

An aerial photograph of a modern resort complex built into a cliffside. The architecture features sweeping, curved balconies and terraces with white walls and green-tinted glass railings. A circular swimming pool is visible within the complex. The resort is surrounded by lush tropical vegetation, including palm trees and various shrubs. Below the cliff, a sandy beach meets the turquoise ocean waves. In the bottom right corner, a small traditional Balinese-style building with a thatched roof is visible near the shoreline.

La Belle

ULUWATU CLIFF

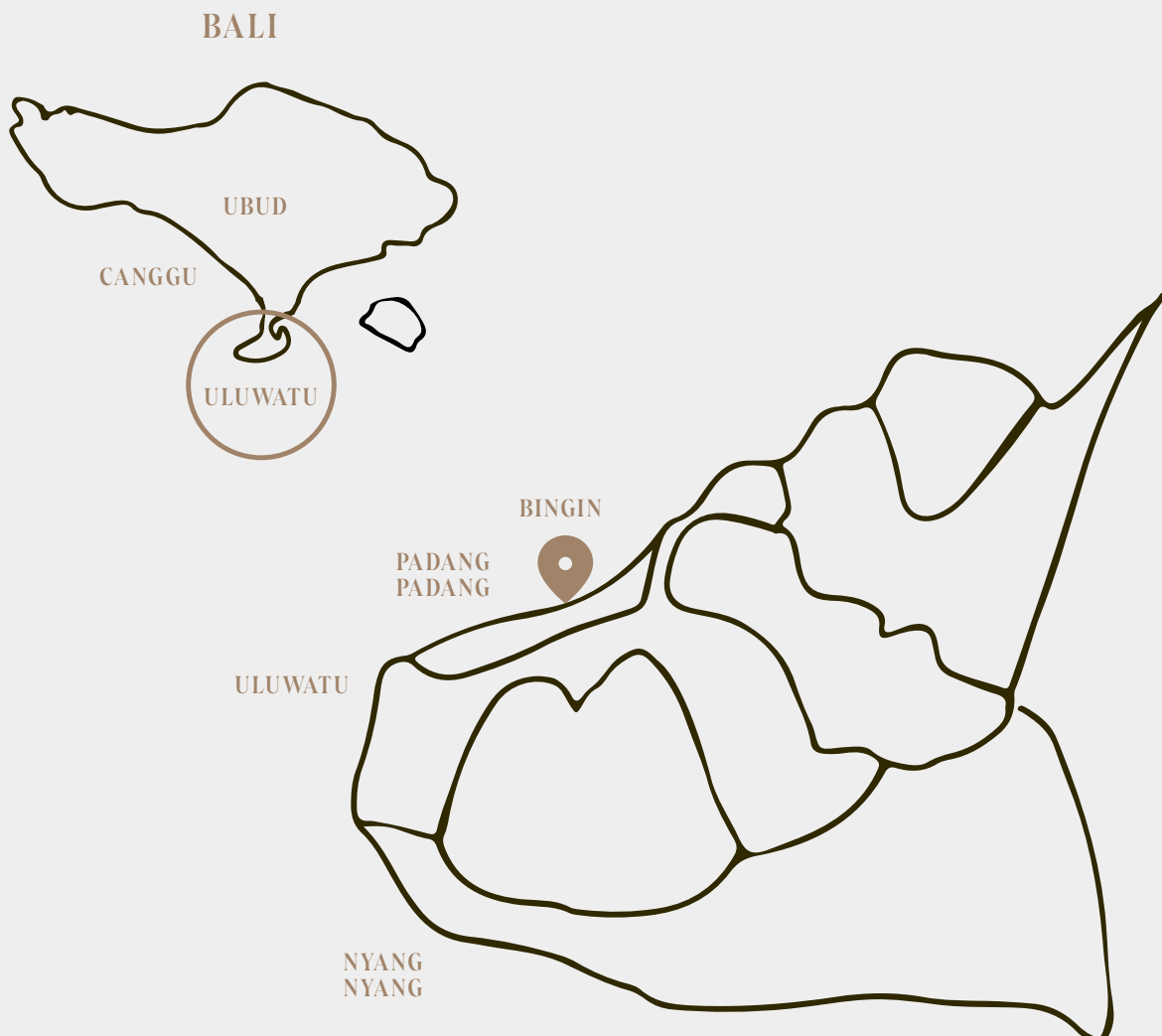
BOUTIQUE CLIFF FRONT RESIDENCES OFFERING
UNOBSTRUCTED OCEAN VIEWS IN BINGIN, ULUWATU.





