



ZORI
PROPERTIES

PRESENTS



HILLS · ULUWATU, BALI

Hills

Sixteen private pool villas on the hills of Balangan

from

€179,938

turnkey, 31-year leasehold

ZORI Properties presents Hills from Belgium and guides you in French, or in English if you prefer, from your first question to the handover of the keys.

THE LOCATION

From Brussels *to Uluwatu.*

Bali is an Indonesian island just south of the equator, between Java and Lombok. Hills lies in the south of the island, on the hills of Balangan, on the Uluwatu peninsula, half an hour from the international airport.

12,200 *km*

from Brussels, as the crow flies

18 *h*

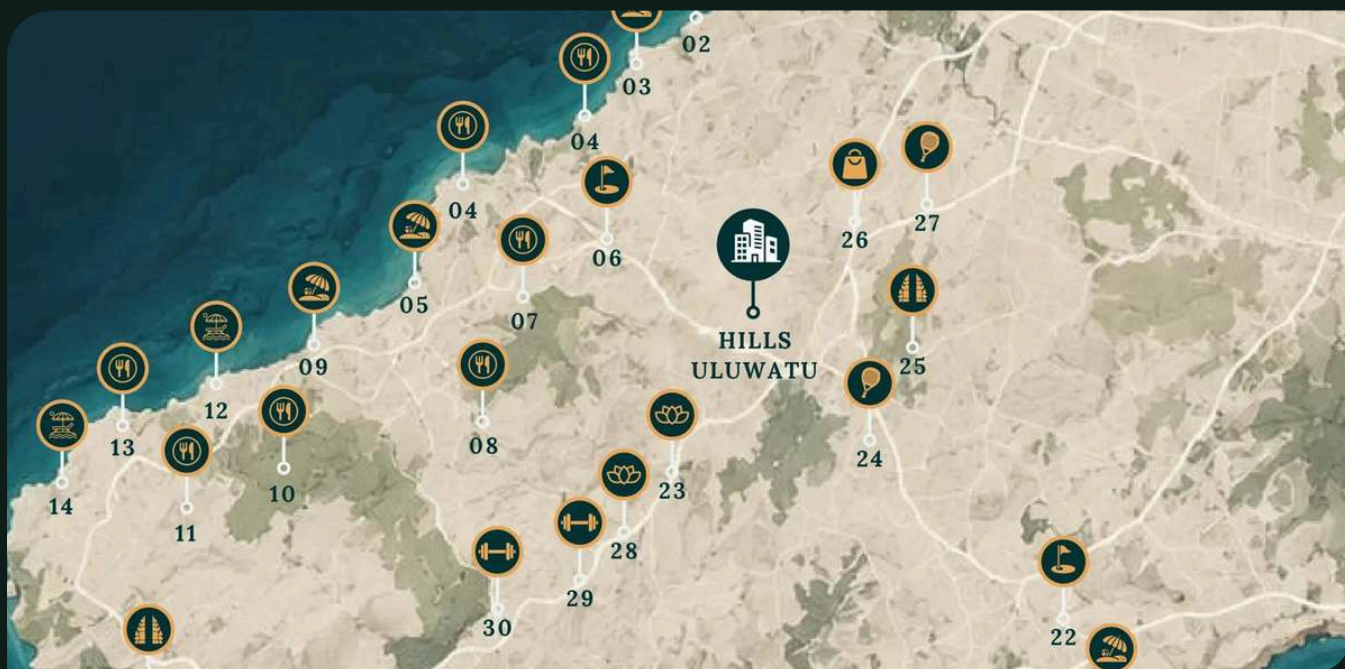
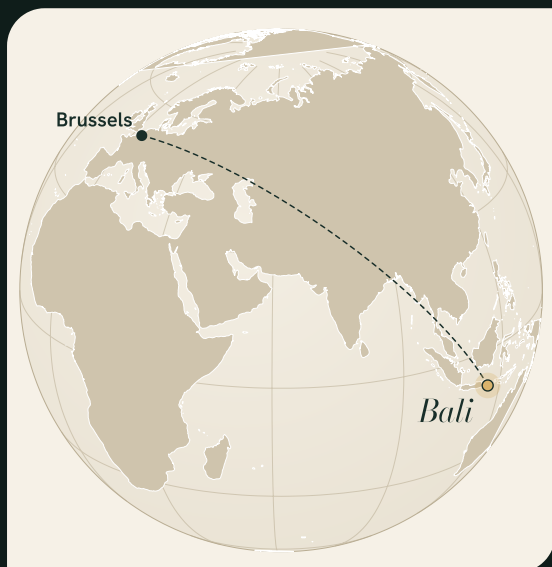
of travel, with one stopover

