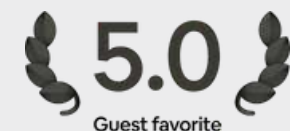


PRIME LOCATIONS. PRIME RETURNS. PRIME QUALITY.

SIGMA SUNSET ESTATES SULUBAN

IN COLLABORATION WITH





6 LUXURY RESIDENCES POSITIONED IN THE HEART
OF SULUBAN, JUST A STONES THROW FROM THE OCEAN.

ABOUT



**PRIME
LOCATION**

Situated in the heart of Suluban, just 3 minutes from the beach

6 VILLAS

Thoughtfully designed, blending modern comfort with the timeless essence of Bali’s beachside lifestyle

**SMART
LAYOUTS**

Maximizing space, light, and flow

**NATURAL
MATERIALS**

And coastal-inspired tones to create a serene, contemporary retreat

BEHIND THE VISION?

- A team with decades of combined experience in Bali & European real estate
- Proven track record with over 58,000 sqm of successfully delivered projects
- Deep local expertise paired with international design and development standards
- This project represents the culmination of years of experience and passion
- Driven by a balance of creativity, precision, and attention to detail
- A clear commitment to delivering one of Uluwatu's most visually striking and rewarding residential opportunities

 [CLICK FOR GOOGLE MAPS](#)

1 BEDROOM VILLA

- 85m2 land size
- 63m2 internal size
- 26 year leasehold + extension option

Unit Overview:

- Private balcony: 15 sqm
- Fully equipped kitchen
- High-spec bathroom with premium sanitary
- Master terrace with optional Sauna, Jacuzzi & Ice Bath additions

Perfectly blending comfort, style, and resort-inspired amenities, these studios offer an elevated lifestyle in one of Bali's most sought-after destinations.

Layout Detail:

Living & Dining - 35m2

Bedroom - 23m2

Bathroom - 5m2

Balcony - 15m2

Pool - 8m2

Starting at \$199,000 USD





2 BEDROOM VILLA

- 120m2 land
- 93m2 internal space
- 26 year leasehold + extension option

Unit Overview:

- Fully equipped kitchen
- Dedicated workspace for productivity
- High-quality bathroom fixtures
- Private balcony creating a resort-style sanctuary, with sauna, jacuzzi & ice bath add on options

Thoughtfully designed to combine comfort, functionality, and privacy.

Layout Detail:

Living & Dining - 33m2
Master Bedroom - 33m2
Bedroom 2 - 14m2
Master Bathroom - 9m2
Bathroom 2 - 6m2
Terrace - 22m2
Pool - 9m2

Starting at \$269,000 USD



2 BEDROOM



INTERIOR MOOD

Our interiors embrace a warm, contemporary Balinese aesthetic, blending natural textures with refined finishes to create a theme that sits perfectly within Uluwatu's coastal scene.

- A refined, resort-grade material palette
- Designed to feel timeless, calm, and quietly luxurious
- Natural limestone and honed stone surfaces
- Rich, layered timber adding warmth and depth
- Precise linear detailing for a modern, architectural edge

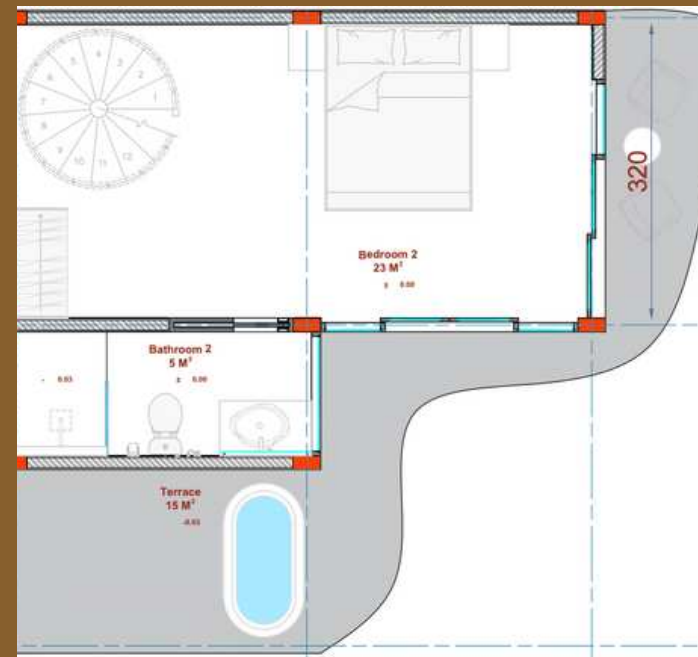
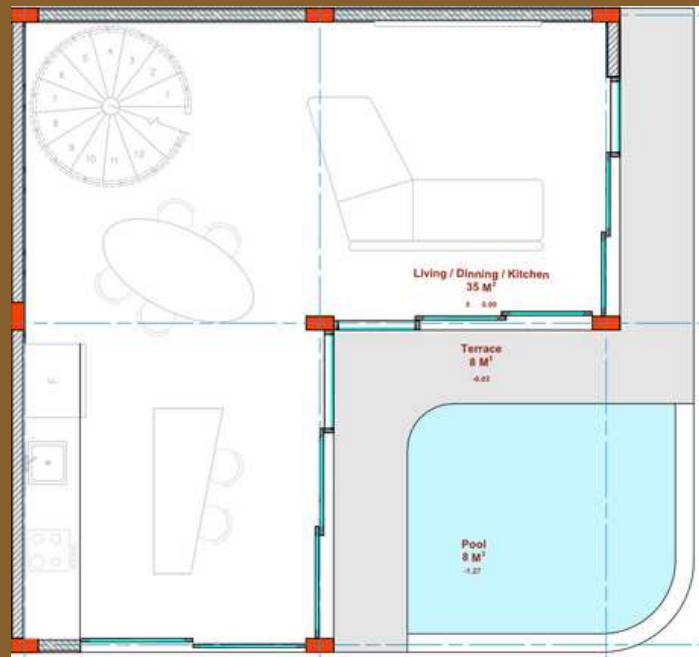
CREATED TO PHOTOGRAPH EXCEPTIONALLY,
AGE GRACEFULLY, AND APPEAL TO DISCERNING
BUYERS SEEKING UNDERSTATED LUXURY.