LOCATION

Located in one of Bali's most desirable areas - Uluwatu, La Belle is nestled in a prime position right on Bingin Cliff. This 800m2 absolute cliff-front development offers breathtaking, unobstructed north-west facing views of the ocean and iconic sunsets the island is known for. La Belle is just minutes from Uluwatu's pristine beaches, the newest restaurants & cafes, idealic temples and state of the art wellness centres/gyms.





DISCOVERING LA BELLE

38.5m cliff front land on Bingin cliff, 800m² facing north-west

One luxurious ground-floor, three-bedroom ocean-view residence featuring a spacious 22.5-meter infinity pool, jacuzzi, & ice bath

Thirteen luxurious one-bedroom oceanfront residences, each featuring a private pool

Open-plan living room and kitchen equipped with premium European appliances

A minimalist architectural design that seamlessly blends natural materials, rich textures, and stone

Onsite reception, security, carpark and surfboard storage

CURRENTLY IN CONSTRUCTION

COMPLETION DATE: MAY 2026



YOUR RARE OPPORTUNITY TO INVEST IN A SLICE OF PARADISE

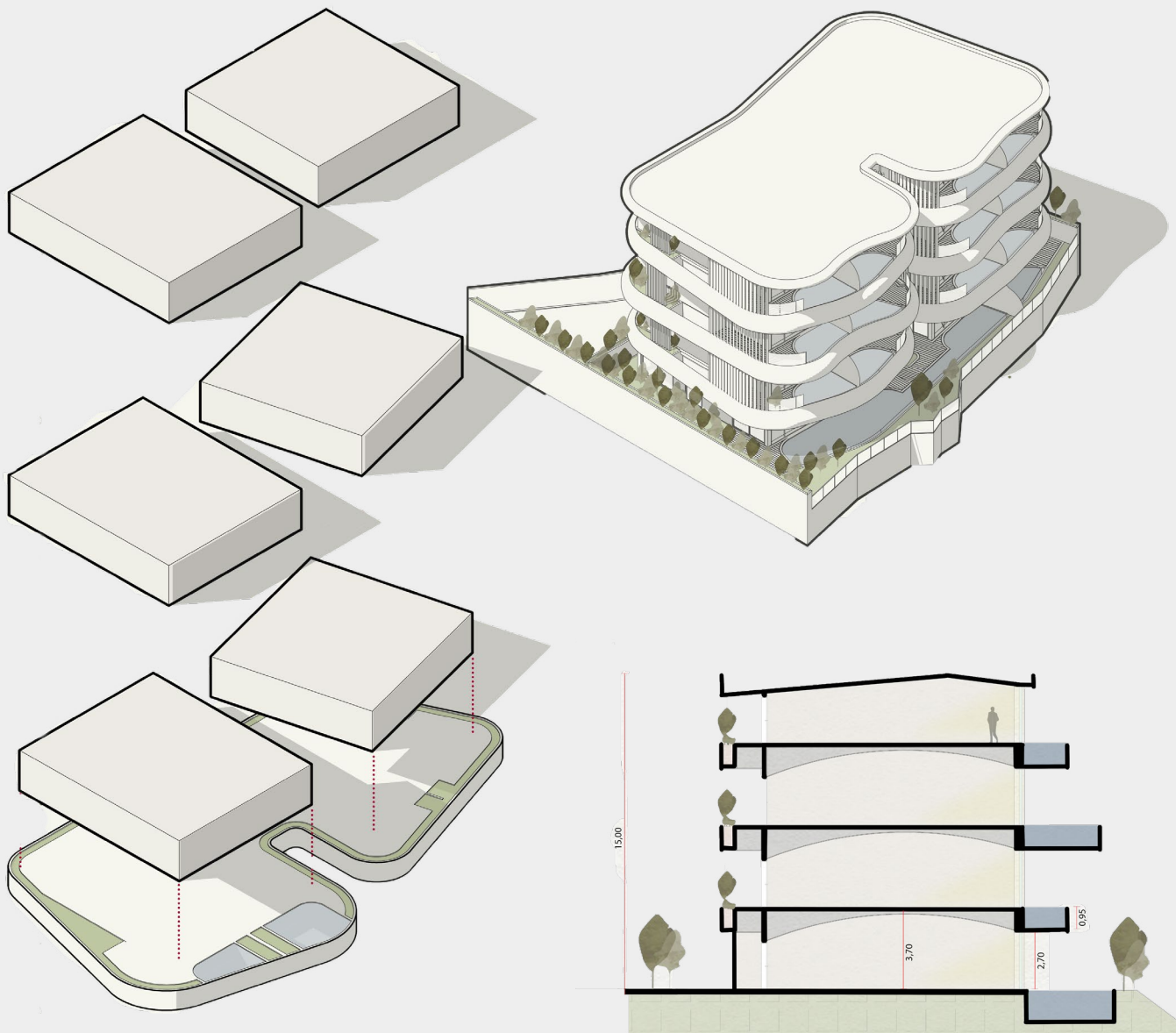
Polites Property Group is proud to present 14 luxury cliff-front residences to the market. This boutique project showcases a sophisticated blend of design innovation and functional luxury, seamlessly integrating with Bali's natural landscape and taking full advantage of the renowned surf breaks at Impossibles.

