



# All Projects Overview

ANJUNA BAY

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**ANJUNA BAY**

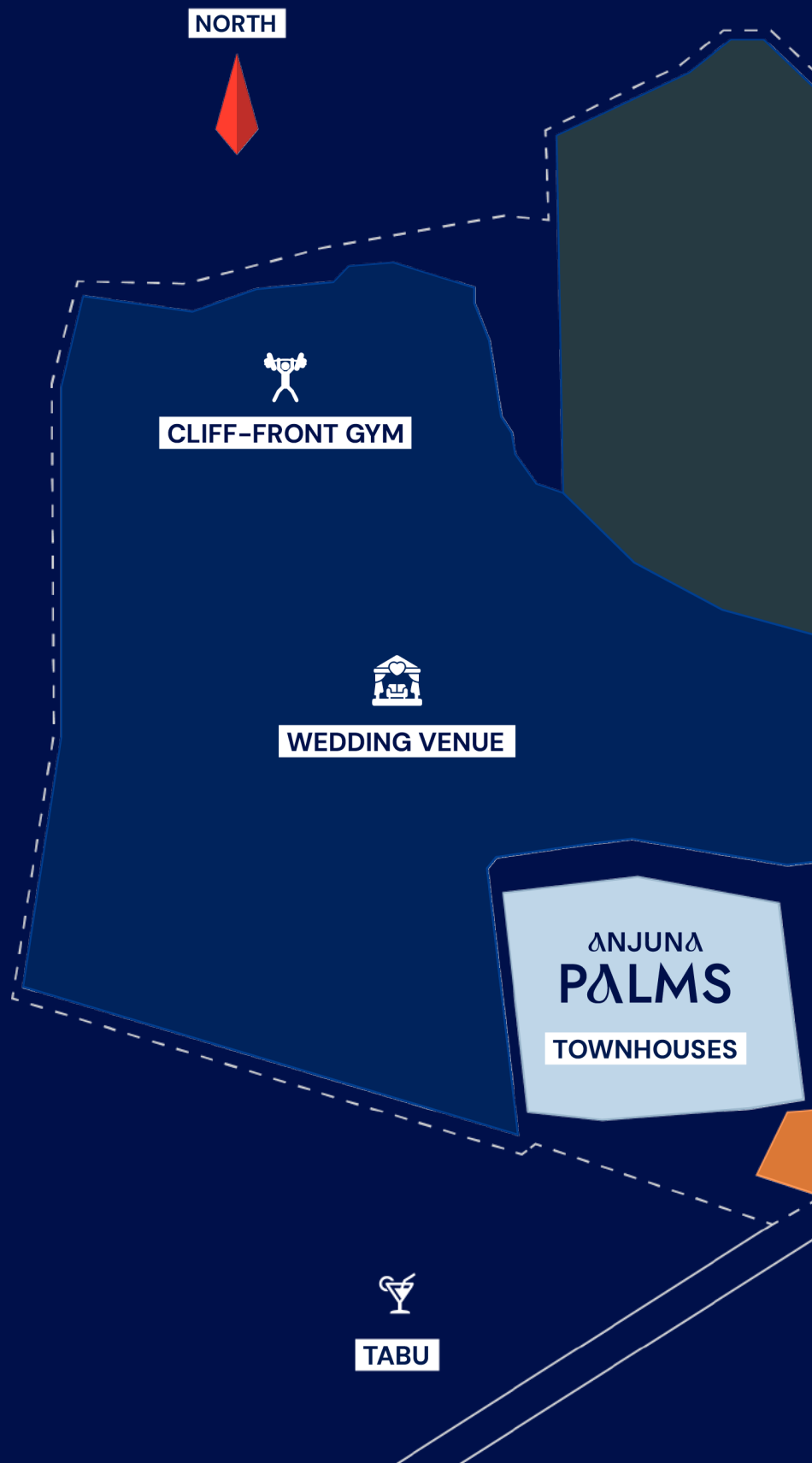
# Anjuna Bay

## Ocean Cliff Homes Uluwatu, Bali

**A**njuna Bay is a 10-hectare mixed-use destination designed for every generation, from travellers and digital nomads to entrepreneurs, families, and long-term residents who call Bali home.

