

WELCOME TO
**ULUWATU
ART VILLAS**



"THE ART LIVING"



20
25





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THE CONCEPT

The ART living

Art Villas Bali is thrilled to introduce a distinctive art residency concept, where each villa serves as a modern art gallery that evolves over time.

Soon, ten luxury art villas will be unveiled, with each villa featuring hand-painted art and stone sculptures, creating a one-of-a-kind masterpiece in every unit.

Picture residing within a dynamic art gallery...

Visitors have the freedom to select any sculpture or artwork within the villa and make a purchase directly on our website. We will deliver it to their homes, allowing them to take home a piece of art as a memento of their Bali experience.





THE LOCATION

ULUWATU

Nestled on Bali's southern tip, Uluwatu is renowned for its dramatic cliffs, stunning sunsets, and world-class surf spots. Explore the iconic Uluwatu Temple perched on the edge of a limestone cliff, offering breathtaking ocean views and traditional Kecak dance performances. Relax on pristine beaches like Padang Padang and Bingin, or indulge in fresh seafood at charming cliffside cafes. Whether you're seeking adventure, culture, or tranquility, Uluwatu is your perfect escape.

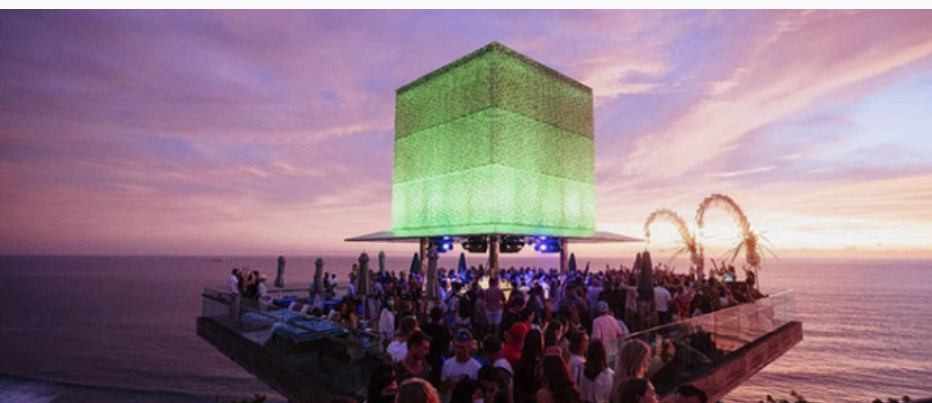
Let the beauty of Uluwatu ignite your creativity. The serene environment, coupled with the inspiring landscapes, makes it an ideal place for artists, writers, and creators to find inspiration.



Capture the vibrant colors of the sunset, or simply let the tranquil sounds of the ocean waves stimulate your senses.

Above all, Uluwatu encourages you to enjoy life. Whether you are exploring the rugged coastline, engaging in water sports, or simply relaxing on the beach, every moment in Uluwatu is an opportunity to savor the beauty of life and create lasting memories.

Come to Uluwatu, where inspiration meets relaxation, creativity thrives, and the joys of life are celebrated every day.



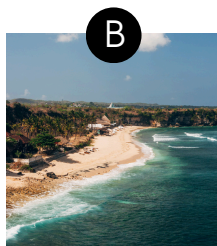
THE LOCATION

Uluwatu, Bali offers convenient access to various attractions within a 5 to 10-minutes radius. These include the luxurious Bulgari Hotel, Sundays Beach Club for sun-soaking, and Uluwatu Cliff House for breathtaking views. Nightlife options include Savaya and El Kabron. Adventure seekers can enjoy Bingin Beach's world-class surfing or discover the peaceful Nyang Nyang Beach. Golf enthusiasts will find Bali's New Kuta golf club nearby. To experience local culture, visit Uluwatu Temple, and there are numerous restaurants in the vicinity.

BEACHES & SURFING



Bingin Beach



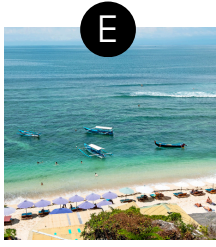
Balangan Beach



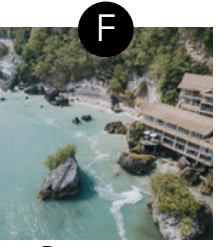
Padang Padang Beach



Nyang Nyang Beach



Thomas Beach



Dreamsea Surf Camp



THE LOCATION

Uluwatu truly has something for everyone, making it a must-visit destination for those looking to experience the best Bali has to offer.