Focused on enhancing outdoor living, each residence features a private pool that flows effortlessly with the luxurious interior spaces, offering the ultimate open sanctuary with unobstructed ocean views and stunning sunset panoramas.

A split-level design ensures that every living space enjoys uninterrupted views. The upper levels offer expansive vistas, while the lower levels maintain privacy while still providing visual access to the ocean.

Ceiling heights across all the residences are approx 2800mm.

The architectural design combines a rich mix of textures, natural elements, and stone with elegant curved features, achieving a minimalist and timeless finish.



KEY FEATURES:

Each one-bedroom residence offers between 102 m² and 150 m² of gross floor area, designed for optimal functionality. These spaces are architecturally crafted to provide uniformity in size and layout, ensuring efficiency, luxury, and comfort.

All residences feature a fully equipped kitchen, a private pool with a depth of 950 mm, and built-in seating along the pool's perimeter facing the ocean, enhancing the residents' experience. Each unit includes outdoor terraces with a garden, as well as an outdoor shower and bath, designed to connect guests with nature and allow them to enjoy unobstructed ocean and landscape views.

The design incorporates a 15-degree rotation of the structure to maximise views of the surf breaks and sunsets. This rotation also enhances privacy by arranging the residences around a central staircase and lift core, providing separation between units. The natural slope of the land, combined with partial cut-and-fill work, results in staggered building heights, with both buildings reaching 15 meters, preserving the visual flow and ensuring each residence enjoys ocean views.

On the ground floor, two residences have been combined to create a luxurious three-bedroom apartment spanning approximately 400 m². This expansive space offers a stunning 30-meter panoramic view of the ocean and is optimised to capture Bali's iconic sunsets – a truly rare offering.

La Belle's design concept emphasizes a harmonious blend of luxury, privacy, and natural beauty, making the development both functionally seamless and visually striking.



ONE BEDROOM RESIDENCES



Thirteen luxurious one-bedroom boutique cliff-front residences in Bingin, Uluwatu, each offering breathtaking, unobstructed ocean views and private pools.

Each unit, ranging from 94m²-102m², features a sleek, curvilinear design with elegant arches, an open-plan living area, and a kitchen and bathroom equipped with premium European appliances. The spacious balcony includes a shaded lounge area, an outdoor shower, and a pool with stunning ocean views.