Perched on the cliffs above Thomas Beach in Uluwatu's Pink Zone, it redefines island living through a master plan that blends residential, lifestyle, and commercial spaces into one walkable tropical village. Shaded walkways weave through villas, townhouses, and apartments, linking homes with cafés, boutiques, and wellness spaces. It is the first truly walkable community in Uluwatu.

At its heart, Anjuna Village creates a dynamic hub where community, creativity, and connection thrive.





**THOMAS BEACH**

 Private Beach Access

 Public Beach Access

ANJUNA  
**AURORA**  
PHASE 1

**PRIME VILLAS**

ANJUNA  
**AURORA**  
PHASE 2

**LUXURY VILLAS**

 Gated Access

ANJUNA  
**village**

80+ shops, restaurants, and wellness spaces

**COMMERCIALS & RESIDENTIALS**



**WAVE POOL**

Jl Labuan Sait



**SUKA ESPRESSO**

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ANJUNA  
AURORA



# About Anjuna Aurora

**A**urora marks the dawn of Anjuna Bay, where the vision of this exclusive community began. These luxury villas offer world-class sunsets and dramatic cliffside views, all within a gated, tranquil setting. Choose from pre-designed villas or create a custom home that brings your Bali vision to life. Whether for investment or personal use, Aurora provides the perfect foundation for both.



# Details

## Project Information

### Prime Villas

- 2 BR
- 3 BR
- 4 BR to 5BR Creation (Custom)

### Unit Sizes

- 330– 1110,3m<sup>2</sup>

### Amenities and USP

Ocean & sunset view, prime location on cliff-front, architectural excellence, exclusive community, private beach access, gym, wellness, fully gated and secured.

### Status

- 28 LV total units
- 11 units left



**PRIME OCEAN AND  
SUNSET VIEW**



**CLIFF-FRONT  
DEVELOPMENT**



**DIRECT BEACH  
ACCESS**



**SECURITY 24/7**



**MANAGEMENT /  
CONCIERGE**



**WORK WITH  
2M ASSOCIATE**



**AWARD-WINNING  
DESIGNER**



**FLEXIBLE  
DESIGN**





AURORA LV 25



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ANJUNA

AURORA

PHASE 2



OCEAN VIEW

# About Anjuna Aurora Phase 2

**N**estled on the cliffs of Thomas Beach, Aurora Phase 2 is the newest chapter of the Aurora Villas at Anjuna Bay.

Each two-bedroom villa offers ocean views, direct beach access, and a fully furnished turnkey experience designed for modern island living.

Designed for those who appreciate beauty, comfort, and simplicity, Aurora Phase 2 combines tropical charm with practical design. Every villa is ready to enjoy as a private home or as a managed investment.



AURORA PHASE 2 - 2BR



AURORA PHASE 2 - 3BR



3 BEDROOM

# Details

## Project Information

### Luxury Villas

- 2 BR Type A
- 2 BR Type B
- 3 BR Wellness Units

### Unit Sizes

- 170 – 275 m<sup>2</sup>

### Amenities and USP

Ocean & sunset view, prime location on cliff-front, architectural excellence, exclusive community, private beach access, gym, wellness, fully gated and secured.

### Status

- 41 SV total units
- 20 units lefts



**PRIME OCEAN AND  
SUNSET VIEW**



**CLIFF-FRONT  
DEVELOPMENT**



**DIRECT BEACH  
ACCESS**



**MANAGEMENT /  
CONCIERGE**



**SECURITY 24/7**



BEDROOM of 2 BEDROOM TYPE



BEDROOM of 3 BEDROOM TYPE



AURORA PHASE 2 - 2BR OCEANVIEW

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ANJUNA  
PALMS

SOLD OUT



# About Anjuna Palms

**A**njuna Palms offers a prime investment opportunity with 1, 2, and 3-bedroom townhouses, designed for high ROI. Inspired by the guardianship symbol of Bali's iconic palm trees, these price-friendly villas combine comfort and traditional Balinese materials. With private pools, spacious layouts, and access to retail, leisure, and Thomas Beach, Anjuna Palms is an exceptional investment in Uluwatu.