DESIGNED FOR TIMELESS COASTAL LIVING.

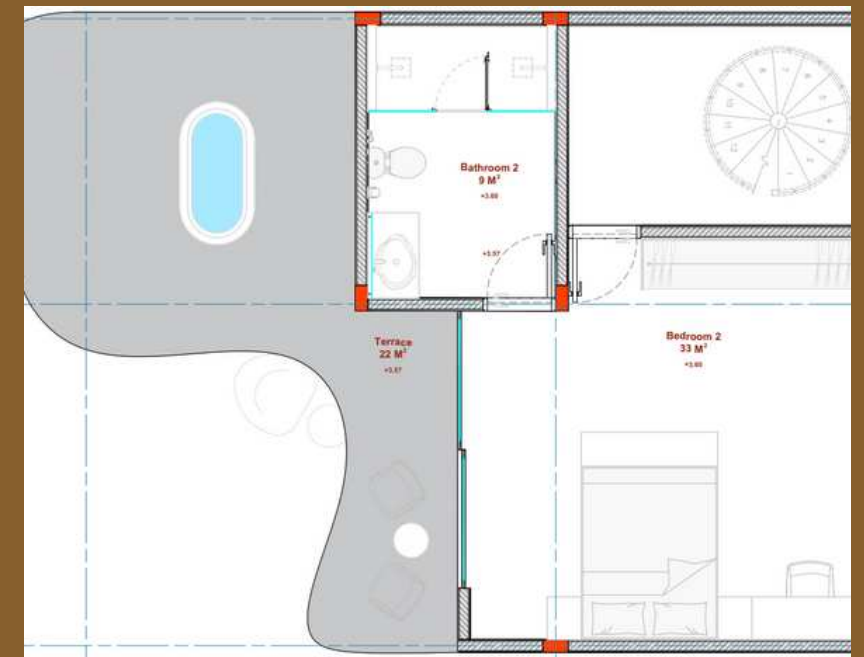
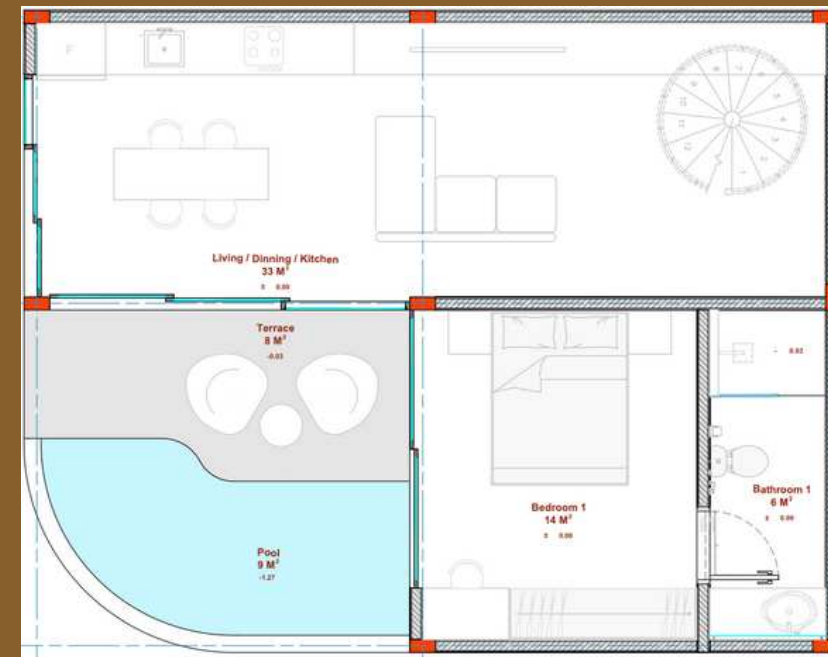