This is an ideal investment for modern couples seeking an elevated home with excellent potential for both short and long-term rentals.



LEASE HOLD +
EXTENSION OPTION



17.75% ROI



102-150m²



800m² IN
BINGIN, ULUWATU

\$475,000 USD

***PRE-RELEASE OFFERING**

DEVELOPER
POLITES PROPERTY GROUP
www.politespropertygroup.com.au

PROJECT MANAGER
MHE GROUP
www.mhe-international.com

ARCHITECT
AR KEY ARCHITECTURE STUDIO
www.arkeystudiodesign.com

ALL ONE-BEDROOM
RESIDENCES OFFER:

-
- This architectural floor plan illustrates a house with a swimming pool and extensive landscaping. The plan is oriented with the entrance at the top center. The house is divided into two main sections by a central vertical corridor. The left section contains a large bedroom with a bed, a desk, and a large window. The right section contains a living area with a sofa, a dining area, and a kitchen. The swimming pool is located at the bottom of the plan, with a diving board and a small structure. The landscaping includes various trees, shrubs, and a curved driveway on the left. Dimensions are provided for the overall site and specific areas.
- Dimensions:**
- Overall width: 6320
 - Overall height: 18030
 - Top horizontal segments: 1415, 1860, 1205, 1895
 - Left vertical segments: 300, 1725, 300, 7325, 4650, 350
 - Right vertical segments: 1435, 2300, 3100, 3175, 2300, 1945, 1030, 1200, 500, 300
 - Pool dimensions: 4145 (width), 2655 (length), 500 (depth)
- Rooms and Features:**
- Entrance:** Located at the top center.
 - Kitchen:** Located on the right side, adjacent to the entrance.
 - Bathroom 1:** Located on the right side, above the kitchen.
 - Bathroom 2:** Located on the right side, below the kitchen.
 - Living Area:** Located on the right side, below the kitchen.
 - Dining Area:** Located on the right side, below the living area.
 - Bedroom:** Located on the left side, with a large bed and desk.
 - Swimming Pool:** Located at the bottom of the plan.
 - Driveway:** Located on the left side, curving around the house.
 - Landscaping:** Includes various trees, shrubs, and a curved driveway.



RETURN ON INVESTMENT

\$475,000

PURCHASE PRICE

22.24%

ANNUAL ROI

\$105,657

NET TO OWNER

4.49 YEARS

PAYBACK PERIOD



BALI MANAGEMENT VILLAS

Our figures are supported by Bali Management Villas, one of the most renowned villa agencies in Bali, Indonesia, with over 10 years of experience in the local market. They offer comprehensive property management services to owners.

BM Villas has a proven track record of generating substantial revenue, maintaining exceptional villa standards, and providing outstanding service that is recognised by guests worldwide.

BM FINANCIAL FORECAST -
LA BELLE ONE BEDROOM RESIDENCES

RATE A	Low Season
RATE B	Weekend + Public holidays
RATE C	High season
RATE D	Peak season

YEARLY INCOME AMOUNT

CATEGORY	RATE/NIGHT	NIGHT/YEAR	MAX INCOME
Rate A	\$500.00	141	\$70,500,00
Rate B	\$550.00	103	\$56,650,00
Rate C	\$750.00	106	\$79,500,00
Rate D	\$950.00	15	\$14,250,00

CHARGES

OTA commission 16%	\$28,575.20
BMV comMission 12%	\$21,431.40
Government Tax 5%	\$8,929.75
Yearly Expenses*	\$14,000.00

INTERNATIONAL VISITORS AND OCCUPANCY RATES

According to the latest data released by the Bali Central Bureau of Statistics on September 2, 2024, the number of foreign tourist arrivals reached 625,665 in July 2024.

This represents a 20.11% increase compared to June 2024.

Australia leads the visitor numbers with 155,143 arrivals in July, marking an 18.08% increase from June.

China follows with 47,800 visitors, reflecting an impressive 39.31% growth from the previous month.

