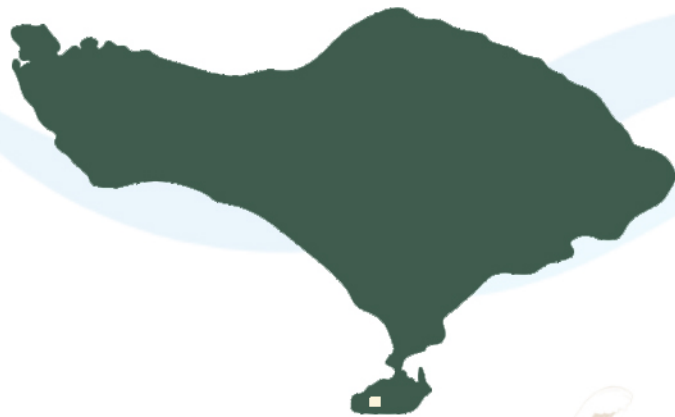


The image features a tropical beach scene with golden sand dunes in the foreground and a clear blue sky with soft, out-of-focus light spots in the background. Green palm fronds are visible at the top and bottom edges. In the center, there is a white logo consisting of a circle with a stylized wave inside. Below the logo, the word "Tulwa" is written in a large, white, sans-serif font, and "ULUWATU-BALI" is written in a smaller, white, all-caps sans-serif font below it.

Tulwa
ULUWATU-BALI



Welcome to Tulua Uluwatu Bali,
a breathtaking sanctuary where the essence
of organic design and the spirit of Bali's
Uluwatu coast merge into a serene paradise.



I GUSTI NGURAH RAI
INTERNATIONAL AIRPORT

JIMBARAN BEACH

MOVENPICK
SAMASTA

BALANGAN BEACH

SIDEWALK

DREAMLAND BEACH

JUMEIRAH
BALI
NEW KUTA
GOLF

GARUDA WISNU
KENCANA
CULTURAL PARK

BINGIN BEACH

PADANG PADANG
BEACH

ANANTARA

RADISSON
BLU

RENAISSANCE

PECATU INDAH
RESORT

JL. LABUAN SAIT

tulua
ULUWATU

A. PATUNGGUL
KHAYYARA

JL. TOYANING II

Sanoda
KARAWANG

ULUWATU
TEMPLE

JL. RAYA ULUWATU PECATU

BULGARI
RESORT

KARMA
KANDARA

JU MA NA
RESORT

NYANG NYANG BEACH

NUNGGALAN BEACH

THE
EDGE

SIX
SENSES

ALILA

SAVAYA

PALMILLA

MELASTI BEACH

The Location

- Uluwatu Main Road (2 min)
- Restaurants & Cafes
- Labuan Sait Street
- Luxury Hotels & Resorts
- White sand beaches
- International beach clubs
- GWK Cultural Park
- Uluwatu Temple
- Shopping Center Mall
- Traditional Market
- Cinema
- Golf Course
- Spa





Inspired by the world's most tranquil and naturally beautiful locales, Tulua Uluwatu Bali offers a unique retreat into luxury and comfort.



Disclaimer: all informations and specifications are current at time of print and are subject to change as may required and cannot form part of an offer contract. Rendering and illustrations are artist's impressions only and cannot be regarded.



Here , every moment is a brushstroke on the canvas of serenity, crafting memories that linger long after the sunsets.

The Site Plan

Each villa, a masterpiece of organic shapes, textures, wood finishes, private pool, sunbed for basking under the island sun, and hammocks that sway with the sea breeze.



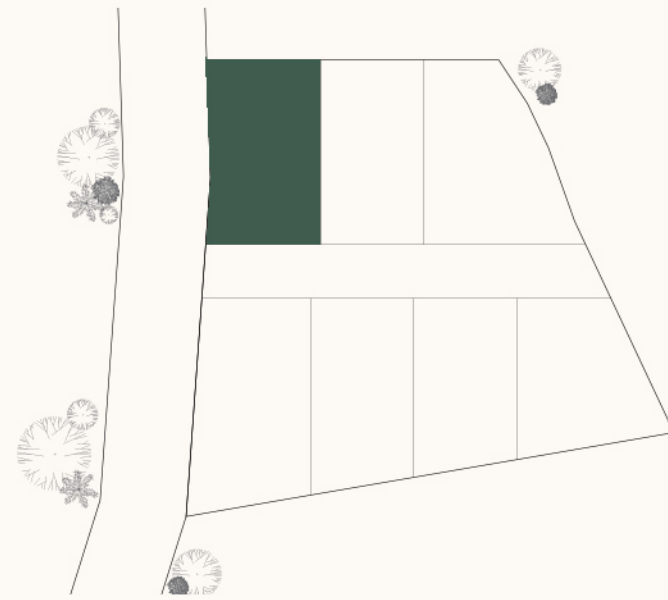


It's all about **quality of life** and finding a happy balance between work, relation, and recreation.