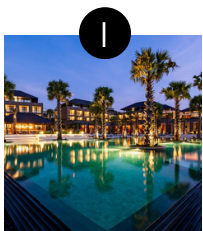
HOTELS



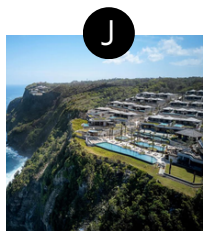
Anantara Hotel



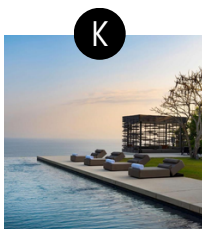
Renaissance Resort



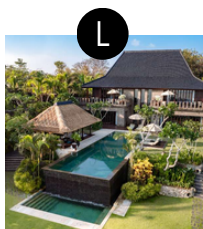
Raddison Blue



Six Senses Hotel



Alila Villas



Bulgari Resort

OTHERS



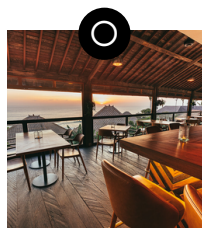
Bambu Fitness



Uluwatu Temple



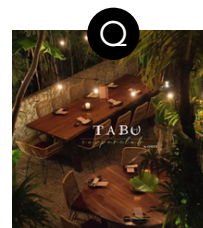
LEISURE ACTIVITIES



Mana Restaurant



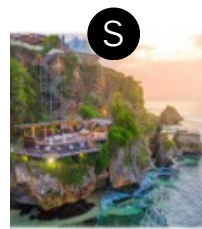
Ours Restaurant



Tabu Bar



Savaya

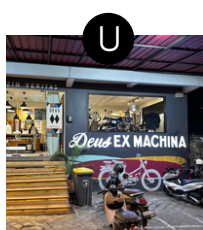


Ulu Cliffhouse

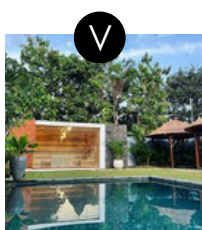


Palmilla Beach Club

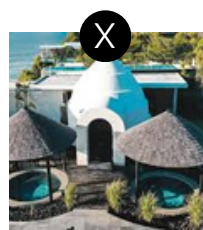
RECREATIONAL SPOTS



Deus Ex Machina



Santai Spa



The Istana





THE VILLA COMPLEX

The epitome of elegance and comfort at Art Villas Bali, where every villa showcases a luxurious Mediterranean-style design. Our 1, 2, and 3-bedroom villas offer a serene retreat, perfect for couples, families, and groups.

Each villa features exquisite sunken sofas and beautifully crafted built-in furniture pieces, creating an atmosphere of refined sophistication. The state-of-the-art kitchens are fully equipped for all your culinary adventures, while the elegantly designed bathrooms provide a spa-like experience.

At Art Villas Bali, every detail is meticulously crafted to ensure a luxurious and comfortable stay. Come and experience a sanctuary of style and relaxation.

THE OUTDOOR

The serene outdoor environment of Uluwatu Art Villas is complemented by beautifully landscaped paths and tranquil water features, creating a peaceful oasis. Whether you're lounging by the pool, dining under the stars, or simply enjoying the breathtaking views, the outdoor spaces at Uluwatu Art Villas provide the perfect setting for relaxation and rejuvenation.

Experience the ultimate in outdoor living at Uluwatu Art Villas, where luxury meets nature.





THE AMENITIES

Experience luxury and comfort with the exceptional amenities at Uluwatu Art Villas. Each villa features a private sauna for ultimate relaxation and a pristine piscina for refreshing swims. Enjoy the finest outdoor dining with top-of-the-line BBQ facilities and a stylish outdoor bar, perfect for entertaining and unwinding. Beautifully designed spaces cater to both indoor and alfresco meals. For those needing to stay connected, our dedicated working spaces provide a perfect blend of functionality and comfort. At Uluwatu Art Villas, every detail is crafted to ensure a memorable and luxurious stay, seamlessly integrating modern convenience with the beauty of Bali.



UNPARALLELED AMENITIES AT ULUWATU ART VILLAS

Indulge, work, and unwind in luxury.....





INTERIOR

ART GALLERY LIVING ROOM

Step into a realm of refined elegance and artistic inspiration within our Art Gallery Living room. Adorned with carefully curated artworks and tastefully crafted decor, this sanctuary invites you to indulge your senses and elevate your stay to new heights.