FLOOR PLANS

ONE BEDROOM



TWO BEDROOM



CONTRACTOR HIGHLIGHTS

UNDER CONSTRUCTION

1880 BERAWA

NOW OPEN

JADE
BY TODD
ENGLISH

NOW OPEN

NOUR VILLAS
ULUWATU

NOW OPEN

SIGMA VILLAS
ULUWATU

CONTRACTOR HIGHLIGHTS

NOW OPEN

VILLA BIE
ULUWATU

NOW OPEN

OCEAN HORIZON
BINGIN

UNDER CONSTRUCTION

PIECE OF
PARADISE SESEH

UNDER CONSTRUCTION

PASH PERERENAN

THE PROCESS

Phase 1

Selection & Reservation

Choose your preferred apartment type, unit number, and view. Secure the unit with a reservation deposit to take it off the market.

Phase 2

Legal Review & Agreement

Work with notary to review the sales and purchase agreement, ensuring full compliance with Indonesian property laws and ownership structures.

Phase 3

Payment Plan

Confirm your payment schedule, aligned with construction milestones, offering flexibility and security throughout the build process.

Phase 4

Construction & Progress Updates

Receive regular updates with progress photos, reports, and site visits, so you're fully involved as your apartment takes shape.

Phase 5

Handover & Enjoyment

Upon completion, finalise the remaining payment and receive the keys. Enjoy your new apartment as a private home, rental investment, or both.

ROI PROJECTIONS - 1 BEDROOM

SULUBAN - 1 BEDROOM		Y1			Y2			Y3	
Description	Conservative	Projected	Optimistic	Conservative	Projected	Optimistic	Conservative	Projected	Optimistic
Daily Rate	\$115	\$122	\$130	\$120	\$130	\$138	\$125	\$133	\$141
Occupancy Rate (%)	66	71	73	69	74	78	73	80	85
Gross Income	27,704	31,616	34639	30,222	35,113	39,289.00	33,306	38,836	43,745
Management Fee (20%)	5,541	6323.2	6927.8	6,044	7,023	7,858	6,661	7,767	8,749
Maintenance Expenses (5%)	1,385	1580.8	1731.95	1,511	1,756	1,964	1665.3	1,942	2,187
Operating Profit	20,778	23,712	25979.25	22,667	26,335	29,467	24,980	29,127	32,809
Taxes (10%)	2770.4	3161.6	3463.9	3,022	3,511	3,929	3,331	3,884	4,375
Net Profit	18,008	20,550	22,515	19,644	22,823	25,538	21,649	25,243	28,434
ROI % (199,000 USD Purchase Price)	9	10.3	11.3	9.9	11.5	12.9	10.9	12.7	14.3

ROI PROJECTIONS - 2 BEDROOM

SULUBAN - 2 BEDROOMS		Y1			Y2			Y3	
Description	Conservative	Projected	Optimistic	Conservative	Projected	Optimistic	Conservative	Projected	Optimistic
Daily Rate	\$155	\$175	\$185	\$165	\$183	\$192	\$170	\$195	\$202
Occupancy Rate (%)	66	72	80	68	74	84	70	77	86
Gross Income	37,339	45,990	54020	40,953	49,428	58,867.00	43,435	54,805	63,408
Management Fee (20%)	7,468	9198	10804	8,191	9,886	11,773	8,687	10,961	12,682
Maintenance Expenses (5%)	1,867	2299.5	2701	2,048	2,471	2,943	2171.75	2,740	3,170
Operating Profit	28,004	34,493	40515	30,715	37,071	44,150	32,576	41,104	47,556
Taxes (10%)	3733.9	4599	5402	4,095	4,943	5,887	4,344	5,481	6,341
Net Profit	24,270	29,894	35,113	26,619	32,128	38,264	28,233	35,623	41,215
ROI % (269,000 USD Purchase Price)	9	11.1	13.1	9.9	12	14.2	10.5	13.2	15.3

PAYMENT TERMS

OPTION 1

- 10% RESERVATION FEE
- 50% PAYMENT AT CONTRACT SIGNING
- 10% PAYMENT INSTALLMENTS ACROSS CONSTRUCTION MILESTONES
- 10% AT HANDOVER

