

ULU ART BAY

VILLA AURA



SUKYF & ARCHITECTS

PRESENTED BY ART VILLAS BALI

20
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INDEX

VISION & CONCEPT 02

THE MASTERPLAN 04

THE VILLA COMPLEX 08

RENTAL ROI 17

ABOUT US 18

CONTACT US 20



INTRODUCTION

A SANCTUARY ABOVE THE SEA

Perched upon the dramatic limestone hills of Uluwatu, **Ulu Art Bay** is a sanctuary where **art, architecture, and lifestyle** intertwine.

Here, modern Mediterranean minimalism meets tropical abundance — a vision designed for those who seek more than a home: a living masterpiece.

Just minutes from **Bingin's world-class surf, five-star beach clubs, and fine dining sanctuaries**, Ulu Art Bay offers both privacy and connection.

This is not merely real estate — it is a statement of artistry, intention, and balance.

VISION & CONCEPT

WHERE ART BECOMES HABITAT

Ulu Art Bay was conceived as an ode to creativity — a place where every wall, curve, and corridor speaks the language of design.

The project unites **modern minimalism**, **organic textures**, and **artisanal craftsmanship** to form an environment that breathes sophistication and soul.

Inspired by **Bali's natural light** and **Mediterranean serenity**, every space is curated to reflect harmony — between people, art, and nature.

"We don't just build villas; we create homes that tell stories."

— Art Villas Bali

THE SPIRIT OF MERSUKA DOPAZO



Ulu Art Bay finds its creative pulse through the "blithe exuberance" of Mersuka Dopazo. A Spanish-born, Bali-based phenomenon, Mersuka transforms rare Asian textiles and hand-made papers into monumental collages of raw energy. Her sought-after works breathe life into our shared spaces, inviting you to reside within a living gallery of vibrant, modern expression





THE MASTERPLAN

Crafted by the visionary **SUKYF studio**, Ulu Art Bay is a master-planned masterpiece where the natural topography of the Uluwatu hills dictates a rhythmic descent of tiered villas. Every residence is meticulously positioned as a private sanctuary, capturing unobstructed horizons and the golden coastal light that defines Bali's most iconic peninsula.

A sense of grand arrival begins at the estate's entrance, home to an elite recreational and social hub. This vibrant center features a high-culture **Art Gallery**, professional **Padel courts**, and a sophisticated **Wellness Club** comprising a traditional **Hammam**, saunas, a jacuzzi, and dedicated **Yoga and Pilates studios**.

Beyond the club, sweeping **7.5-meter wide boulevards** replace narrow lanes, offering an effortless flow toward expansive estates ranging from **250 to 1,400 sqm**. This gated, fully serviced community is curated by a private **concierge**, ensuring that every need is met with invisible precision.

Winding, sculptural pathways connect these private sanctuaries to the heart of the estate's fine dining and boutique café. It is an environment of profound space and Mediterranean elegance, where the "Art of Living" is woven into the very fabric of the landscape.

THE MASTERPLAN

OVERVIEW

Spread across **1.3 hectare of prime freehold land**, Ulu Art Bay is an exclusive gated estate composed of:

- **20 Luxury Freehold Villas** — each a modern canvas of art and architecture.
- **Recreational & Wellness Hub** — padel, spa, recovery, and F&B.
- **Gallery & Reception Pavilion** — curated art exhibitions and a grand welcome.



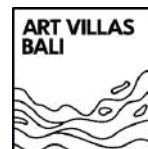
LEGEND:

- | | | |
|-----------------|---------------------------------|-----------------------|
| 1. VILLA TERRA | 9. VILLA HELENA | 17. VILLA TERRA |
| 2. VILLA TERRA | 10. VILLA HELENA | 18. VILLA TERRA |
| 3. VILLA TERRA | 11. VILLA AURA | 19. VILLA TERRA |
| 4. VILLA DARYA | 12. VILLA AURA | 20. VILLA AURA |
| 5. VILLA ADONIS | 13. VILLA AURA | 21. VILLA HELENA |
| 6. VILLA HELENA | 14. VILLA TERRA | 22. RECREATION CENTER |
| 7. VILLA AURA | 15. VILLA TERRA | 23. SECURITY POST |
| 8. VILLA AURA | 16. CINEMA ROOMS AND MAN'S CAVE | 24. ART GALLERY |

DESIGNED BY:



PRESENTED TO YOU BY:



LAYOUT PLAN



GROUND FLOOR

Grand Floor

Total: 89,5 sqm

Swimming pool:

Total: 30 sqm



FIRST FLOOR

First Floor

Total: 108 sqm



ROOF FLOOR

Roof Floor

Total: 19 sqm

All floor

Grand Total: 216,5 sqm





THE VILLA COMPLEX

VILLA AURA (3-BEDROOM)

FREEHOLD

THE ESSENCE OF FREEDOM LIVING.

Offplan price: Starting from \$700k
Ready price: Starting from \$900k

An intimate sanctuary designed for effortless living.

Open-plan interiors flow into lush gardens and a reflective pool — perfect for couples or families seeking balance between privacy and openness.

Highlights

- Land size: $\approx$ 200-300 sqm
- Build area: $\approx$ 216.5 sqm
- Bedrooms: 3 Bathrooms: 3 ½
- Rooftop lounge with ocean glimpse

Mood: tranquil mornings, art-filled walls, slow-living energy.