Experience the harmonious fusion of art and comfort, where every visit becomes a journey of discovery and inspiration. And here's the extra touch: For every artwork sold from your property, you will receive extra revenue. We take care of everything, including adding a new piece to replace the sold one, ensuring your experience remains fresh and vibrant. Welcome to a space where creativity knows no bounds, and every detail is a masterpiece unto itself.



BEDROOM 1

BEDROOMS

Indulge in the epitome of sophistication and comfort within the bedrooms of Uluwatu. Designed with a blend of Mediterranean charm and modern elegance, each bedroom is a sanctuary of style and serenity.

Immerse yourself in plush bedding and luxurious linens, where every detail is meticulously curated for your utmost comfort. Sleek furnishings and clean lines create a contemporary yet inviting atmosphere, while touches of Mediterranean flair add a sense of timeless allure.



BEDROOM 2



ENSUITES

Indulge in a luxurious sanctuary in our en-suite bathrooms, each meticulously crafted to provide a peaceful oasis. Experience natural stone embellishments and captivating feature walls that harmoniously combine natural elements with modern design.

Step into these peaceful areas where contemporary amenities await to enhance your relaxation and offer an exceptional bathing experience. Whether you're relaxing after a day of discovery or gearing up for your next adventure, our en-suites provide a serene escape, guaranteeing an extraordinary stay in Uluwatu.





