

INTRODUCING

SUKU

RESIDENCES

EXCEPTIONALLY BOLD LUXURY



REVEALING

THE LOCATION

ULUWATU BALI'S CLIFFSIDE JEWEL



Perched on Bali's southern tip, Uluwatu blends dramatic ocean cliffs, world-class surf breaks, and a rapidly growing hospitality scene. While other Bali hubs like Canggu and Seminyak are hitting saturation, Uluwatu still has space for smart investment — making it the island's most exciting frontier.



WHY ULUWATU IS AN INVESTMENT MAGNET

Bali is one of the top-performing short-term rental markets globally, scoring 96/100 on AirDNA. Uluwatu stands out for its mix of high-spending short-stay guests (surfers) and long-term tenants (digital nomads), which helps maintain healthy occupancy year-round. Supply is still catching up to demand — meaning more room for property value growth.



OCCUPANCY

RATE

BALI VS ULUWATU

Bali

Overall occupancy has risen **6%** in the past year, with revenue hitting **\$287M** (+3% YoY).

Uluwatu

Outperforms the island average thanks to its unique guest mix, avoiding the steep low-season dips seen in other regions.





CASE

STUDY

OCCUPANCY IN ACTION

These examples show how niche targeting drives steady occupancy, and higher ROI.



Casa Uluwatu

Fresh Tulum design with a minimalist approach, fits exactly what people seek and love about their accommodations in Bali.



Casa Petak

Popular with digital nomads for long-term stays and workspace-friendly layouts.



Desa Hut

Eco-conscious villas with strong appeal for nature-oriented travellers.

A woman with long dark hair, wearing a light-colored wrap, stands on a sandy beach looking out at the ocean. A small child in a blue shirt is in the foreground, also looking towards the water. In the distance, a person is surfing on a wave, and several boats are visible on the horizon under a hazy sky.

