

HOME

PRIVATE ESTATE
Hills



A Contemporary
Residential Estate Above
the Cliffs of Bingin

TABLE OF CONTENTS

01	Introduction & Project Profile
	An overview of Home Hills and the vision behind the development.

02	Location & Destination
	Bingin, Uluwatu, and the surrounding beaches, lifestyle, and attractions.

03	Design Philosophy
	Contemporary tropical architecture designed for elevated coastal living.

04	The Lifestyle
	Shared amenities and spaces that enhance everyday living and wellbeing.

05	The Collection
	A curated selection of residences for modern living and investment.

06	Investment Opportunity
	Ownership options, residence collections, and investment highlights.

07	Financial Projection
	Projected performance, returns, and long-term investment potential.



/01

Welcome to Home Hills

Home Hills is a contemporary residential estate set on the hills of Bingin, one of Bali's fastest-growing coastal destinations.

Designed to blend tropical architecture with modern living, the project offers a curated collection of residences overlooking lush landscapes, with selected units enjoying panoramic ocean views.

Created for homeowners, investors, and global citizens seeking a lifestyle connected to nature, Home Hills combines thoughtful design, everyday comfort, and long-term investment value in one of Bali's most desirable locations.

PROJECT PROFILE

PROJECT TYPE	Residential Estate
LOCATION	Bingin, Uluwatu
COLLECTION	45 Total Residences
OWNERSHIP	Leasehold
LEASE EXPIRY	2054
LAN AREA	2.500 sqm
DEVELOPER	Canggu Properti
ARCHITECT	Arkey Studio





/02

BINGIN, ULUWATU

Bingin has transformed from a quiet surf destination into one of Bali's most sought-after residential and investment markets.

Its dramatic coastline, vibrant café culture, luxury resorts, and wellness community continue to attract international buyers looking for both lifestyle and long-term value.

Home Hills places residents just minutes from world-renowned beaches, restaurants, wellness centres, and Bali's international airport, making it ideal as both a private residence and investment property.

THE LOCATION

54G6+7QC, Pecatu, South Kuta,
Badung Regency, Bali 80361



THE SURROUNDINGS

Home Hills is surrounded by some of Bali's most sought-after destinations, from iconic beaches and celebrated restaurants to wellness spaces and vibrant lifestyle venues.

Positioned in the heart of Bingin, the estate offers effortless access to the best of the Bukit Peninsula while maintaining a sense of privacy and elevated living.



01 BEACHES & SURF

- Bingin Beach
- Padang-Padang Beach
- Balangan Beach
- Dreamland beach



02 ICONIC LANDMARKS

- Uluwatu Temple
- GWK Cultural Park
- Karang Boma Cliff



03 WELLNESS

- The Bambu Hut Spa
- Yoga Studios
- Fitness Centres
- Recovery Clubs



04 LIFESTYLE

- Savaya Bali
- Ulu Cliffhouse
- Sundays Beach Club
- Oneighty Day Club



05 DINING

- Artisan - Bingin
- The Cashew Tree
- Gooseberry Restaurant
- El Kabron Bali

/03 Design Philosophy

Home Hills is designed around simplicity, openness, and tropical living.

Natural materials, soft architectural lines, and generous outdoor spaces create homes that feel connected to their surroundings while offering privacy and comfort.

Every residence embraces natural light, ventilation, and seamless indoor-outdoor living, creating spaces that remain timeless rather than trend-driven.



**LIFE AT HOME HILLS
EXTENDS BEYOND THE
RESIDENCE ITSELF.**



The ^{/04} Lifestyle

Residents enjoy a collection of hospitality-inspired amenities designed to support everyday living—from concierge services and wellness facilities to cafés, retail spaces, and curated experiences.

Whether staying for a week, a season, or permanently, Home Hills offers the convenience of a boutique resort with the privacy of home.



The Home Hills collection consists of carefully planned residences designed to suit different lifestyles and investment goals.

From compact suites for first-time buyers to spacious penthouses overlooking the ocean, every residence follows the same architectural language while offering unique layouts, views, and outdoor living spaces.

/05 The Collection







UNIT CATEGORIES

Designed to suit different lifestyles and investment goals, the Home Hills collection offers a range of thoughtfully planned residences—from efficient suites to spacious penthouses. Every home embraces contemporary tropical architecture, refined interiors, and seamless indoor-outdoor living.

UNIT	BEDROOM	BUILDING SIZE	STARTING PRICE
Suite Residence	1 BR	22- 28 sqm	USD 95.000
Apartments Garden & Pool	1 BR	57.5 sqm	USD 199.000
Apartments Double View & Head	1 BR	54.9 sqm	USD 185.000
Apartments Double View & Head, Garden & Pool	1 BR	95 sqm	USD 270.000
Penthouse Collection	2 BR	79 - 95 sqm	USD 220.000
Apartment Standard	1 BR	57.5 sqm	USD 135.000

/06

INVESTMENT OPPORTUNITY

Bingin continues to experience strong demand from international travellers, long-stay visitors, and second-home buyers.

Combined with limited land availability and continued infrastructure development across the Bukit Peninsula, the area has become one of Bali's strongest-performing residential markets.



**A Lifestyle Purchase
with Long-Term
Potential**

Home Hills offers buyers an opportunity to own a professionally designed residence in a location where both lifestyle appeal and long-term value continue to grow.



CURRENT AVAILABILITY

UNIT	BEDROOM	BUILDING SIZE (SQM)	PRICE (USD)
Suite residence	1 BR	22-28 sqm	USD 95.000
Apartments Garden & Pool	1 BR	57.5 sqm	USD 199.000
Apartments Double View & Head	1 BR	54.9 sqm	USD 185.000





/07 FINANCIAL PROJECTION

METRIC	USD 199K UNIT	USD 185K UNIT	USD 95K UNIT
Average Yield (10 Years)	12.5%	12.6%	12.6%
Expected Occupancy	65%	65%	65%
Average Daily Rate	USD 160	USD 150	USD 110
Est. payback Period	8.3 Years	8.2 Years	8.2 Years
Avg. Annual Income	USD 24.950	USD 23.391	USD 11.955



CANGGU PROPERTI REAL ESTATE

Bali

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