







NOVA OCEAN RESORT ULUWATU BALI APARTMENTS FOR SALE

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Explore Nova Ocean Resort Uluwatu apartments for sale near Dreamland Beach. Five-star resort investment operated by MĀUA by Swiss-Belhotel.

Nova Ocean Resort | Bingin, UluwatuPremium 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.

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

NOVA OCEAN RESORT ULUWATU APARTMENTS FOR

SALE

Welcome to Nova Ocean Resort, a luxury resort development in Uluwatu, Bali, offering a limited collection of professionally managed apartments for sale near Dreamland Beach.

Operated by **MĀUA by Swiss-Belhotel**, the development combines five-star resort facilities, contemporary design and professional hotel management in one of South Bali's most popular coastal destinations.

Designed for buyers seeking a Bali holiday property or professionally managed investment, Nova Ocean Resort provides access to the Uluwatu lifestyle while offering the convenience and services of an internationally operated resort.

Key Highlights

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

FIVE-STAR RESORT LIVING NEAR DREAMLAND BEACH

Nova Ocean Resort is positioned close to Dreamland Beach in the Uluwatu area of Bali, combining a relaxed coastal location with the facilities and services of a five-star resort.

Owners and guests are within easy reach of some of the Bukit Peninsula's most popular beaches, surf breaks, restaurants, beach clubs and lifestyle destinations, including Bingin, Balangan and Padang Padang.

The location provides convenient access to the wider Uluwatu lifestyle while offering a professionally managed resort environment designed for both holiday stays and short-term accommodation.

PROFESSIONALLY OPERATED BY MĀUA BY SWISS-BELHOTEL

Nova Ocean Resort will be professionally operated by **MĀUA by Swiss-Belhotel**, bringing established international hotel management and hospitality standards to the development.

Professional resort management provides owners with a hands-off approach to their property, with hotel operations, guest services, accommodation management and the overall resort experience managed within an established hospitality framework.

For buyers seeking an investment property in Uluwatu, this combines individual property ownership with the convenience of professional hotel management in one of Bali's most popular tourism destinations.

NOVA OCEAN RESORT APARTMENT DESIGN & FEATURES

Each apartment at Nova Ocean Resort has been designed for modern resort living, combining contemporary interiors with practical spaces suited to Bali's short-term accommodation market.

The apartments feature thoughtfully designed layouts, quality finishes and fully furnished interiors, allowing owners to purchase a completed property prepared for professional resort operation.

Key apartment features include:

- Contemporary resort-style interiors
- Fully furnished accommodation
- Private bathroom
- Comfortable living and sleeping areas
- Quality fixtures and finishes

- Air conditioning
- Designed for short-term holiday accommodation
- Access to the resort’s shared facilities and services

The combination of modern design and professional resort management makes the apartments well suited to buyers seeking a low-maintenance investment property in Uluwatu, Bali.

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 apartement with Private pool
Starting Price: $ 300K USD
Leasehold: (30 years leasehold + 50 years)
Operator: MĀUA by Swiss-Belhotel
Grand Opening: November 2027

FIVE-STAR RESORT FACILITIES AT NOVA OCEAN RESORT

Owners and guests at Nova Ocean Resort enjoy access to a collection of resort facilities designed to complement the relaxed coastal lifestyle of Uluwatu.

The resort facilities include:

- Swimming pool and relaxation areas
- Restaurant and dining facilities
- Wellness and spa facilities
- Fitness facilities
- Landscaped tropical surroundings
- Guest reception and concierge services
- Professional housekeeping and resort services

- On-site guest facilities
- Professionally managed common areas

Combined with professional operation by MĀUA by Swiss-Belhotel, the facilities provide owners and guests with the convenience and service expected from a premium resort experience in Bali.

PRIME LOCATION IN ULUWATU, BALI

Nova Ocean Resort is positioned in the **Uluwatu area of Bali's Bukit Peninsula**, close to Dreamland Beach and within easy reach of some of South Bali's most popular coastal destinations.

Owners and guests can access **Bingin, Balangan, Padang Padang and Pecatu**, along with the restaurants, cafés, beach clubs, wellness destinations and surf breaks that have made Uluwatu one of Bali's most sought-after lifestyle areas.

The location combines access to Bali's famous beaches with the growing dining, wellness and entertainment scene across the Bukit Peninsula, making it well suited to both holidaymakers and property buyers seeking a base in Uluwatu.

WHY INVEST IN NOVA OCEAN RESORT ULUWATU?

Nova Ocean Resort offers buyers the opportunity to own a professionally managed resort property in one of Bali's most established tourism and lifestyle destinations.

Key investment features include:

- Professional operation by **MĀUA by Swiss-Belhotel**
- Location close to **Dreamland Beach**
- Positioned within the popular **Uluwatu and Bukit Peninsula** tourism

market

- Five-star resort facilities and guest services
- Fully furnished apartments designed for short-term accommodation
- Professional hotel and property management
- Access to internationally recognised beaches, surf breaks and lifestyle destinations
- Leasehold ownership with a long-term extension option
- Limited remaining apartment availability

For buyers considering a Bali property for personal holidays or investment, Nova Ocean Resort combines a desirable Uluwatu location with professional resort management and a purpose-designed accommodation offering.

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

NOVA OCEAN RESORT PRICING, LEASEHOLD & AVAILABILITY

Nova Ocean Resort apartments are currently available from approximately **USD $300,000**, providing buyers with an opportunity to secure a professionally managed resort property in Uluwatu, Bali.

Current Pricing & Availability

- Apartments from approximately **USD $300,000**
- Limited availability, with only **four units currently remaining**
- Fully furnished resort apartments

- Professional management by **MĀUA by Swiss-Belhotel**
- Planned resort opening in **November 2027**

Leasehold Term

The property is offered with an initial **30-year leasehold**, together with an option to extend the lease for an additional **50 years**, subject to the terms and conditions contained within the lease agreement.

Pricing and availability may change as the development progresses. Contact Local Property Team Bali for current availability, floor plans, payment schedules and the latest pricing.

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%

NOVA OCEAN RESORT ULUWATU APARTMENTS FOR SALE

If you're searching for **apartments for sale in Uluwatu**, a professionally managed Bali resort property or an investment close to Dreamland Beach, Nova Ocean Resort offers a limited opportunity within one of the Bukit Peninsula’s most popular coastal locations.

Contact **Local Property Team Bali** for current Nova Ocean Resort availability, apartment pricing, floor plans, payment schedules, leasehold information and further details about purchasing at the development.

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