+6 *h*

time difference in summer, +7 h
in winter

30 *min*

from the international airport



The estate in the centre of the Uluwatu peninsula, between the west-coast beaches and the golf course. Maps not contractual; outlines: Natural Earth.

An aerial photograph of a modern villa development in Uluwatu, Bali, during sunset. The villas are arranged in a tiered fashion on a hillside, with each unit featuring large glass windows and private swimming pools. The architecture is contemporary, with flat roofs and open-plan living spaces. The surrounding landscape is lush with tropical vegetation, including palm trees. The sky is a mix of orange, pink, and blue, creating a warm and inviting atmosphere.

HILLS

ULUWATU

OWNING BALI. DIFFERENTLY.

An exclusive collection of private villas, designed to combine a way of life,
build quality and long-term value.

An aerial photograph of terraced rice fields in Bali, Indonesia, during the golden hour of sunset. The terraces are filled with lush green rice, and the warm sunlight creates a soft, golden glow over the entire scene. Palm trees and other tropical vegetation are visible around the edges of the fields. A small wooden structure is visible on one of the higher terraces.

BALI

WHERE A WAY OF
LIFE AND
INVESTMENT MEET.

A destination desired worldwide. A market driven by lasting tourist appeal. And a place where property can still create real opportunities.

TO INVEST IN PROPERTY DIFFERENTLY.

More than a destination. A global momentum.

Bali brings together what few destinations manage to offer at once: **a strong identity, international appeal, a unique way of life and sustained tourist demand.** It is this combination that makes it a place property investors watch closely today.



16.3M

VISITORS IN 2025

+11.25%

AVERAGE NET RENTAL
YIELD according to the
developer

TOP 1

BEST DESTINATION
IN THE WORLD IN
2026





Bali connected to the world. **62 destinations** reachable by direct flight in 2026.

HILLS ULUWATU

IN THE HEART OF SOUTHERN BALI.

Beaches. Golf. Restaurants. Beach clubs. Wellness. Airport.
The experiences that make Uluwatu a destination apart are
minutes away.



PRIME LOCATION

- | | | | | | |
|----|-----------------------|----|-------------------|----|-----------------------------|
| 01 | International Airport | 11 | ULU Garden | 21 | Gunung Payung |
| 02 | Balangan Beach | 12 | ULU Cliff | 22 | Pandawa Golf & Country Club |
| 03 | Dreamland Beach | 13 | Teja Uluwatu | 23 | Zahra Spa |
| 04 | El Kabron | 14 | Single Fin | 24 | Kanana Padel Club |
| 05 | Bingin Beach | 15 | Uluwatu Temple | 25 | Garuda Wisnu Kencana |
| 06 | New Kuta Golf | 16 | Savaya Bali | 26 | Sidewalk Jimbaran Bali |
| 07 | Gosseberry French | 17 | Sunday Beach Club | 27 | Casa Padel Bali |
| 08 | Tsune Japanese | 18 | Melasti Beach | 28 | Hideway Wellness Bali |
| | Padang padang Beach | | Greenbowl Beach | | RAW Gym Bali |
| | AVLI Uluwatu | | Pandawa Beach | | Lifetime Fitness Bali |

One project. One team. One standard.