# Details

## Project Information

### Unit Type

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

### Unit Sizes

- 100 m<sup>2</sup>
- 127.5 m<sup>2</sup>
- 175 m<sup>2</sup>

### Amenities and USP

- 1 Bedroom : Private pool, lounge
- 2 Bedroom : Private pool, terrace
- 3 Bedroom : Private pool, terrace, lounge, garden

### Status

**SOLD OUT**



**DIRECT BEACH  
ACCESS**



**TERRACE  
LOUNGE**



**PRIVATE VILLA**



**GARDEN**



**POOL**







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ANJUNA  
SHOPS



PEDESTRIAN AREA

# About Anjuna Shops

**A**njuna Village is the heart of Anjuna Bay and is set to become the commercial hotspot of Uluwatu. Offering strong rental opportunities with its commercial spaces, it's an ideal investment. Designed for all generations, Anjuna Village features tropical gardens, a family-friendly playground, and a vibrant culinary promenade. With a curated retail experience and spaces for dining, wellness, and leisure, Anjuna Village is the perfect place for both residents and visitors to connect and thrive.



THE  
WILD GOOSE

# Details

## Commercial Shops

### Unit Sizes

- 48 / 50 / 72 m<sup>2</sup>
- Commercial Alfresco walk 18 m<sup>2</sup>
- Parking 2 cars 30 m<sup>2</sup>

### Status

- 10 units on Labuan Sait Street
- 15 units on Corner Shops
- 20 units on Aurora Street
- 6 units on Wave Pool Street



TROPICAL  
GARDEN



LABUANSAIT  
MAIN STREET



CURATED  
BRANDS



PARKING  
OPTIONS



SHADOWED TERRACES  
WITH CONNECTED  
PEDESTRIAN PATHWAYS



**PUN  
BUN**  
PUN & BUN PUBLIC

THE  
WILD GOOSE



ULUWATU MAIN STREET

LABUANSAIT

# Esteemed Partner Brands

**P**erched above the turquoise waters of Thomas Beach, this visionary development invites a distinguished circle of brands to co-create an evolving ecosystem of living, culture, and wellbeing. Each partner brings a unique perspective shaping spaces, experiences, and ideas that celebrate

design, community, and the raw beauty of Uluwatu's dramatic coastal landscape. Together, they form a thoughtfully curated destination where nature, creativity, and contemporary lifestyle converge.



## Sundari Wellness

Sundari Wellness is a boutique spa in Seminyak, Bali, known for blending traditional Balinese healing with modern techniques, featuring natural products and specialized, high-quality treatments like holistic rituals and organic facials. It focuses on rejuvenation through personalized, attentive service in a serene environment, often cited for its clean, modern design.



## Rob Peetoom

Rob Peetoom is an internationally renowned hair and beauty brand founded in Amsterdam in 1969. Known for precision cutting and contemporary styling, the brand collaborates with leading fashion houses and creatives worldwide. With salons across global cities and Bali, Rob Peetoom delivers refined European hair artistry within elevated lifestyle destinations.



## Sensatia Botanicals

Sensatia Botanicals is a Bali-born skincare brand rooted in natural ingredients and sustainable practices. Handcrafted on the island using botanical extracts and essential oils, its products blend traditional knowledge with modern formulation, promoting conscious self-care inspired by Bali's nature and



## Maison Mata

Maison Mata is a Bali-based concept store celebrating craftsmanship, culture, and contemporary design. Curating a thoughtful selection of fashion, objects, and artisanal goods, the brand connects local makers with global aesthetics, creating a space where creativity, heritage, and modern lifestyle meet.



## Ritmo Bali

Ritmo Bali is a gastronomic and entertainment project designed to offer a complete, vibrant, and sensory experience. Every night at Ritmo is a journey that begins with contemporary Mediterranean cuisine, unfolds in a carefully curated and welcoming environment, and culminates in a celebration where music, energy, and the social setting blend naturally.

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ANJUNA  
Lofts



# About Anjuna Lofts

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# Details

## Cozy Lofts

### Unit Sizes

- Building size : 72 m<sup>2</sup>
- Terrace size : 12 m<sup>2</sup>

### Unit Type

- 1 BR Mezzanine

### Status

- 4 left out of 5
- 5 units on Tropical Garden View

### Amenities and USP

Terrace, mezzanine with ocean view, commercial shops, restaurants, private pool, gym, co-working space, parking.



OCEAN VIEW



SECURITY  
24/7



DIRECT BEACH  
ACCESS



MANAGEMENT /  
CONCIERGE



CO-WORKING  
SPACE



BIG POOL  
AND LAGOON



PLAYGROUNDS  
AND KIDS CLUB



PEDESTRIAN AREA  
AND JOGGING  
TRACK

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The image shows a dimly lit interior of an apartment. In the foreground, the back of a light-colored sofa is visible. Large floor-to-ceiling windows dominate the background, offering a view of a balcony with a metal railing. Beyond the balcony, the ocean stretches to the horizon under a clear sky. Several palm trees are visible on the balcony and in the distance. The overall atmosphere is serene and modern.

