



NOVA OCEAN RESORT PREMIUM 5-STAR THE PROJECT IS OPERATED BY MĀUA BY SWISS-BELHOTEL FOR SALE | BINGIN, ULUWATU

Nova Ocean Resort | Bingin, Uluwatu Premium 5-Star ONLY Left 4 UNITS
Start from \$ 300K USD

Nova Ocean Resort is a new premium 5-star resort in **Bingin, Uluwatu**, just a **1-minute walk from Dreamland Beach**. Set on a clifftop overlooking the ocean, golf courses and South Bali sunsets, the resort is designed as a professional hospitality investment rather than a residential development.

The project is operated by **MĀUA by Swiss-Belhotel**, offering professional, fully managed rental operations designed to maximise occupancy, nightly rates and long-term investment performance.

Key Highlights

- **5-star resort concept**
- **1-minute walk to Dreamland Beach**

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Price	\$ 300K USD
Property Type	Residential
Property ID	1538
Land Area	30 m2
Floor Area	28 m2

AGENT DETAILS

Brennan Hill - 0424 133 622

OFFICE DETAILS

Local Property Team - Bali
0424133622

LOCAL PROPERTY TEAM

- **(30 Years Leasehold + 50 years)**
- **Tourism zoning**
- **Fully managed, hands-off investment**
- **MĀUA by Swiss-Belhotel operator**
- **Sunset infinity rooftop pool**
- Rooftop restaurant & outdoor cinema
- Spa, sauna & modern gym
- Yoga platform & mini golf
- Large tropical pool area with pool bar
- Panoramic ocean, golf & sunset views

Why Invest in Nova Ocean Resort?

80-Year Leasehold

A 30-year lease with a 50-year extension, offering long-term security and investment potential.

Tourism Zoning

Located within tourism zoning and designed for short-term hospitality operations.

8% Guaranteed Rental Return

An **8% rental return is guaranteed for the first two years**, funded from the project's reserves.

Projected Returns

Based on the project's occupancy scenarios, estimated returns after costs are:

- **70% occupancy:** 15–17%
- **80% occupancy:** 17.5–20%
- **90% occupancy:** 20–22.5%

The project also allows for a projected **annual property value increase of approximately 5%**.

Prime Uluwatu Location

- **Dreamland Beach:** 1 minute
- **El Kabron Beach Club:** 2 minutes
- **New Kuta Golf:** 3 minutes
- **Ngurah Rai International Airport:** approximately 45 minutes

Investment Details

Property Type: Studio 28 m2, Apartment 41m2, Suite & 2-Bedroom 56-56 m2

Available 4 Units Sea View, Suit Jungle view with Private pool, Two bedroom apartemen, Two bedroom appartement with Private pool

Starting Price: \$ 300K USD

Leasehold: (30 years leasehold + 50 years)

Operator: MĀUA by Swiss-Belhotel

Grand Opening: November 2027

A premium Uluwatu resort seeking long-term leasehold security, professional management and strong hospitality income potential.

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