FROM VISION TO LASTING VALUE

01 DESIGN



Creating a desirable villa in harmony with its surroundings.

02 CONSTRUCTION



Turning the vision into reality with rigorous execution.

03 CONTROL & GUARANTEES



Checking what can be seen. And above all what cannot.

04 HANDOVER



Handing you a villa ready to live in and to let.

05 MANAGEMENT



Continuing to preserve the experience, the asset and its performance.

FROM THE FIRST SKETCH TO THE FIRST GUEST.



HIGH-END CONSTRUCTION

High-quality materials and proven craftsmanship.



GUARANTEES UP TO 10 YEARS

To face the years ahead with peace of mind.



GUIDANCE FROM A TO Z

From the paperwork to the handover of the keys, and well beyond.



FULL MANAGEMENT

A single trusted team, for complete control of your project.

BALI

IN BALI OR 10,000 KM
AWAY, YOU KNOW
WHERE YOUR PROJECT
STANDS.

**BUILDING FROM AFAR SHOULD
NEVER MEAN LOSING CONTROL.**

Our teams supervise progress
every day and let you follow the
main stages of your
construction.



Supervision by
experienced French-
speaking site managers



Regular updates with videos



Guarantee up to 10 years



Turnkey handover

**DISTANCE SHOULD NEVER BE A
BLIND SPOT.**

HILLS ULUWATU



YOU KNOW WHAT YOU ARE BUYING. WE
KNOW WHAT WE MUST DELIVER.

01



Land selected
and secured

02



Architecture
and plans
finalised

03



3D renderings
available

04



Construction budget set

05



Build schedule
defined



YOU CHOOSE THE PROJECT. WE ORCHESTRATE THE REST.

HOW WE GUIDE YOU

From design to completion, we guide you at every step to build a villa that suits you, within your budget, your needs and our quality standards.



Choose your villa
Selecting the layout and the location.



Secure your reservation

A clear process before construction starts.

NO STANDARD SOLUTION. AN INVESTMENT THAT MUST FIRST MAKE SENSE TO YOU.

BALI

Why Invest in Balangan?

Because the best property opportunities are not only found where everything is already built.

They are often found where desirability, accessibility and development are starting to meet.

Balangan brings these three together today.



3 MINUTES
FROM THE CENTRE



10 MINUTES
FROM BALI'S MAIN BEACHES



30 MINUTES
FROM THE AIRPORT

**CLOSE TO WHAT MATTERS. AWAY
FROM WHAT DISTURBS.**

THE LOCATION

BALANGAN WHERE SOUTHERN BALI CHANGES SCALE.

Between iconic beaches, premium infrastructure and tourism growth, Balangan enjoys a rare position: close enough to Uluwatu's sought-after spots, while keeping a real sense of space.



10 MIN
Golf Kuta

12 MIN
Balangan Beach

18 MIN
Savaya

30 MIN
International Airport



TAILORED GUIDANCE

A high-end investment

A VILLA SHOULD NOT ONLY LOOK GOOD ON
HANDOVER DAY.



DISTINCTIVE ARCHITECTURE

So as not to become just
another listing.



A STRATEGY SUITED TO YOUR GOALS

Personal use, yield and
long-term wealth.



