



Confidential Acquisition Opportunity

SIX SENSES ULUWATU

103-Key | 5* Luxury Beachfront Resort & Spa | Uluwatu | Bali

A Sunrise Brokers Executive Brief™

EXECUTIVE OVERVIEW

An institutional-quality beachfront resort with established operations and long-term value creation potential.



INCOME-PRODUCING FEATURED BUILDING ASSETS

- Built: 2018, Renovated:2026, Stories:3
- GBA: 397,767 SF, Lot: Large, Acres-NK
- Typical Floor: 39,773 SF
- Meeting Space: 1,528 SF
- Located in an established hospitality corridor.
- All-inclusive operating model.



SUPPORTING ASSETS & AMENITIES

- Multiple restaurants, bars, spas, swimming pools, and resort amenities
- Multiple-room suites; Wedding venue
- Golf courses
- Conferences & meeting facilities
- Entertainment & recreational activities
- City tours and guided famous ancient Luluwatu temple experiences.



MANAGEMENT & OPERATING CONTROL

- IHG Hotels & Resorts-branded, professionally managed by long-term HMAS.
- Long-standing operating history and KPIs.
- Managed by an experienced hospitality management company.
- Multicity international booking presence for easy booking.
- Building Use: 90%

103 KEYS

Well-appointed rooms & suites

PRIME LOCATION

Bali's premier beachfront hospitality resort

STRONG FINANCIAL PERFORMANCE

Consistent historical revenue & profitability

HIGH OCCUPANCY

Strong demand drivers year-round

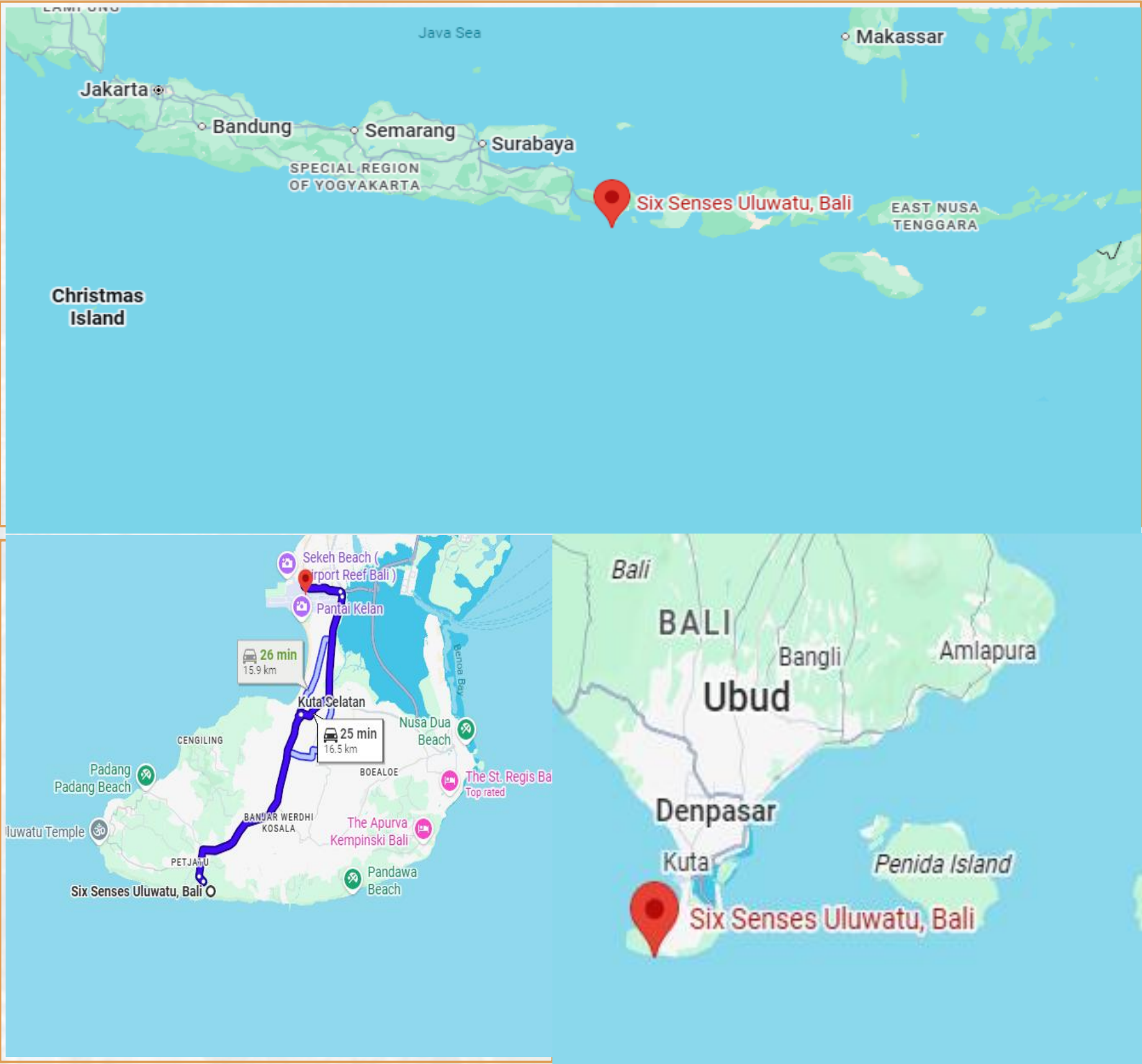
FLEXIBLE TRANSACTION

Seller open to various transaction structures

STRATEGIC LOCATION ADVANTAGE

A location that combines international accessibility, established hospitality infrastructure, and enduring tourism demand.