**ANJUNA**  
OCEAN VIEW APARTMENTS



# About Anjuna Ocean View Apartments

**A**njuna Bay presents an exclusive collection of 2-bedroom mezzanine apartments in the heart of Anjuna Village, designed for those seeking a balance between tropical lifestyle and smart investment in Bali's prime coastal area.

Positioned within the OC (Ocean Collection) residences, these apartments offer a unique living experience with a choice of two distinct views: stunning ocean views overlooking Bali's coastline or serene tropical garden views surrounded by the lush greenery of Anjuna Village's internal landscape and open spaces.

Just 2 minutes walking distance to Thomas Beach, Anjuna Bay offers direct access to one of Uluwatu's most iconic beaches, while creating its own private village atmosphere with thoughtfully designed amenities including open plaza spaces, playground areas, reception, spa facilities, alfresco zones, and integrated parking areas.



# Details

## Project Information

### Unit sizes

- 162 m<sup>2</sup> total unit size
- 42 m<sup>2</sup> terrace size
- 120 m<sup>2</sup> unit size

### Status

- 7 units sold
- 15 units total

### Unit Type

- 2 Bedroom
- 2 Floors



**ROOFTOP TERRACE  
AND POOL**



**SECURITY  
24/7**



**DIRECT BEACH  
ACCESS**



**MANAGEMENT  
/ CONCIERGE**



**CO-WORKING  
SPACE**



**BIG POOL  
AND LAGOON**



**PLAYGROUNDS  
AND KIDS CLUB**



**PEDESTRIAN  
AREA AND  
JOGGING TRACK**



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The image shows a modern penthouse interior with large glass windows and a balcony with pink roses. The text is centered over the image.

**ANJUNA**  
**URBANA**  
**PENTHOUSES**



# Anjuna Urbana

## Penthouses

**U**rbana Penthouse is Anjuna Bay's signature collection of spacious 1-bedroom residences, created for those who value elevated living, privacy, and connection to the vibrant lifestyle of Anjuna Village.

Set in one of the most strategic points within the Anjuna Bay masterplan, Urbana Penthouse offers two unique perspectives of Bali living — the calm and endless beauty of the ocean view, or the dynamic atmosphere

of the street view, where the energy of village life, cafés, and local culture come alive.

Designed with a larger and more efficient layout, Urbana Penthouse goes beyond the standard apartment concept by creating a home that feels open, comfortable, and versatile. The generous living spaces, abundant natural light, and seamless tropical design make it ideal for longer stays, remote working, or premium holiday living.



# Details

## Project Information

### Unit sizes

- 72 m<sup>2</sup> Unit Size
- 12m<sup>2</sup> Terrace

### Status

- 3 Units left out of 10
- 10 Penthouses on Main St.

### Unit Type

- 2 Bedroom



**DIRECT BEACH  
ACCESS**



**SECURITY 24/7**



**MANAGEMENT  
/ CONCIERGE**



**TERRACE**



**BIG POOL**



**PLAYGROUNDS  
AND KIDS CLUB**



**PEDESTRIAN  
AREA AND  
JOGGING TRACK**



**RESTAURANTS  
AND DIRECT  
ACCESS TO  
COMMERCIALS  
AREA**



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ANJUNA  
URBANA  
CORNER



# Anjuna Urbana

## Corner

**A**njuna Bay presents the exclusive Urbana Corner Apartment Collection — a limited selection of 1-bedroom corner apartments located on the third floor of Anjuna Village, designed for those seeking privacy, elevated views, and premium coastal living in Bali's most desirable destination.

Positioned in a strategic location within the Anjuna Bay masterplan, the Urbana Corner Apartment Units offer a unique advantage with two view options: street-facing units overlooking the vibrant village surroundings, or ocean-facing units with beautiful coastal panoramas and sunset views.

As corner units, each apartment benefits from enhanced natural light, better airflow, and greater privacy, creating a more spacious and comfortable living environment. The third-floor positioning provides elevated perspectives and a stronger connection to the surrounding landscape, whether overlooking the ocean or the lively streetscape of Anjuna Village.