BUILT TO LAST

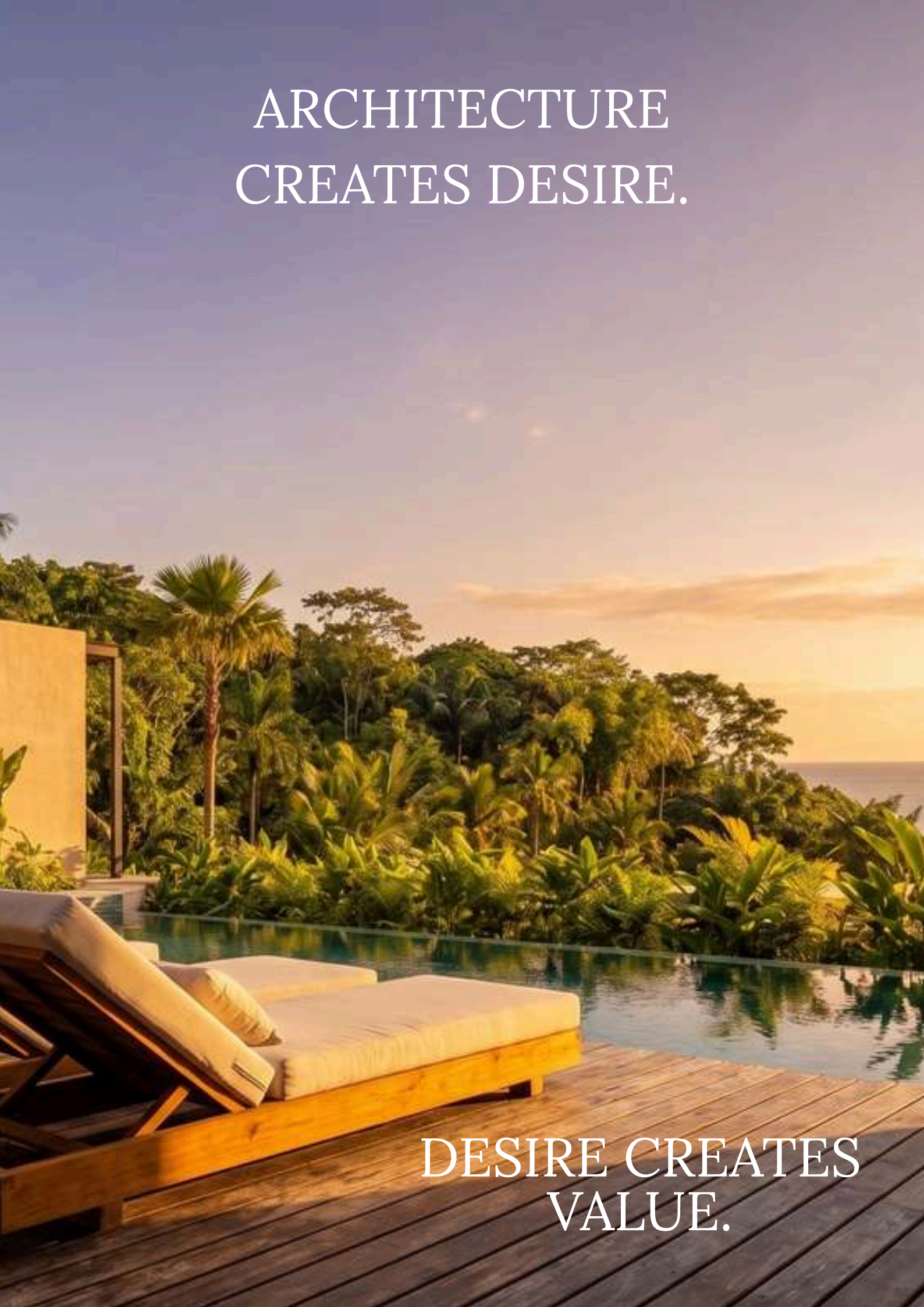
Because true quality is judged
over time.



CONTROLLED CUSTOMISATION

To create a
recognisable asset.



A photograph of a tropical resort at sunset. In the foreground, a wooden deck holds two lounge chairs with light-colored cushions. An infinity pool extends from the deck into the background, reflecting the warm sky. The pool is surrounded by dense tropical foliage, including palm trees and various green plants. A modern building with a large glass window is partially visible on the left. The sky is a mix of soft pinks, oranges, and blues, with a few wispy clouds. The overall mood is serene and luxurious.

ARCHITECTURE
CREATES DESIRE.

DESIRE CREATES
VALUE.



DESIGNED TO BE DESIRED TODAY. BUILT TO REMAIN SO TOMORROW.

Each HILLS villa strikes its own balance between architecture, privacy, light and outdoor living.