1-BED VILLA



GARDEN ENTRANCE



DOUBLE HEIGHT ENTRANCE

1-BED VILLA



KITCHEN



SUNKEN LOUNGE

1-BED VILLA



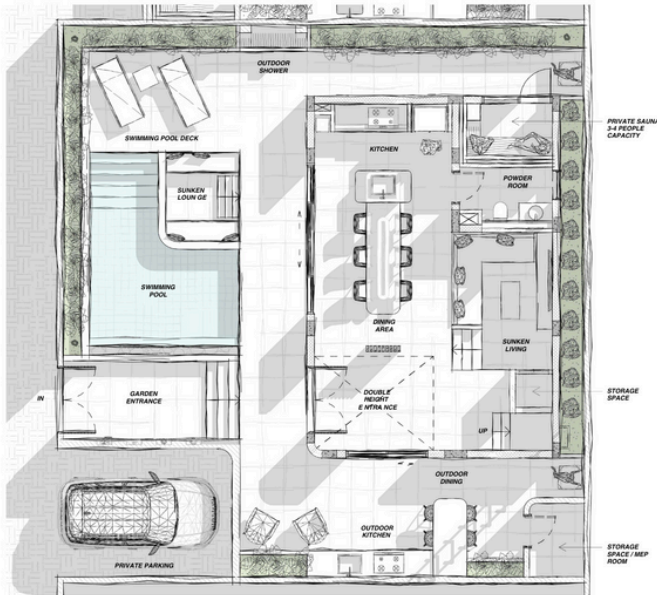
BEDROOM



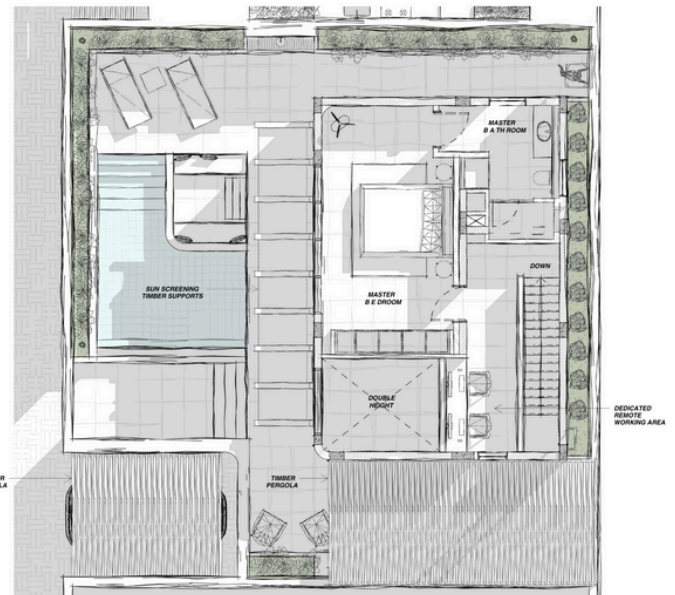
WORKING SPACE

THE FLOOR PLAN

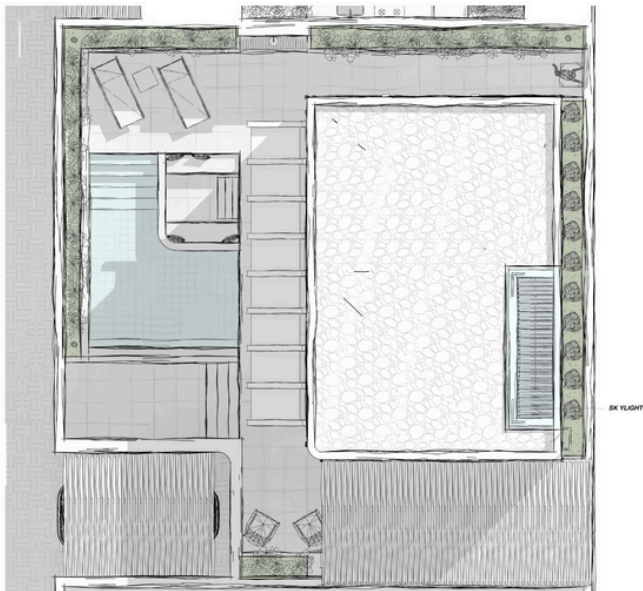
1-BED VILLA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

1-BED VILLA INFORMATION:

