields in the premium short-term rental sector.

Over a standard 30-year holding period, comprehensive financial modeling indicates substantial income potential across the three developments.

### Development / Configuration Projected 30-Year Gross Rental Income

Solas Uluwatu (3-Bedroom) Approx. USD 1.5 Million

Suku Residences (3-Bedroom) Approx. USD 2.0 Million

Suku Residences (4-Bedroom) Approx. USD 2.8 Million

Note: These financial projections are modeling indicators that fluctuate alongside market conditions, seasonal trends, and occupancy rates. They do not constitute fixed financial guarantees. Prospective buyers are encouraged to review the complete data sets and perform independent due diligence.

A key differentiator of this offering is data integrity. Because Balitecture retains the management contracts for these properties post-handover, the financial models are informed by historical booking data, authentic guest reviews, and localized occupancy patterns rather than speculative spreadsheets.

## Location and Lifestyle Appeal

The geographic positioning of these developments places owners and guests in the heart of Uluwatu's highly desirable lifestyle corridor. The properties offer rapid access to pristine white-sand beaches, iconic surf breaks, and high-end commercial infrastructure.

Nara Villas, for example, is situated just 600 meters from the sand, allowing guests to transition effortlessly from their private compound to the beach. Furthermore, landmark lifestyle venues such as Savaya and Single Fin are just a short drive away. This proximity to high-end dining, wellness centers, and beach clubs underpins the strong nightly rates and high repeat-guest percentages that define the local rental market.

Deep Dive: The Three Developments <https://youtu.be/JSzTxRGeoco>

Each of the three architectural concepts responds to a specific market demand, providing options for buyers prioritizing immediate occupancy, off-plan customization, or wellness-oriented design.

### 1. Nara Villas: Clean, Wellness-Focused Design



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Nara Villas features contemporary, minimalist architecture designed to promote a sense of sanctuary. Positioned 600 meters from the beach, these two and three-bedroom off-plan villas prioritize natural light, clean lines, and seamless indoor-outdoor living. To cater to the growing wellness tourism market, buyers can select optional upgrades, including private cold plunge pools and custom-built saunas. The larger three-bedroom configurations also feature private rooftop decks designed for sunset viewing.

## 2. Suku Residences: An Exclusive Boutique Community

Suku Residences is a highly limited, low-density community consisting of just nine private villas. The architectural framework allows buyers to choose between two distinct aesthetic treatments: a warm, earth-toned terracotta facade or a sleek, contemporary cool-gray exterior. Available in two, three, and four-bedroom configurations, these off-plan villas offer a highly customizable footprint. Owners can integrate a dedicated private wellness retreat featuring an ice bath and integrated sauna setup directly into the villa layout.

## 3. Solas Uluwatu: Move-In Ready Tropical Mediterranean

For investors seeking immediate cash flow or an immediate lifestyle home, Solas Uluwatu offers completed, move-in-ready villas. Architectural features include a distinctive Tropical Mediterranean aesthetic, custom terrazzo swimming pools, sunken lounge spaces, and private rooftop bars. Of the original eleven premium three-bedroom homes within this boutique cluster, only a few remaining units are available for purchase. This project is fully completed, allowing prospective buyers to walk through the physical spaces today.

## Legal Framework and Asset Management

Navigating international property acquisition requires structural transparency. Every villa within this collection is secured via a long-term, 30-year leasehold agreement, which includes a guaranteed 30-year extension clause written into the primary contract. Structured strictly under Indonesian law, all contracts are executed and formalized by certified Indonesian legal notaries, ensuring full legal compliance for foreign investors.

To ensure a completely hands-off investment experience, Balitecture provides comprehensive, in-house asset management services post-handover. Their dedicated hospitality team manages the property end-to-end, supervising:

- \* Global marketing and multi-platform rental bookings
- \* Professional housekeeping and property maintenance
- \* On-site guest services and concierge operations
- \* Detailed monthly financial and operational reporting for owners

This fully integrated management structure ensures optimal property preservation and revenue collection, whether the owner resides locally in Bali or overseas.

About the Developer: Balitecture



Balitecture (Balitecture.com) is an established, vertically integrated property firm based in Bali. By combining architectural design, engineering, construction, and hospitality management within a single corporate ecosystem, the company provides buyers with a single, accountable point of contact throughout the entire lifecycle of their investment.

Over more than a decade of operation, Balitecture has expanded its internal team to over 160 industry professionals, including registered architects, structural engineers, drafters, and project managers. The firm's portfolio includes more than 200 successfully completed villa projects across Bali. This track record was recognized globally at the International Property Awards in 2025. Additionally, the company's work has been featured in major international publications, including Forbes , Marie Claire , and International Property & Travel .

Demonstrating strong market confidence, Balitecture's previous Uluwatu release, Dasa Uluwatu , completely sold out within seven days of launch. The company currently maintains a 4.9-star rating across 184 verified Google reviews, reflecting its commitment to construction quality and client communication.

## Enquiries and Next Steps

To receive comprehensive information packages—including detailed architectural floor plans, current availability pricing, and individualized 30-year financial projection models—or to schedule an on-site or virtual walkthrough of the completed homes, please contact the sales team directly:

- \* Direct Contact: Daniel
- \* WhatsApp: +62 811-3909-045
- \* E-mail: [daniel@balitecture.com](mailto:daniel@balitecture.com)
- \* Official Website: [balitecture.com](https://www.balitecture.com)

## ABOUT THE AREA

Perched on the southwestern tip of Bali's Bukit Peninsula, Uluwatu is famous for its dramatic limestone cliffs, world-class surf breaks, and mesmerizing Indian Ocean sunsets. Unlike the high-energy, bustling streets of nearby Kuta or Seminyak, Uluwatu offers a more laid-back, bohemian atmosphere. It perfectly balances rugged natural landscapes with an upscale coastal lifestyle, attracting everyone from professional surfers chasing legendary swells to travelers seeking cliff-top luxury.

At the heart of the area's cultural appeal is Pura Luhur Uluwatu (Uluwatu Temple), a majestic sea temple precariously balanced on a cliff edge roughly 70 meters above the roaring ocean. Beyond its spiritual importance, the temple grounds serve as the daily stage for the famous Kecak fire dance, which takes place at sunset against the backdrop of the open sea. The area is also flanked by hidden, pristine white-sand beaches like Bingin, Padang Padang, and Thomas Beach, nestled at the base of steep ravines.

Over the years, Uluwatu has evolved into a premier destination for luxury hospitality and vibrant cliffside social scenes. The clifftops are dotted with high-end resorts, infinity pools that seem to drop into the ocean, and iconic beach clubs where visitors gather to watch the sun go down. Alongside these luxury



venues, a thriving café culture, holistic wellness studios, and surf shacks preserve the neighborhood's original, free-spirited charm.

Traveling to this coastal paradise is relatively simple, as it sits a short distance from the entry point to the island. The nearest airport is I Gusti Ngurah Rai International Airport (often referred to simply as Denpasar International Airport or Bali Airport, code: DPS ). Located approximately 20 to 25 kilometers north of Uluwatu, the drive typically takes around 40 minutes to over an hour depending on traffic, making it easily accessible via pre-arranged private transfers, local taxis, or ride-hailing apps.

## MAIN FEATURES:

- \* 300m<sup>2</sup> of living space
- \* 1500 m<sup>2</sup> plot
- \* 3 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Pool
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Bali
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Κοινά**

Κρεβατοκάμαρες:	3
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	300 τ.μ
Μέγεθος αυλής:	1500 τ.μ

### **Lease terms**

Date Available:

### **Contact information**

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