Layouts from 1 to 4 bedrooms.



No shared walls.



Ocean views for some villas.



Built for the Balinese climate.

BECAUSE A GOOD INVESTMENT MUST FIRST BE A PLACE YOU WANT TO LIVE IN.

HILLS ULUWATU

INTERIOR CONCEPTS

FIVE INTERIOR SIGNATURES.

One villa. Your identity.

Because on Airbnb, people remember a place before they remember its square metres.



HILLS ULUWATU - VILLA 16

1- BEDROOM VILLA

THE ESSENTIALS. NO
COMPROMISE.



A MORE EXCLUSIVE
VISION OF
OWNERSHIP IN BALI

INTIMATE SERENE
TIMELESS



143 m² plot



50 m² living
space



1 Bedroom



1 Bathroom



31-year
leasehold

VILLA 16 - HILLS ULUWATU

Far More Than a Villa.

A PLACE TO FEEL AT HOME

Designed for couples and travellers seeking privacy, Villa 16 condenses the HILLS experience into a perfectly controlled format. One bedroom. A private pool. Spaces designed for two. And a level of finish that never treats a small surface as a small project.

WHY CHOOSE VILLA 16?

- ✓ Controlled entry price
- ✓ Format suited to couples
- ✓ Contained running costs
- ✓ Fully private villa
- ✓ Staged payments

HILLS ULUWATU - VILLA 14

Villa 2 Bedrooms

THE BALANCE BETWEEN PRIVACY, SPACE AND VERSATILITY.

EXCEPTIONAL
LIVING
SPACES IN
BALI



A MORE EXCLUSIVE
VISION OF
OWNERSHIP IN BALI

INTIMATE SERENE
TIMELESS



201 m² plot



82 m² living
space



2 Bedrooms



2
Bathrooms



31-year
leasehold

VILLA 14 - HILLS ULUWATU

Far More Than a Villa.

2 BEDROOMS. MORE POSSIBILITIES.

Designed to host a couple as naturally as a small family or two couples of friends, Villa 14 offers a particularly versatile balance between comfort, capacity and a controlled investment.

WHY CHOOSE VILLA 14?

- ✓ 2 to 4 guests
- ✓ Versatile format
- ✓ Wider rental audience
- ✓ Balance between investment and capacity
- ✓ Fully private villa

HILLS ULUWATU - VILLA 12

Villa 3 Bedrooms

DESIGNED FOR SHARING BALI.

EXCEPTIONAL
LIVING
SPACES IN
BALI



A MORE EXCLUSIVE
VISION OF
OWNERSHIP IN BALI

MORE SPACE TO
HOST. JUST AS
MUCH PRIVACY.



237 m² plot



96 m² living
space



3 Bedrooms



3
Bathrooms



31-year
leasehold

VILLA 12 - HILLS ULUWATU

Far More Than a Villa.

MORE SPACE TO HOST. JUST AS MUCH
PRIVACY.

With three bedrooms and room for up to six guests, Villa 12 was designed for stays with family or friends, without sacrificing the sense of space or everyone's privacy.

WHY CHOOSE VILLA 12?

- ✓ Up to 6 guests
- ✓ Suited to families and groups
- ✓ Generous spaces
- ✓ Potentially higher average price per stay
- ✓ Excellent cost per guest

HILLS ULUWATU - VILLA 9

Villa 3 Bedrooms Premium

WHEN THE VIEW BECOMES PART OF THE EXPERIENCE.

EXCEPTIONAL
LIVING
SPACES IN
BALI



A MORE EXCLUSIVE
VISION OF
OWNERSHIP IN BALI

INTIMATE SERENE
TIMELESS



291 m² plot



115 m² living
space



3 Bedrooms



3
Bathrooms



31-year
leasehold

VILLA 9 - HILLS ULUWATU

Far More Than a Villa.

A VILLA FACING THE HORIZON.

Generous volumes, three bedrooms and open views make a villa designed for guests looking for more than accommodation: a true stay experience.