Plot Size = 215 sqm

Parking Area = 16.2 sqm

Swimming Pool Area = 17.8 sqm

Exterior Ground Floor Area = 118.4 sqm

Interior Ground Floor Area = 60.3 sqm

Interior First Floor Area = 50.8 sqm

2-BED VILLA



GARDEN ENTRANCE



OUTDOOR SUNKEN LOUNGE

2-BED VILLA



KITCHEN



2-BED VILLA



DINING ROOM



SUNKEN LOUNGE

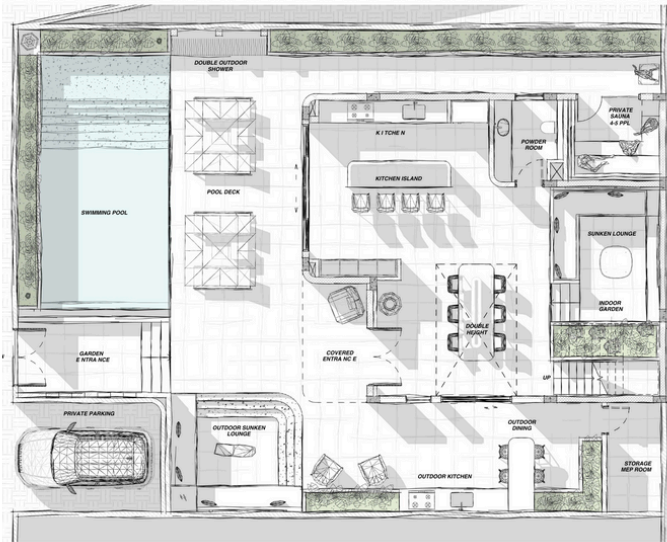
2-BED VILLA



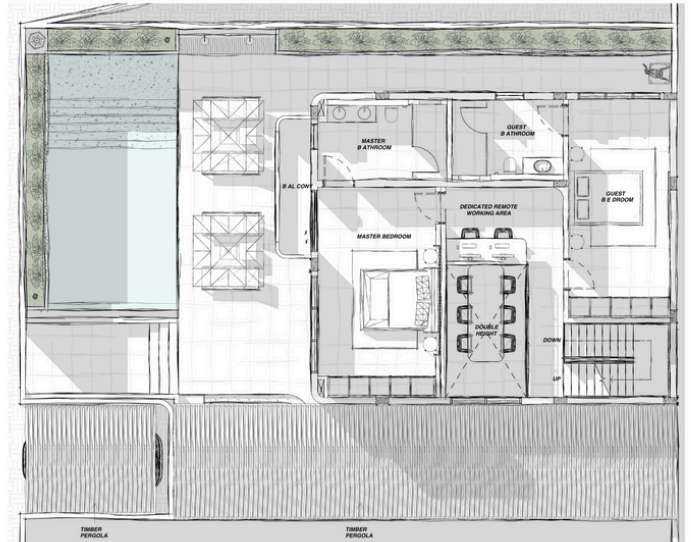
BEDROOM

THE FLOOR PLAN

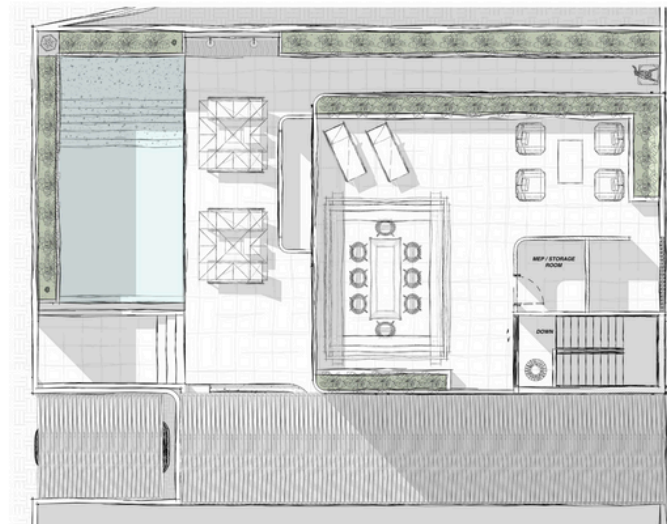
2-BED VILLA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

