



Where the Ocean Meets Elegance — A Premium Boutique Hotel for Sale in Uluwatu



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 5,507,508.11

Location

Country:	Indonesia
State/Region/Province:	Bali
Posted:	Jun 04, 2026

Description:

Located on the prestigious cliffs of Uluwatu — one of Bali’s most established and desirable premium destinations — this outstanding boutique hotel complex offers a rare chance to acquire a fully operational, internationally acclaimed hospitality asset. The property has earned two distinguished global awards, recognized as Best Architectural Project in Asia and Best Boutique Hotel, confirming its status as a world-class luxury offering. Situated just 9 minutes from the white sandy beaches of Padang Padang, and conveniently close to Uluwatu Temple, Bingin Beach, and Ngurah Rai International Airport, the location enjoys steady, year-round demand from surfers, digital nomads, and long-stay international visitors.

The complex features 23 boutique-style rooms across three unique unit types, all crafted to provide a 5-star guest experience with a strong emphasis on privacy and exclusivity. The architecture is distinctive — a cascading, multi-level design with signature arched facades that blend naturally into the cliffside environment. The interiors showcase a refined mix of modern tropical aesthetics, Moroccan-inspired elements, earthy color schemes, backlit stone features, and handcrafted natural materials, creating a warm yet sophisticated ambiance. Shared amenities include a resort-style pool and lounge area, a fully equipped fitness center, and lush tropical gardens — together offering a comprehensive and appealing lifestyle experience.

From an investment perspective, the property operates under a freehold ownership structure and maintains an average annual hotel occupancy rate of 75%, demonstrating robust demand within the Uluwatu corridor and the high quality of the hospitality product. Whether maintained as an ongoing hotel



business under expert management or transformed into a boutique lifestyle brand, the asset presents substantial income potential within one of Bali's most resilient and premium tourism zones.

Unit Breakdown:

The complex includes three apartment categories. The Standard Studio Apartments consist of 8 units, each 35 m², all boasting stunning ocean views from the clifftop location, and featuring an open-plan kitchen and living area. The Premium Studio Apartments comprise 10 units, each 50 m², with 4 offering ocean views and 6 facing the garden, featuring panoramic windows and a more spacious layout. The 2-Bedroom Apartments include 5 units of 80 m² across two floors, each with two en-suite bedrooms, a large living room, pantry, and panoramic ocean views — perfect for families or extended stays.

Price: USD 5,500,000

Built: 2025

Common

Finished sq. ft.: 1000 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/RWEE-T3500/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: bphf03106