WHY CHOOSE VILLA 9?

- ✓ Open view
- ✓ Premium positioning
- ✓ Ideal for families and groups
- ✓ 3 bedrooms
- ✓ Excellent cost per guest

HILLS ULUWATU - VILLA 8

Villa 3 Bedrooms Premium

THE COMFORT OF A LARGE VILLA. THE RARITY OF A SEA VIEW

EXCEPTIONAL
LIVING
SPACES IN
BALI



A MORE EXCLUSIVE
VISION OF
OWNERSHIP IN BALI

INTIMATE SERENE
TIMELESS



 301 m² plot |  103 m² living space |  3 Bedrooms |  3 Bathrooms |  31-year leasehold

VILLA 8 - HILLS ULUWATU

Far More Than a Villa.

A PREMIUM ADDRESS, DESIGNED TO RISE ABOVE

Three bedrooms, generous volumes and an opening onto the horizon give Villa 8 a naturally premium positioning

WHY CHOOSE VILLA 8?

- ✓ Open view and sea view
- ✓ High-end positioning
- ✓ Ideal for families and groups
- ✓ Higher nightly rate
- ✓ Able to attract premium guests

HILLS ULUWATU - VILLA 4

Villa 3 Bedrooms Premium

GENEROUS VOLUMES. A VIEW THAT CHANGES EVERYTHING.



EXCEPTIONAL
LIVING
SPACES IN
BALI



A MORE EXCLUSIVE
VISION OF
OWNERSHIP IN BALI

INTIMATE SERENE
TIMELESS



289 m² plot



115 m² living
space



3 Bedrooms



3
Bathrooms



31-year
leasehold

VILLA 4 - HILLS ULUWATU

Far More Than a Villa.

SPACE TO ENTERTAIN. PRIVACY TO
ENJOY.

With three bedrooms, generous volumes and views open to the ocean, Villa 4 was designed to host families and groups in comfort while keeping a real sense of privacy.

WHY CHOOSE VILLA 4?

- ✓ Open view and sea view
- ✓ High-end positioning
- ✓ Ideal for families and groups
- ✓ Higher nightly rate
- ✓ Excellent cost per guest

HILLS ULUWATU - VILLA 3

Villa 4 Bedrooms Premium

FOUR BEDROOMS. ANOTHER DIMENSION OF BALI.

EXCEPTIONAL
LIVING
SPACES IN
BALI



A MORE EXCLUSIVE
VISION OF
OWNERSHIP IN BALI

INTIMATE SERENE
TIMELESS



328 m² plot



129 m² living
space



4 Bedrooms



4
Bathrooms



31-year
leasehold

VILLA 3 - HILLS ULUWATU

Far More Than a Villa.

A RARE FORMAT, DESIGNED FOR STAYS THAT BRING
PEOPLE TOGETHER

Four bedrooms, vast spaces and a panoramic ocean view: Villa 3 is for guests who want more capacity without giving up privacy or the quality of the experience.

WHY CHOOSE VILLA 3?

- ✓ Up to 8 guests
- ✓ Premium international guests
- ✓ Ideal for families and groups
- ✓ Sea view
- ✓ A rare product

GUARANTEED

Building is a promise; guaranteeing is standing by it.

We can promise quality construction.
We also prefer to explain how it is protected over time.



An experienced team dedicated to the success of your investment



Daily site supervision



Ongoing quality control at every stage of construction



Standards respected



A secure investment, today and for years to come



CARE 1 12-MONTH GUARANTEE

- ✓ Waterproofing (roofs, terraces, bathroom, pool)
- ✓ Electrical, plumbing
- ✓ Doors & windows
- ✓ Floor and wall finishes
- ✓ Paints & renders
- ✓ Built-in furniture
- ✓ Pool
- ✓ Automation
- ✓ Motors
- ✓ Electrical equipment
- ✓ Technical appliances

CARE 5 5-YEAR GUARANTEE

- ✓ DAIKIN air conditioning (Up to 5 years of manufacturer's warranty on air conditioners, depending on the model)
- ✓ Paloma (5 years on hand showers and drain mechanisms.)