2 BEDROOM VILLA INFORMATION

Plot Size = 302 sqm

Parking Area = 16.2 sqm

Swimming Pool Area = 33.6 sqm

Exterior Ground Floor Area = 183.1 sqm

Interior Ground Floor Area = 92.4 sqm

Interior First Floor Area = 89.1 sqm

Rooftop Area = 92.2 sqm

3-BED VILLA



GARDEN ENTRANCE



POOL DECK

3-BED VILLA



THE GALLERY



3-BED VILLA



LIVING ROOM



STUDY

3-BED VILLA



BEDROOM 1

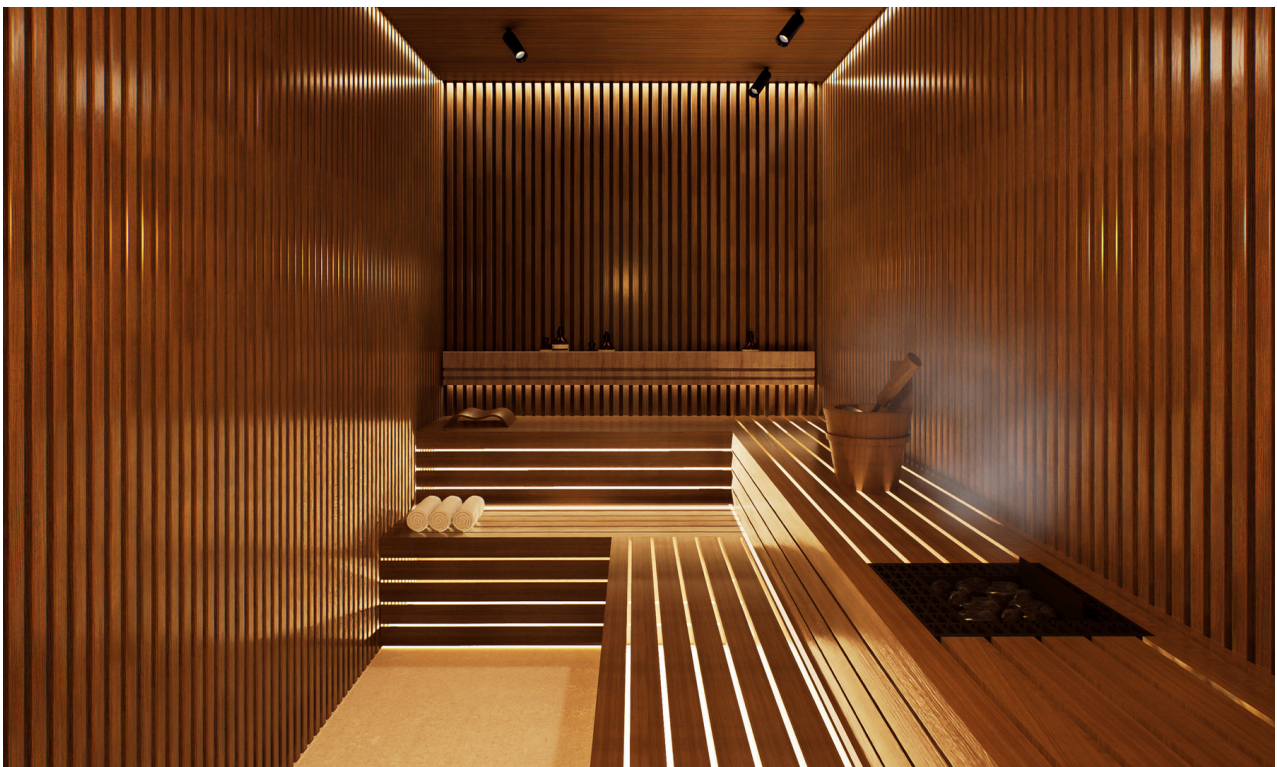


BEDROOM 2

3-BED VILLA



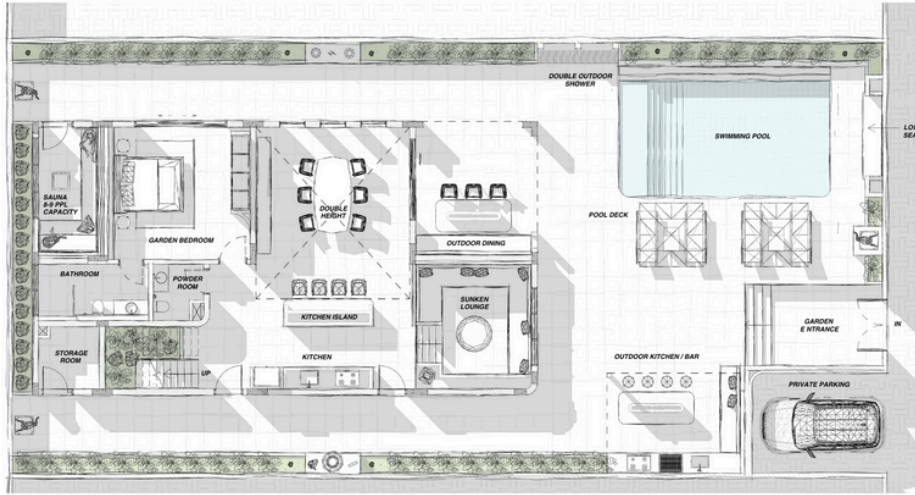
OUTDOOR KITCHEN AND BAR



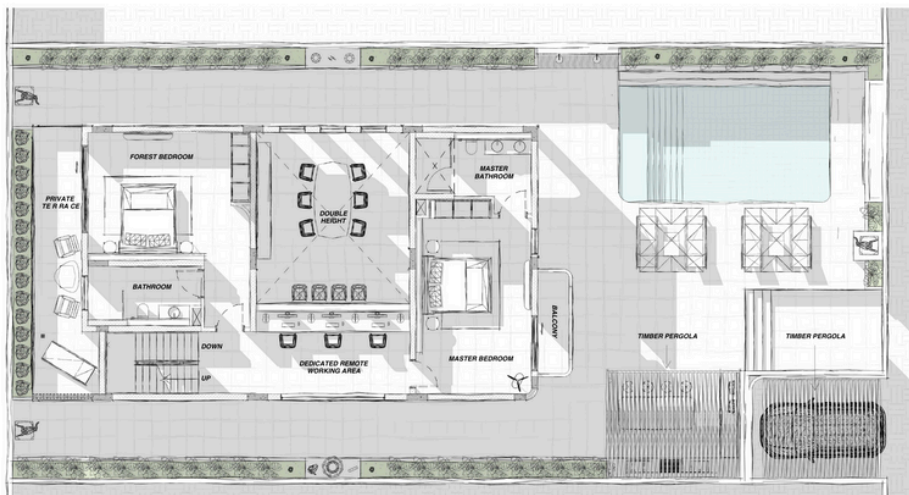
SAUNA

THE FLOOR PLAN

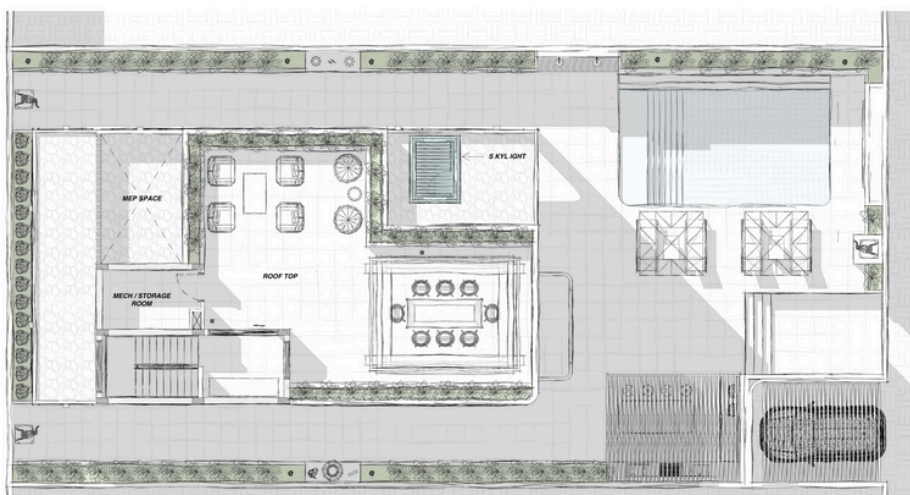
3-BED VILLA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