Thoughtfully designed with a modern tropical concept, these 1-bedroom apartments are ideal for personal living, holiday use, or high-performing rental investments, supported by Anjuna Bay's professional management system.



# Details

## Project Information

### Unit sizes

- 45 m<sup>2</sup>
- 10 m<sup>2</sup> terrace

### Status

- 3 units left out of 15

### Unit Type

- 1 Bedroom



**DIRECT BEACH  
ACCESS**



**SECURITY 24/7**



**MANAGEMENT  
/ CONCIERGE**



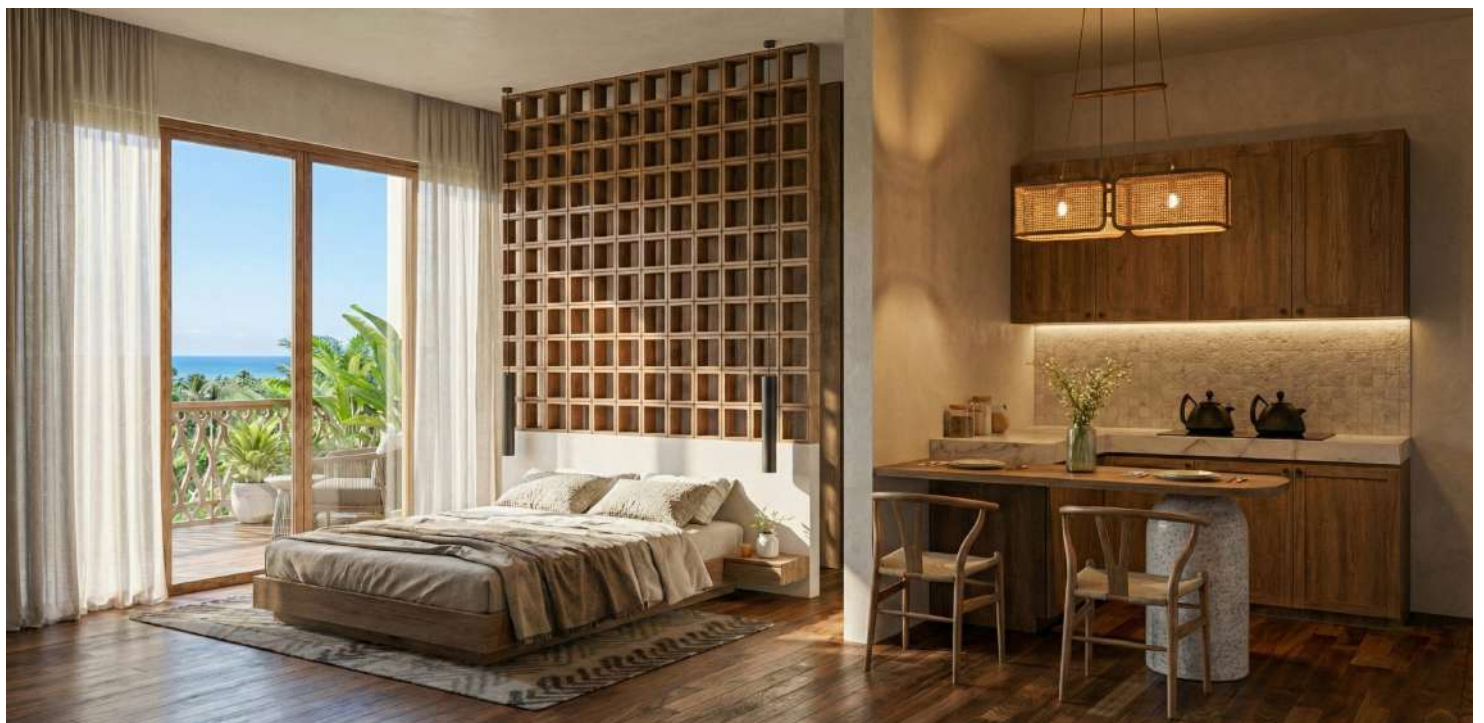
**PLAYGROUNDS  
AND KIDS CLUB**



**PEDESTRIAN  
AREA AND  
JOGGING TRACK**



**RESTAURANTS  
AND DIRECT  
ACCESS TO  
COMMERCIALS  
AREA**





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# OCEAN CLIFF HOMES

Thomas Beach

## DISCOVER ANJUNA BAY

**Contact us now**

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