CARE 10 10-YEAR GUARANTEE

- ✓ Structure (subject to the soil survey)
 - Foundations
 - Footings
 - Load-bearing columns
 - Beams
 - Concrete slabs
 - Load-bearing frame
 - Retaining walls
- ✓ UPVC joinery
 - The UPVC profiles.
- ✓ PALOMA taps
 - Leaks on the taps concerned.

INSURANCE



Allianz Indonesia, a recognised French-speaking partner

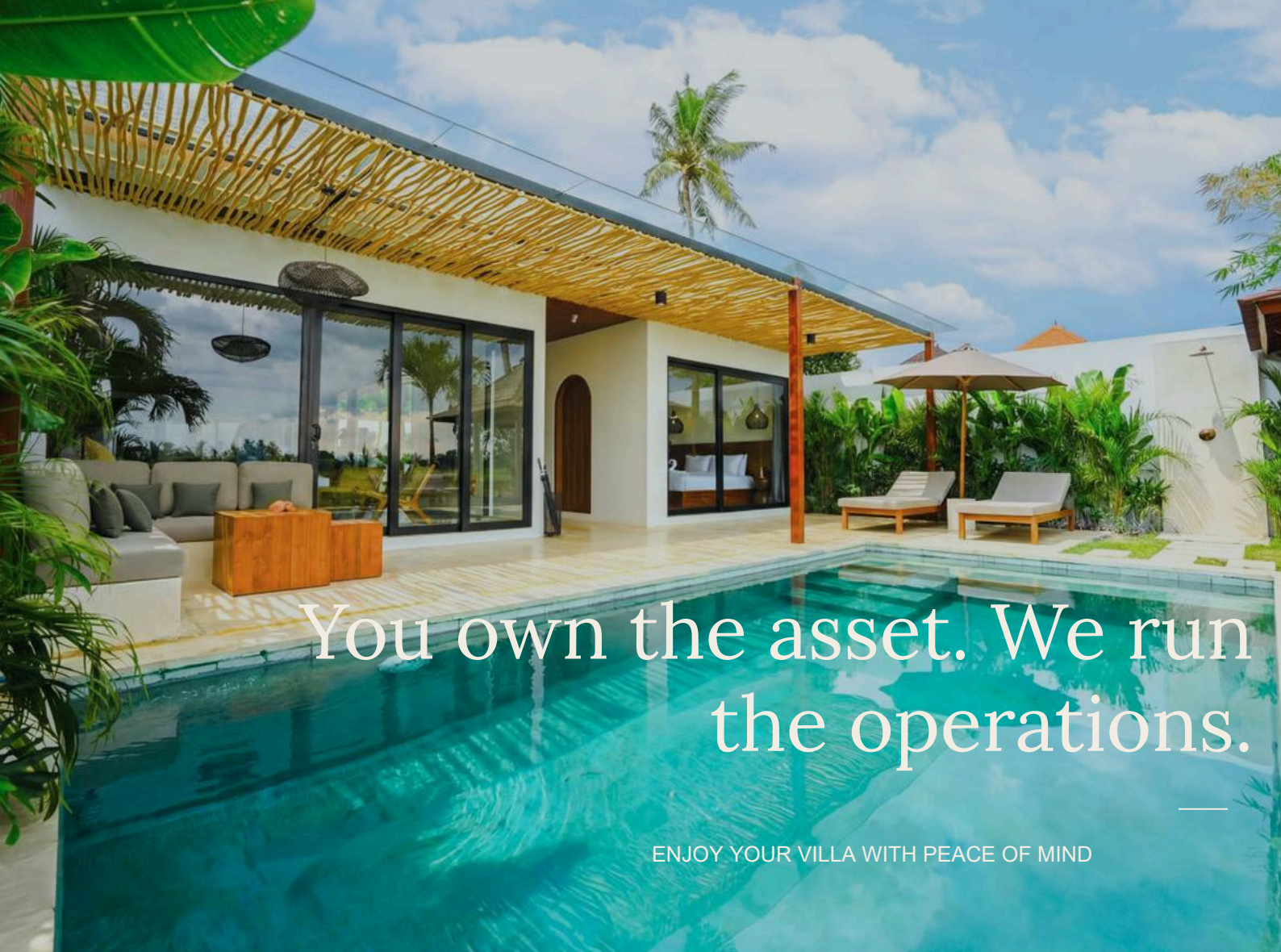


Fire, vandalism and natural disaster insurance



Reimbursement calculated on the residual value of the project





You own the asset. We run
the operations.

ENJOY YOUR VILLA WITH PEACE OF MIND

COMPLETE MANAGEMENT OF YOUR VILLA, FOR YOUR PEACE OF MIND AND YOUR GUESTS'.

A villa managed to the same standard it was built to.

MARKETING

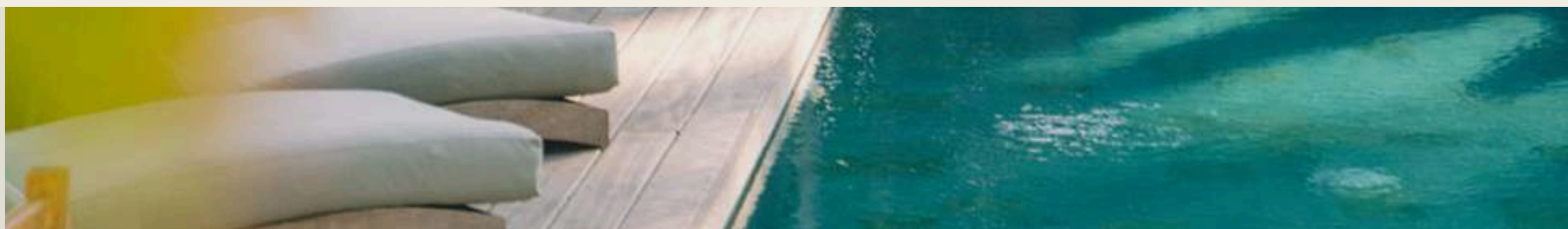
- ✓ Professional photo shoot
- ✓ Airbnb, Booking, Agoda
- ✓ Listing creation and optimisation

RENTAL MANAGEMENT

- ✓ Pricing
- ✓ Guest messaging
- ✓ Check-in / check-out
- ✓ Cleaning and maintenance

OVERSIGHT

- ✓ Monthly report
- ✓ Expense breakdown
- ✓ Revenue tracking
- ✓ Owner dashboard



One point of contact, *in Belgium.*

ZORI Properties presents Hills from Belgium. We chose this project, we present it to you and we guide you at every step, in French, or in English if you prefer: meetings, documents, reservation, construction follow-up, letting.

The developer, based in Bali, designs, builds, guarantees and manages the villas. Contracts are signed directly with the developer; your questions go through us.

LET'S TALK ABOUT YOUR PROJECT

Timé Falconi

ZORI Properties · +32 490 56 05 60 · office@zori.immo

Meetings in Belgium or by video call: zori.immo/en/elsewhere

The project, the available villas and the estate plan: zori.immo/en/indonesia/bali/hills

Non-contractual information, based on the developer's documents. Contracts are signed with the developer. Prices and availability as of 19/10/2026, subject to change; unless otherwise stated, prices are fixed in the contract in Indonesian rupiah, as are the instalments and invoices: the euro amount is indicative (IDR 20,500 to €1) and the amount paid varies with the exchange rate. The income shown is a prudent, non-guaranteed estimate, before personal taxation: talk to your tax adviser. Visuals: architect's renderings, not contractual.

ZORI Properties · licensed real estate agents, IPI no. 519.560 and 517.785 (Belgium).