3-BED VILLA INFORMATION

Plot Size = 452 sqm
 Parking Area = 16.2 sqm
 Swimming Pool
 Area = 30.4 sqm
 Exterior Ground Floor
 Area = 282.2 sqm
 Interior Ground Floor
 Area = 133.5 sqm
 Interior First Floor
 Area = 106.8 sqm
 Rooftop Area = 83.1 sqm



1-BED VILLA

1 bedroom, 2 bathrooms
Land Size: 2 are

\$ 289,000.00

2-BED VILLA

2 bedrooms, 3 bathrooms
Land Size: 3-3.5 are

\$ 399,000.00

3-BED VILLA

SOLD
OUT

3 bedrooms, 3 bathrooms
Land Size: 4.5-5.2 are

\$ 499,000.00

PRICES AND ROI CALCULATIONS

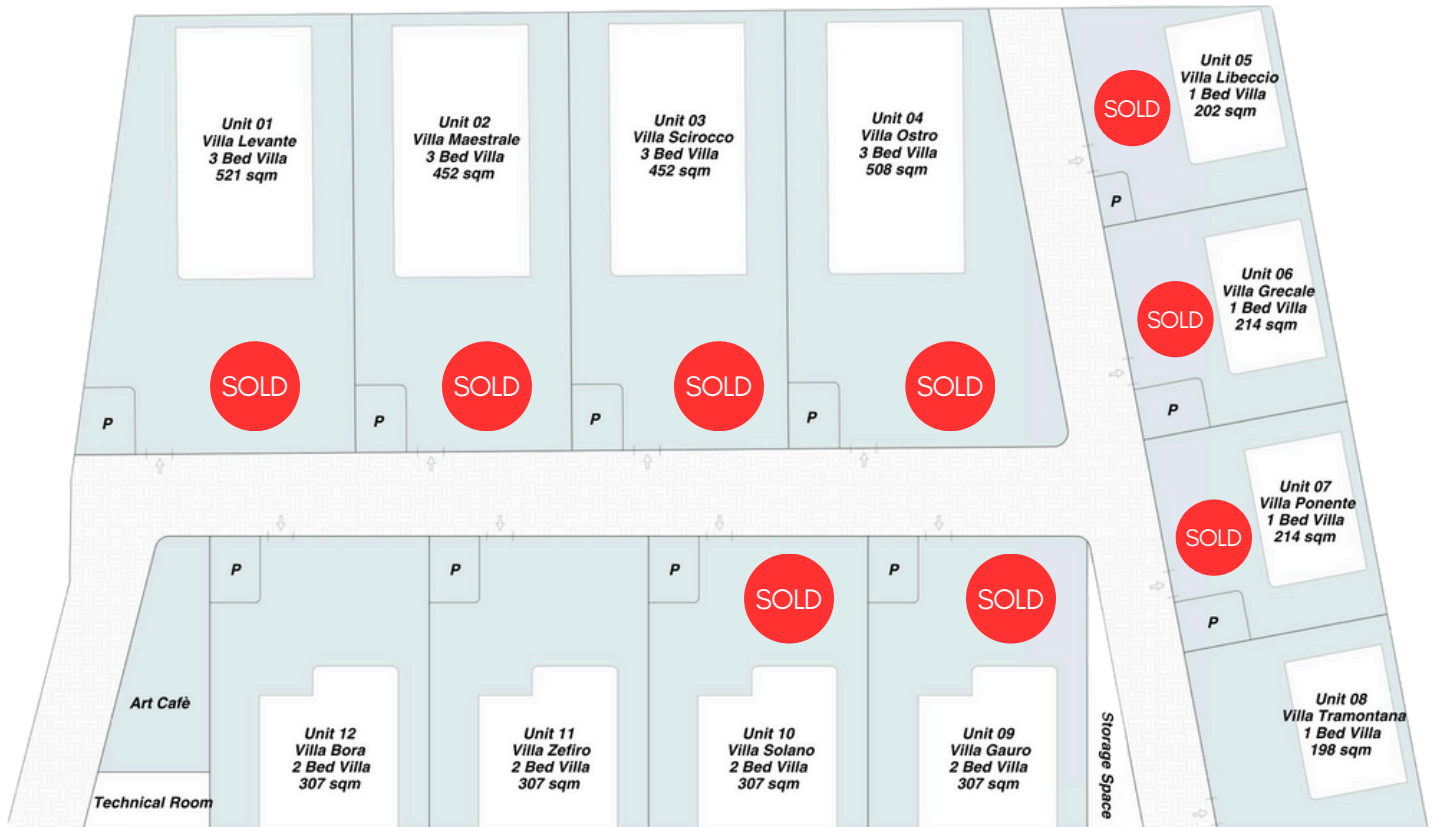
Leasehold: 25 years (with 30, 35 and 40 years options)