Serenity shaped by nature.

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The Floorplan

177 m² / 140 m²
(Land size / Building size)

2 Bedrooms

2 en-suite Bathrooms

Living/ Dining Room

Kitchen

Storage

Pool

1 Carport

Unfurnished (Fully Furnished option available)





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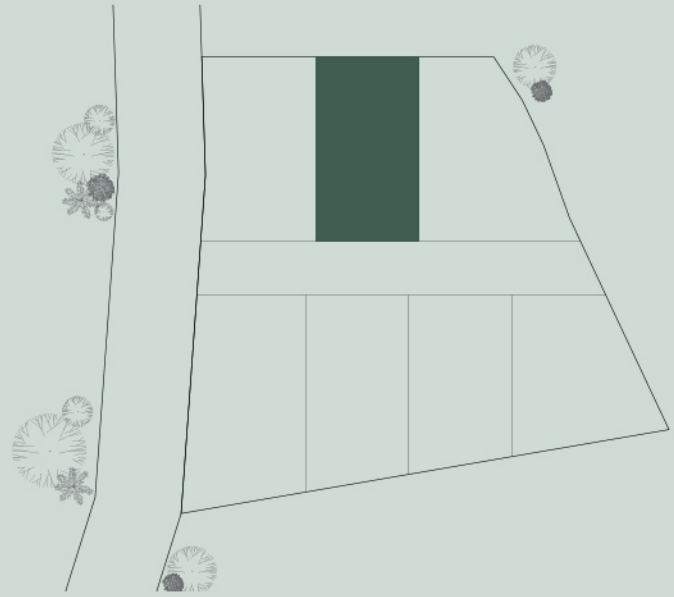


SECRET OASIS OF ELEGANT CURVES

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The Floorplan

162 m² / 134 m²
(Land size / Building size)

- 2 Bedrooms
- 2 en-suite Bathrooms
- Living/ Dining Room
- Kitchen
- Storage
- Pool
- 1 Carport
- Unfurnished (Fully Furnished option available)



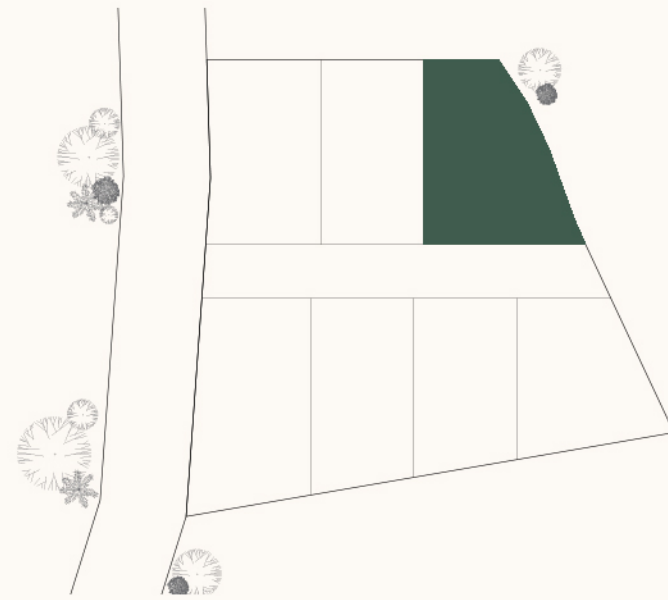
2



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The Floorplan

193 m² / 153 m²
 (Land size / Building size)