The Netherlands saw the highest percentage increase, with a 117.66% rise in visitors compared to June.

France also experienced notable growth, with a 70.75% increase, indicating a rising interest from European countries.

BALI'S TOURISM STATISTICS - BM VILLAS



A modern three-bedroom residence with a pool and a view of the ocean. The image shows a large, open-plan living area with a light-colored, textured wall and a large window. A white sofa is visible on the left, and a white armchair is in the center. A large, curved pool is in the foreground, and a smaller pool is visible in the background. The view of the ocean is visible through the large window and the pool area. The text "THREE BEDROOM RESIDENCE" is overlaid in the center.

THREE BEDROOM RESIDENCE



Offered is an opulent three-bedroom ground-floor residence in Bingin Beach, Uluwatu, combining comfort and style for both relaxation and social gatherings. This residence features three spacious bedrooms and a stunning 22.5-meter in-ground pool, complete with a jacuzzi and an ice bath, all providing unobstructed ocean views.

Spanning an expansive 425 m², the residence showcases a soft, curvilinear design with elegant arches and an open-concept living area. The modern kitchen is equipped with high-end European appliances, blending functionality with sophistication.

The spacious layout includes multiple social areas, such as a shaded lounge and outdoor spaces, ideal for enjoying Bali's tropical climate. Additional features include an outdoor shower and a lush garden, enhancing the property's tranquility and luxury. Designed for large families and groups of friends, this residence fosters connection and relaxation, making it the perfect retreat to enjoy the breeze and stunning sunsets over the ocean.



LEASE HOLD +
EXTENSION OPTION



425m²



800m² IN
BINGIN, ULUWATU

\$1,400,000 USD

***PRE-RELEASE OFFERING**

DEVELOPER
POLITES PROPERTY GROUP
www.politespropertygroup.com.au

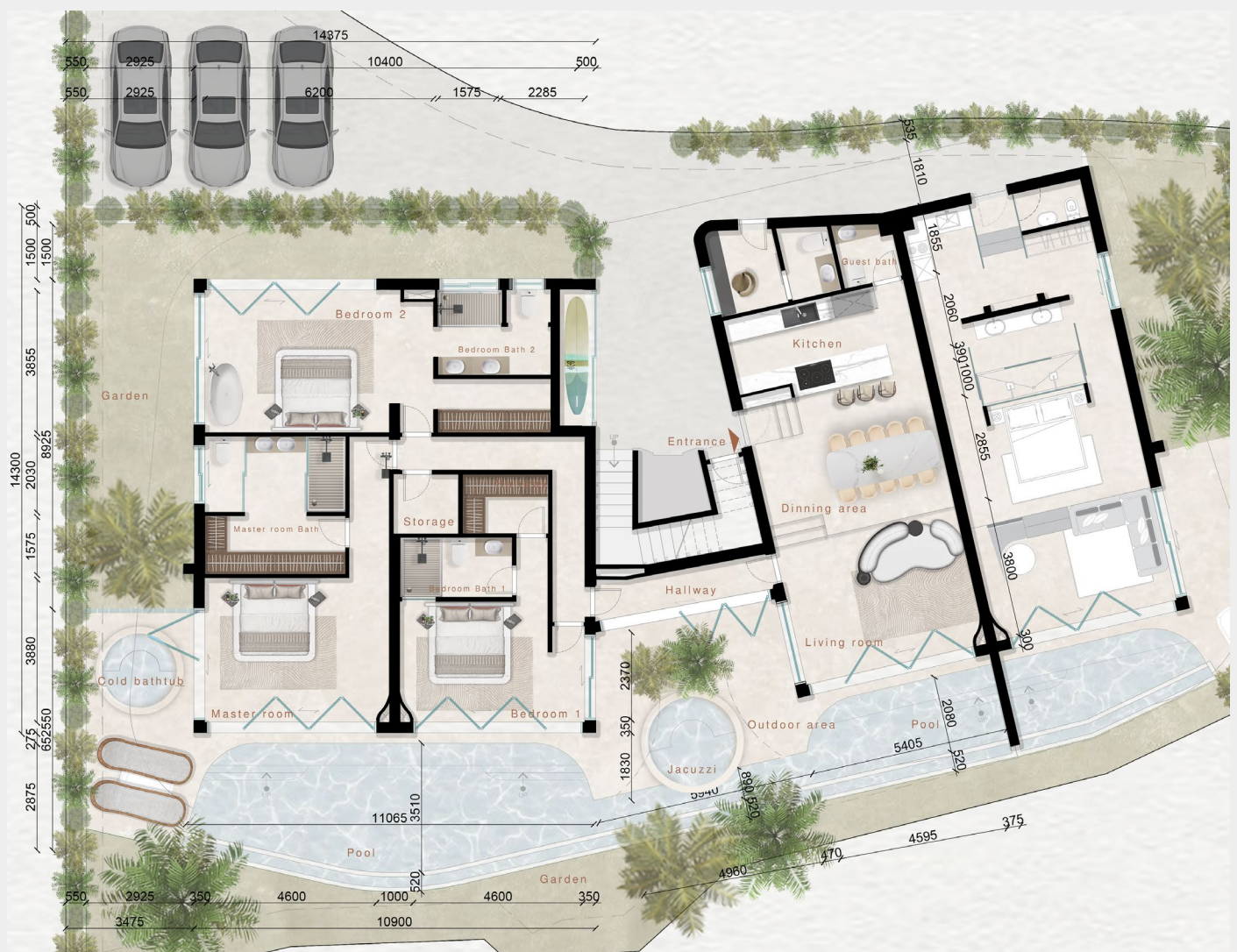
PROJECT MANAGER
MHE GROUP
www.mhe-international.com