OPTION 2

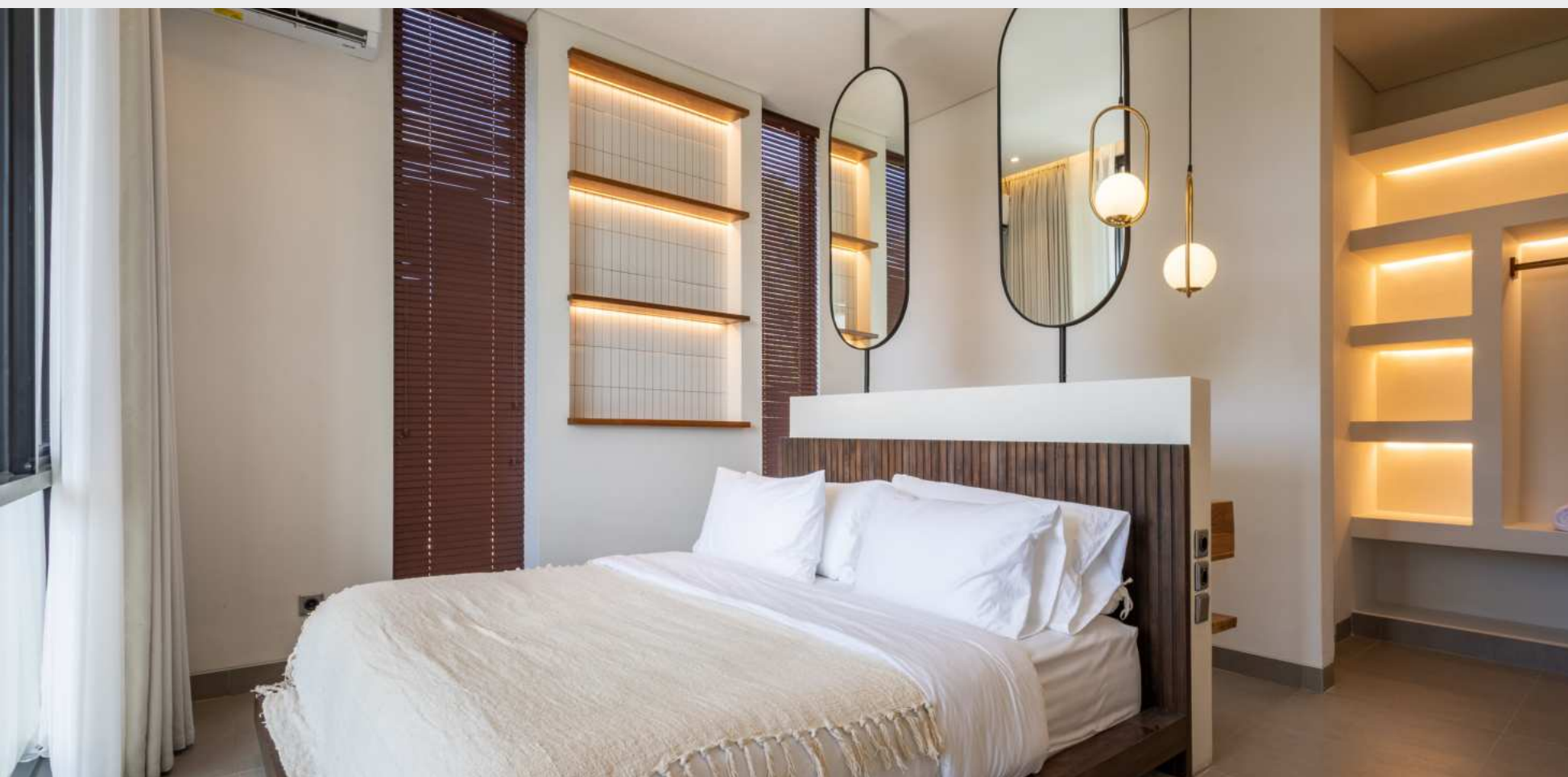
- 10% RESERVATION FEE
- 80% AT SIGNING
- 10% AT HANDOVER

THIS PAYMENT OPTION SECURES A 5% DISCOUNT ON YOUR CHOSEN UNIT.



BUILDING EXCELLENCE IN BALI REAL ESTATE.

With over a decade of international experience and a proven track record in luxury real estate across multiple projects, we specialise in high-quality construction, community-driven development, and investor-friendly execution across Bali.



AT THE HEART OF EVERY PROJECT WE CREATE IS A
COMMITMENT TO *TIMELESS DESIGN*, *IMPECCABLE
QUALITY*, AND A LIFESTYLE THAT DEFINES *TRUE
LUXURY* — BECAUSE YOUR DREAM HOME DESERVES
NOTHING LESS.

+62 812 1561 3207 @SIGMA.SUNSETSTATES