2 Bedrooms

2 en-suite Bathrooms

Living/ Dining Room

Kitchen

Storage

Pool

1 Carport

Unfurnished *(Fully Furnished option available)*

3



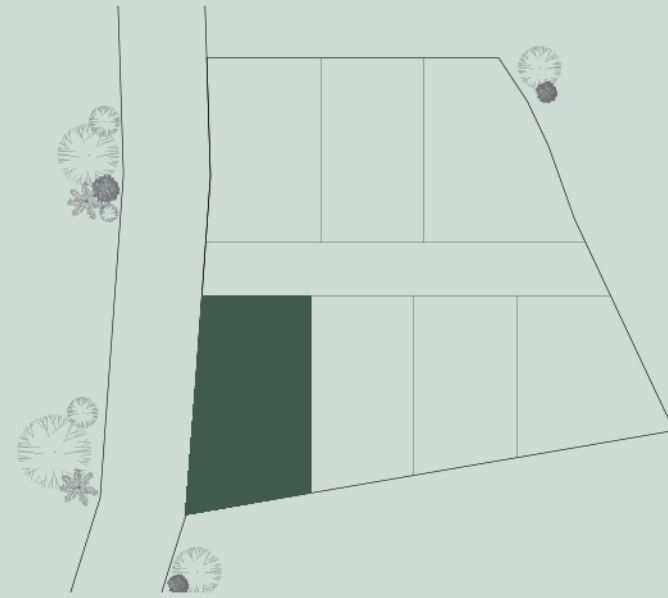
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The Floorplan

205 m² / 160 m²
 (Land size / Building size)

2 Bedrooms

2 en-suite Bathrooms

Living/ Dining Room

Kitchen

Storage

Pool

1 Carport

Unfurnished *(Fully Furnished option available)*



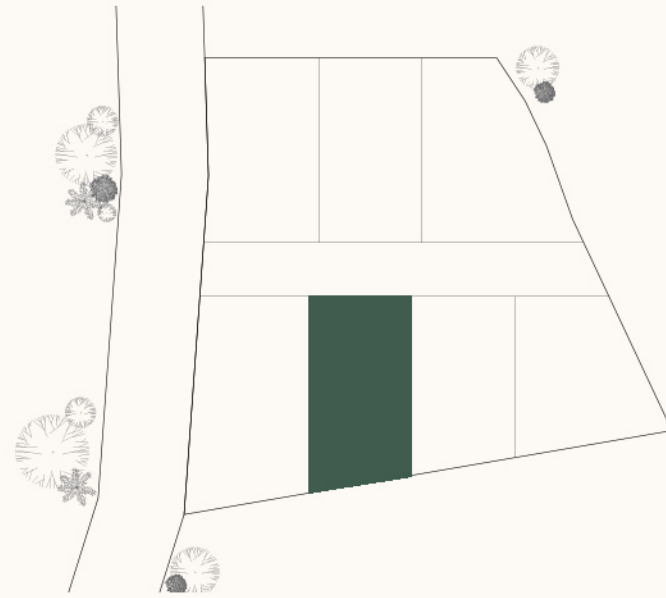
4



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The Floorplan

165 m² / 138 m²
 (Land size / Building size)

2 Bedrooms

2 en-suite Bathrooms

Living/ Dining Room

Kitchen

Storage

Pool

1 Carport

Unfurnished *(Fully Furnished option available)*

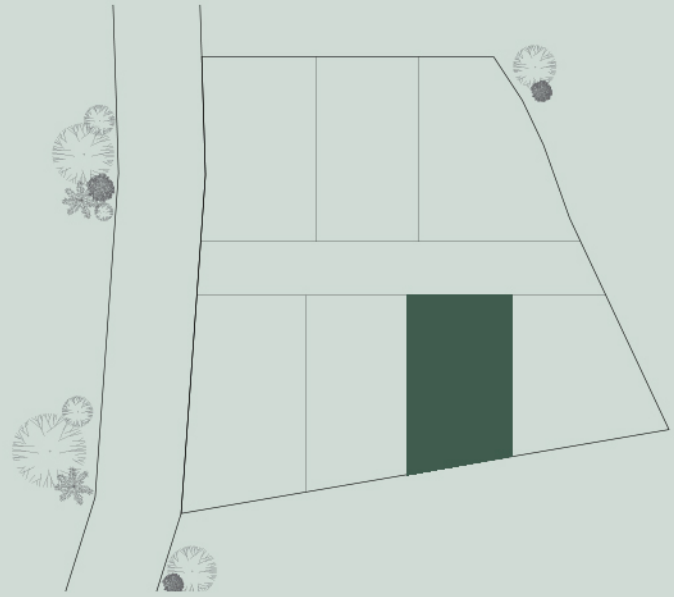
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The Floorplan

