



## Boutique cliff-side residences, 5 minutes from Melasti Beach — South Bali's Bukit Peninsula



### Agent Info

Name: ArKadia  
 Company Name:  
 Country: United Kingdom  
 Phone:  
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
 Price: USD 143,627.64

### Location

Country: Indonesia  
 State/Region/Province: Bali  
 Posted: May 21, 2026

### Description:

Introducing a new boutique residential concept for the Bukit Peninsula — an exclusive collection of only 27 cliff-side homes inspired by the idea of a small luxury hotel. This development addresses a rare niche in the local market: upscale serviced residences that offer private ownership, hotel-style amenities, professional management, and strong rental income potential in one of South Bali’s most sought-after coastal locations. Situated on the high cliffs of Bukit, just a five-minute walk from Melasti Beach, the project provides a sophisticated lifestyle and investment opportunity with limited direct competition. It is tailored for buyers seeking more than a typical apartment or villa — a high-end, hospitality-focused property with boutique charm, strong appeal to guests, and expected rental yields of 10–14% per year.

The complex combines Balinese architectural influences, natural tropical materials, and lush surroundings to create a private resort-like environment. Amenities include multi-level sculptural pools, a 25-metre lap pool, inner tropical gardens, open lounge terraces, and a thoughtfully crafted ambiance that feels intimate, exclusive, and spacious. Residents and guests enjoy access to Karma Beach and Klive Beach Club, with Nusa Dua only 20 minutes away. Each residence is designed to optimize natural light, airflow, and views, featuring windows on two or three sides for cross-ventilation, while the elevated cliff location offers ocean and jungle vistas without flood risk. Interiors use natural, eco-conscious materials such as stone, timber, and woven textures, delivering a warm, elegant, and contemporary take on island living. Selected units also feature large private terraces and plunge pools, enabling a seamless indoor-outdoor lifestyle.

The project includes a full suite of upscale shared amenities such as a tropical restaurant with a green terrace, panoramic sauna, hot and cold plunge pools, a modern gym, rooftop yoga studio with ocean



views, coworking space, concierge service, and covered parking. Completion is anticipated in Q4 2028 with an 80-year HGB land title. With its boutique scale, premium positioning, hotel-style concept, and professional property management, this development presents an attractive blend of lifestyle benefits and investment potential — a unique offering designed to serve an underserved upscale rental market on the Bukit Peninsula.

### **\*\*Studio\*\***

Starting at \$88,850

From 21.9 m<sup>2</sup> plus terrace option

Garden views · One- or two-sided aspect

Floors 1–3

### **\*\*One-bedroom\*\***

Starting at \$143,150

From 40.9 m<sup>2</sup> plus terrace option

Sea, garden & courtyard views

Private pool available in select units

### **\*\*Two-bedroom\*\***

Starting at \$297,108

From 69.7 m<sup>2</sup> plus terrace up to 18.1 m<sup>2</sup>

Frontal sea views · Panoramic terrace

Three-sided aspect available

New: Yes

Built: 2028

### **Common**

Bedrooms: 1

Bathrooms: 1

Finished sq. ft.: 40 sq m

Floor Number: 1

### **Room details**

Indoor Features: Fitted kitchen

### **Building details**

Parking: Yes

### **Rental details**

Furnished: Yes

### **Lease terms**

Date Available:

### **Additional information**



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