VILLA AURA



OUTDOOR VIEW



VILLA AURA



LIVING AREA



KITCHEN AND DINING

VILLA AURA



SWIMMING POOL



VILLA AURA



OUTDOOR LIVING



VILLA AURA



MASTER BEDROOM



VILLA AURA



MASTER BATHROOM



VILLA AURA



BATHROOM 1 & 2



ROOFTOP & BBQ AREA

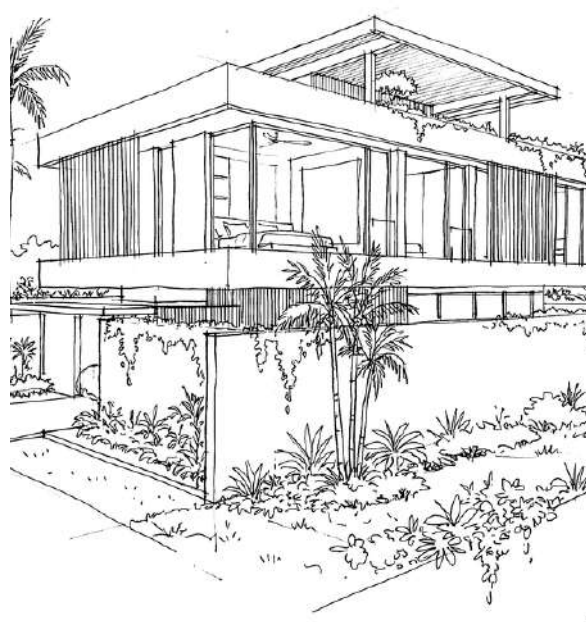


RENTAL ROI

VILLA AURA (3-BEDROOM)

SHORT TERM RENTAL ROI	
Off plan price	\$700,000
ROI - 60% Occupancy Rate	9%
ROI - 70% Occupancy Rate	11%

DETAILS	
Average Daily Rate	\$450
Gross Revenue (1)	\$98,550
Gross Revenue (2)	\$115,200



Description: Based on our market research, the property is expected to generate an estimated ROI of 9% to 11%, supported by an achievable Average Daily Rate of 450 USD.

Assuming a projected occupancy rate of 60%-70%, the villa is forecasted to generate annual rental income between 98,550 USD to \$115,200 USD, depending on the pricing strategy applied in response to market demand.

Note: Forecasts presented are based on the lowest ADR assumptions

APPRECIATION FORECAST	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
\$900,000	\$990,000	\$1,039,500	\$1,091,475	\$1,146,049	\$1,203,351

ABOUT US

ART VILLAS BALI



Art Villas Bali is a fully integrated luxury real estate development and investment partner in Bali. We blend architectural excellence, creative vision, and end-to-end execution to deliver bespoke villa projects that are both aesthetically exceptional and commercially compelling. From concept and design to construction, legal structuring, branding, and long-term management, our team ensures every detail is handled with precision and care. Each project is treated as a canvas — creating timeless, meaningful homes that resonate with owners and investors alike. Our holistic approach has supported dozens of clients and significant assets under management, making us one of Bali's most trusted platforms for design-driven real estate.

LIGGroup

Life Is Good Group (LIG) is a strategic investment partner focused on aligning capital with high-quality, lifestyle-oriented real estate opportunities. Guided by principles of disciplined asset growth, long-term value creation, and purposeful investment, LIG operates with the conviction that wealth should be built through secure, experiential, and performance-driven assets. While detail on Life Is Good Group's operations is distinct from traditional corporate disclosure, its mission centers on secured, lifestyle-driven returns and partnering with ventures that emphasize design, experience, and sustainable value. Our purpose is to shift and exceed the expectations of every single one of our clients either private or corporate ones. Quality as a philosophy, passion on every single line, natural materials, simplicity, elegance and the maximum combination on three element, textures or colors on every creation drives you to an exceptional detail result. Innovation, timeless appeal, proportions and comfort as fundamentals on every design.

THE ARCHITECT & DESIGNER

DESIGNED BY:



FELIPE GONZALEZ DIMENE DE LA ESPADA



Felipe González Jiménez de la Espada leads an international team of professionals, emphasizing the importance of uniqueness in every moment to create distinctive experiences for clients, regardless of project scale. We translate diverse client wishes into functional and enduringly beautiful creations. With a blend of modern and traditional influences, our focus on quality ensures that luxury and simplicity exude elegance.

Since 1995, Felipe González Jiménez de la Espada has acquired an impressive portfolio of private, corporate and commercial clients in 15 countries around the world. Its headquarters are based in Madrid, Spain.

THE PRACTICE

"The art of listening". Founded in 1995, Sukyf is an internationally renowned architecture design studio. Recognized for its multidisciplinary approach and the talent of balancing functionality, aesthetics into each one their creations and designs. Suky Studio creates bespoke modern minimalist architecture, interiors, furnitures and product designs. The concept of blending exterior, interior and product design skills with context, culture and environment. We feel, we enjoy and the most important part of an studio firm we listen to our clients, spending time with them letting them open themselves to us in order to squeeze until the last drop of their personality in order to translate that into the character of each individual architecture or element that we design, always searching for the perfect fusion on elements for that one singular design.

Our purpose is to shift and exceed the expectations of every single one of our clients either private or corporate ones. Quality as a philosophy, passion on every single line, natural materials, simplicity, elegance and the maximum combination on three element, textures or colors on every creation drives you to an exceptional detail result. Innovation, timeless appeal, proportions and comfort as fundamentals on every design.

JOIN THE VISION.

Exclusive. Elevated. Yours.

Own Your Art Piece in Uluwatu.

email: info@artvillasbali.com
website: www.artvillasbali.com
Uluwatu - Bali - Indonesia

Ulu Art Bay – The Art of Living, Elevated.

PRESENTED TO YOU BY

LIGGroup  **SUKYF & ARCHITECTS**
CIVIL ENGINEERING CONSULTING