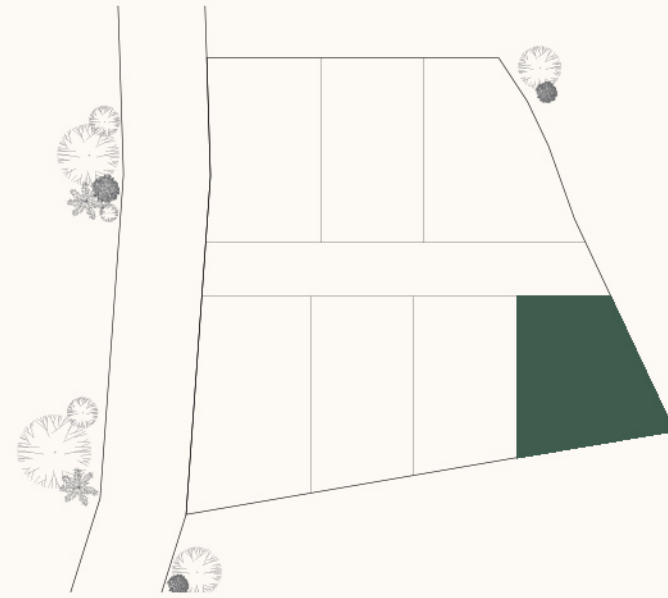
151 m² / 127 m²
 (Land size / Building size)

- 2 Bedrooms
- 2 en-suite Bathrooms
- Living/ Dining Room
- Kitchen
- Storage
- Pool
- 1 Carport
- Unfurnished *(Fully Furnished option available)*

6



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The Floorplan

163 m² / 139 m²
 (Land size / Building size)

2 Bedrooms

2 en-suite Bathrooms

Living/ Dining Room

Kitchen

Storage

Pool

1 Carport

Unfurnished *(Fully Furnished option available)*



Material Specification

applicable for all types



Foundation

Limestone

Structure

Reinforced Concrete

Wall

Light Brick, Mortar w/ Finishing Paint

Roof Truss

Light Steel

Ceiling

Gypsum 9mm

Floor

Homogeneous Tile ex. local /eq. 60x60

Door & Window Frame

Aluminium

Door Frame Entrance

Wooden Door (Gebyok)

Window (Shutter)

Clear Glass 5mm

Sanitary/Bathroom

Ex. American

Standard/ equivalent

Ceiling Paint

Ex. Avian / equivalent

Interior Wall Paint

Ex. Avian / equivalent

Exterior Wall Paint

Ex. No Drop

Facade

Wall Paint

Canopy

Thatched / equivalent

Clean & Waste Water (Installation)

PVC Wavin

Electricity

5500 VA

Water Source

PAM

ESCAPE THE ORDINARY



Pricelist

UNIT NO.	TOTAL UNITS	AREA (m ²) <i>(Land size / Building Size)</i>	SELLING PRICE	DP 30 %	REMAINING PAYMENT
1	1 UNIT	177 / 140	3,489,000,000	1,046,700,000	2,442,300,000
2	1 UNIT	162 / 134	3,259,000,000	977,700,000	2,281,300,000
3	1 UNIT	193 / 153	3,809,000,000	1,142,700,000	2,666,300,000
4	1 UNIT	205 / 160	4,119,000,000	1,235,700,000	2,883,300,000
5	1 UNIT	165 / 138	3,339,000,000	1,001,700,000	2,337,300,000
6	1 UNIT	151 / 127	3,159,000,000	947,700,000	2,211,300,000
7	1 UNIT	163 / 139	3,329,000,000	998,700,000	2,330,300,000

Payment Terms

SELLING PRICE INCLUDES :

1. Electricity 5.500 Watt
2. Water Connection

SELLING PRICE EXCLUDES :

1. Acquisition of land and building rights
2. Returning title certificate fee
3. Deed of sale and purchase
4. Certificate merging fee (if any)
5. Telephone connecting fee
6. Environmental maintenance fee
7. VAT 11%
8. Furniture and interior applying stone, plastered platform and shelving, wooden material, wall niche, etc.

TERMS AND CONDITIONS PURCHASING UNIT OF CHIONI VILLAS

1. Booking Fee Rp. 20.000.000,- must be paid while ordering unit.
2. Booking fee that has been paid will be forfeited if you cancel unilaterally.
3. If within 14 working days the advance payment is not fully paid, it will be considered as cancellation and the booking fee is forfeited.
4. All changes in tax provisions that related to the purchasing unit villa will be charged to the buyer.
5. Security, cleanliness and environmental maintenance fee are regulated by the area manager and will be paid directly to the manager.

COZY. COMFORTABLE.
CALMING SPACE





Jl. Temu Dewi, Pecatu, Kuta Selatan, Kab. Badung, Bali 80361

✉ tuluuluwatubali@gmail.com  [tuluuluwatubali](https://www.instagram.com/tuluuluwatubali)

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