THE SUSTAINABLE

GROWTH

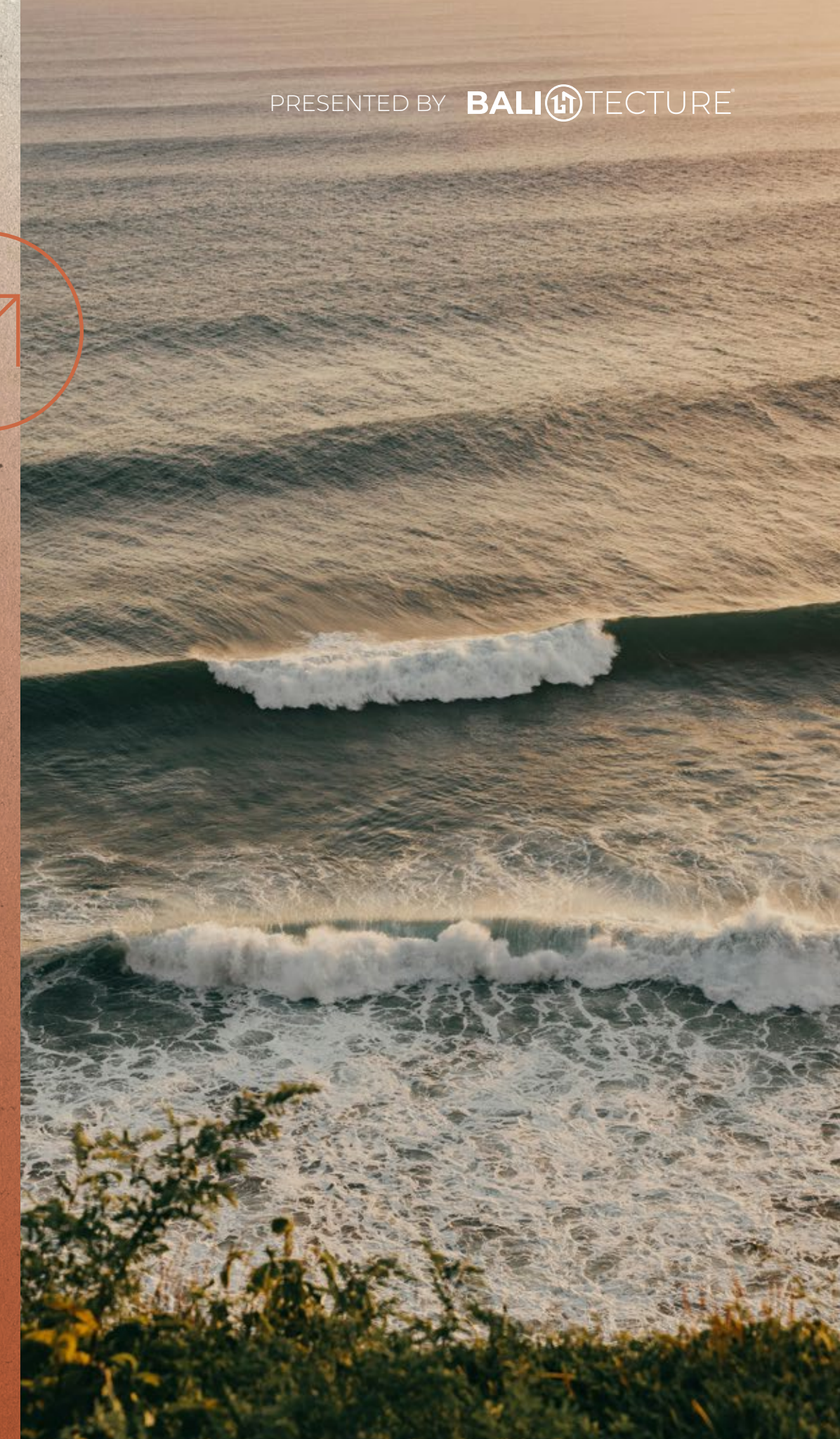
TOURIST NUMBERS & MARKET GROWTH



One. 2.64M international visitors
(Jan–May 2025) up 13.65% YoY.

Two. Monthly average: ~529K visitors,
up 10.57% from 2024.

Three. May 2025 alone: 602K visitors,
up 10.58% YoY.



A full-page background image showing a person from behind, jumping into the ocean. The person is wearing white shorts and is in the middle of a jump, with water splashing around their legs. The ocean is a deep blue with small waves. The text 'THE COMMUNITY' is overlaid in white, with 'THE' on the left and 'COMMUNITY' on the right.

THE

COMMUNITY

WHO'S STAYING IN ULUWATU?



Surfers

Year-round wave consistency, high repeat visit rates, prefer cliffside and surf camp stays.

Digital nomads

1–3 month stays, café culture, co-working spaces, reliable internet.

Nature-oriented travellers

Cliffs, beaches, cultural temples; drawn to eco-friendly, design-led properties.

An aerial photograph of a rugged coastline. Dark, jagged rocks are visible on the left and bottom right, with white foam from crashing waves surrounding them. The central area is a lighter, textured expanse of water or sand.

THE

CONVENIENCE



EXPAT LIFE IN BALI

Uluwatu ticks the boxes for long-term foreign residents:

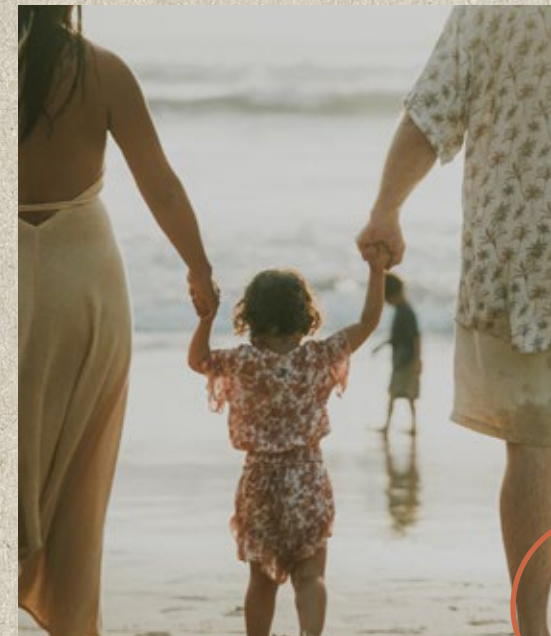
- One.** Proximity to Ngurah Rai International Airport (35–40 mins).
- Two.** Access to international schools and upscale neighbourhoods.
- Three.** Well-developed dining, wellness, and fitness scenes.
- Four.** Relaxed lifestyle paired with high-end leisure options.





THE

ATTRACTIONS



Uluwatu Temple

Cliffside sunset views & Kecak dance performances.

Single Fin

Iconic surf bar with panoramic views.

Padang-padang & Bingin Beach

Surf and white sand.

Melasti Beach

Soft white sands, crystal clear water, and breathtaking cliff views.

WHAT'S AROUND

ATTRactions & LIFESTYLE



NATURAL

WONDERS

THE BEACHES

From legendary surf breaks (Uluwatu, Padang Padang) to hidden white-sand coves (Thomas Beach), the area offers something for everyone, which means year-round draw for visitors and residents alike.



LET'S STAY IN TOUCH!

Feel free to get in touch and find out how Balitecture can help turn your dream into a reality.

 **SCAN ME**



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2025

PRESENTED BY **BALI**  TECTURE

SUKU

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