ARCHITECT
AR KEY ARCHITECTURE STUDIO
www.arkeystudiodesign.com

FLOORPLAN AND INCLUSIONS

THE GROUND FLOOR THREE-BEDROOM RESIDENCE WITH FOUR BATHROOMS INCLUDES:

- Open-plan living room and kitchen equipped with European appliances
- Gourmet kitchen featuring two induction cooktops, an oven, and an integrated fridge (wine fridge optional)
- 22.5-meter inground pool
- Inground spa bath
- Inground ice bath
- 30 meters of cliff frontage





LA BELLE RESIDENCE INFORMATION

FLOOR	RESIDENCE	BALCONY GROSS (mq)	BALCONY NET (mq)	GARDEN (mq)	POOL (mq)	TOTAL INTERNAL (mq)
GROUND	ONE	0	0	183	41	200
	TWO	0	0	70	12	67
LEVEL ONE	THREE	35	10	0	11	67
	FOUR	29	12	0	11	67
	FIVE	27	13	0	8	67
	SIX	33	10	0	8	67
LEVEL TWO	SEVEN	37	10	0	11	67
	EIGHT	28	11	0	11	67
	NINE	27	11	0	9	67
	TEN	32	8	0	9	67
LEVEL THREE	ELEVEN	35	10	0	11	67
	TWELVE	29	12	0	11	67
	THIRTEEN	27	13	0	8	67
	FOURTEEN	33	10	0	8	67





PAYMENT SCHEDULE

HOLDING DEPOSIT:

An upfront deposit of IDR 20,000,000 is required to secure the apartment. This deposit is refundable if the buyer withdraws within two weeks of selecting the unit.

- The booking fee reserves your selected unit for two weeks.
- The booking fee is fully refundable if you decide not to proceed with the purchase.

PAYMENT SCHEDULE

- 30% payable upon signing the binding agreement.
- 30% due upon commencement of structural works.
- 20% payable at 80% project completion (including flooring, partial sanitary installations, and electrical work).
- 20% due upon full completion of construction.

ADDITIONAL INFORMATION:

- A 15-month payment plan is available.
- Prices exclude VAT and notary fees.
- Furniture packages are available.





La Belle

ULUWATU CLIFF

www.labelleuluwatucliff.com