Flexible Payment Plans Tailored to Your Needs: At Uluwatu Art Villas, we understand that every client has unique financial requirements. That's why we offer flexible payment plans that can be customized to suit your individual needs. Our goal is to make your investment as seamless and convenient as possible, ensuring a payment schedule that aligns perfectly with your financial planning.



MASTERPLAN

ULUWATU ART VILLAS



NOTE: Units 1 to 7 have already been sold, reflecting strong demand for these exclusive properties. Currently available for sale are **Unit 8**, a thoughtfully designed 1-bedroom villa, and **Units 11 & 12**, each offering spacious 2-bedroom layouts. These remaining villas present a rare opportunity to own a private sanctuary in one of Bali's most sought-after residential communities. Don't hesitate to reach out if you're interested, availability is limited and demand remains high.



INVESTMENT OPPORTUNITY

Uluwatu Art Villas meticulously crafted investment opportunities with associated ROI calculations.

Our dedication to perfection is evident in every aspect of this venture, guaranteeing optimal returns. We understand that true success lies in the details, and our commitment to excellence assures a unique investment journey.

Come aboard and unleash the complete potential of your investment with Uluwatu Art Villas.



PAYMENT PLAN

A sales and purchase agreement is established between Art Villas Bali and the client. This contract details the general terms and conditions, property information, safety procedures, security measures, and payment terms. To begin the process and secure your property, only a 10% down payment is needed.

Breakdown of Payments:

- 10% Initial Down Payment
- 20% upon leasehold transfer and contracting agreement
- 20% at the start of construction
- 15% upon completion of Phase 1
- 10% upon completion of Phase 2
- 10% upon completion of Phase 3
- 5% upon completion of Phase 4
- 5% upon completion of Phase 5
- 5% upon final handover and permit approval

This meticulously designed payment schedule ensures peace of mind and manageable payments, ensuring that your villa construction process is smooth and outstanding!



ART CONSULTATION SERVICES



Transform your villa into a masterpiece with our exclusive Art Consultation services. We specialize in creating a unique and stunning visual aesthetic tailored to your personal taste and style. Our expert consultants work closely with you to select and curate artworks that perfectly complement your villa's design, ensuring a harmonious and inspiring environment. Customize your art villa with our bespoke service and elevate your living space to new heights of elegance and sophistication.





INVEST IN OUR BALI PARADISE

Investing in Bali real estate is particularly advantageous now due to the post-pandemic tourism boom, which is driving high demand for rental properties and promising substantial rental income. The market is also benefiting from significant growth and development, with new infrastructure projects enhancing property values. Additionally, favorable economic conditions, including relaxed foreign ownership regulations and competitive property prices, make it an opportune moment to capitalize on Bali's thriving real estate market.

Extensive Market Expansion and Advancement

- 1** Bali's real estate market is undergoing significant growth and development. New infrastructure projects, such as improved roads and airport expansions, are enhancing accessibility and desirability, leading to rising property values and better investment prospects.

Maximizing Return on Investment (ROI)

- 2** Bali's real estate market has shown consistent growth over the years, driven by its popularity as a top global tourist destination. High demand for holiday rentals and increasing property values offer investors lucrative returns.

Experience Luxury Without Compromise

- 3** Compared to many other global luxury markets, Bali offers affordable yet high-quality properties. Investors can acquire premium real estate at a fraction of the cost of similar properties in Europe, Australia, or the Americas, making it an attractive destination for both lifestyle and financial investment.

YOUR PARADISE. OUR PASSION.

GET IN TOUCH

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website: www.artvillasbali.com

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