-  Located in a popular hospitality corridor in the coastal city of Uluwatu, Bali
-  16.5 Km / 10 miles / 25 minutes from Nigurah Rai International Airport (DPS)
-  Direct access from highways and key regional routes.
-  Surrounded by luxury resorts, hotels, and world-class tourism infrastructure.
-  Close to historic landmarks, cultural attractions, retail, dining, and entertainment districts.
-  Year-round good weather, strong tourist traffic, and excellent global air connectivity.



DESTINATION APPEAL

For Sustainable Long-Term Hospitality Demand Drivers.



TOURISM, LEISURE & ENTERTAINMENT

- World-famous beaches, turquoise waters, and natural beauty
- Nearby historic attractions, Uluwatu temple attractions.
- Vibrant nightlife, shopping, dining, and cultural experiences



INTERNATIONAL ACCESS & LOCAL CONNECTIVITY

- Ngurah Rai International Airport - one of Bali's busiest airports with tourist traffic
- 16.5 Km / 10 miles from the property
- Direct access via highways and major road networks
- Efficient local transportation and proximity to key demand centers



BUSINESS & CONFERENCE DEMAND

- Strong MICE (Meetings, Incentives, Conferences & Exhibitions) market
- Attracts corporate groups, international conferences, and incentive travel



SUPPORTING INFRASTRUCTURE & SAFETY

- Well-developed infrastructure with reliable utilities and communications
- Local police presence, medical facilities, and emergency services
- Clean, well-maintained, and visitor-friendly environment



LUXURY APPEAL & DESTINATION QUALITY

- Premium destination known for luxury resorts and world-class hospitality
- Year-round warm weather and pristine coastal environment
- High repeat visitation and strong international brand recognition

INVESTMENT PERSPECTIVE

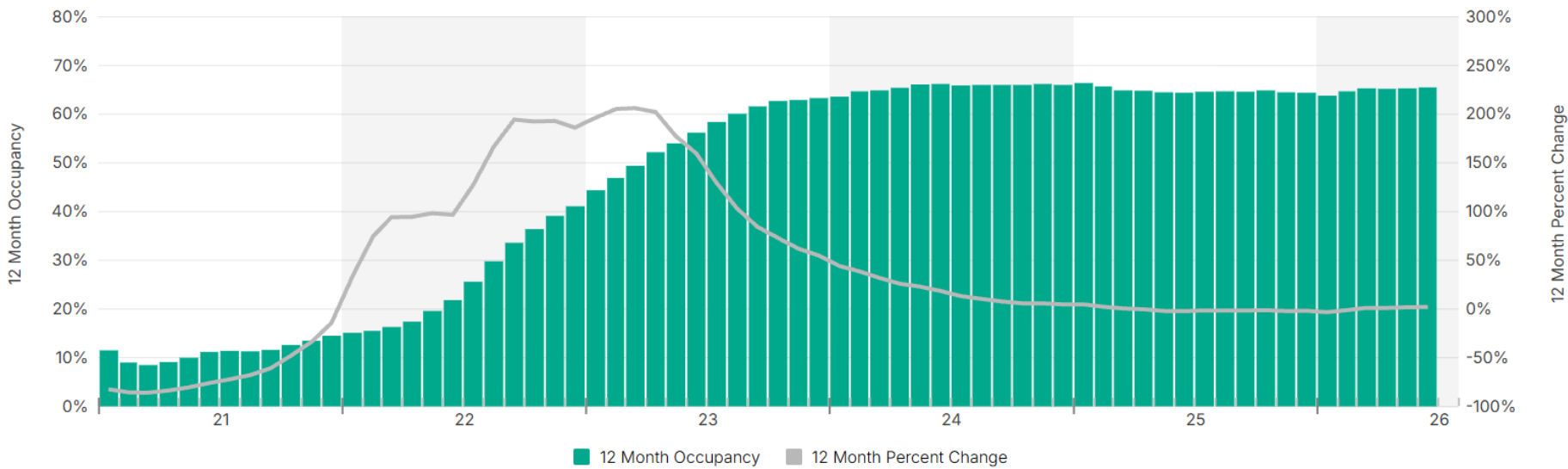
A Compelling Opportunity with Multiple Value Drivers

-  **GLOBAL BRAND PRESENCE IN HOSPITALITY CORRIDOR**
Benefits from internationally recognized brand affiliation of IHG Hotels & Resorts and the market presence.
-  **ESTABLISHED OPERATING PLATFORM**
Operated under an established hospitality management platform with an emphasis on operational consistency and guest experience.
-  **INSTITUTIONAL ASSET WITH STRONG MARKET FUNDAMENTALS**
High-quality hospitality assets with institutional ownership. Has ongoing potential for higher revenue streams.
-  **PRIME DESTINATION & INTERNATIONAL CONNECTIVITY**
Proximity to international airport and key transport links.
-  **STRONG TOURISM DEMAND**
Benefiting from robust international tourist traffic and year-round appeal.

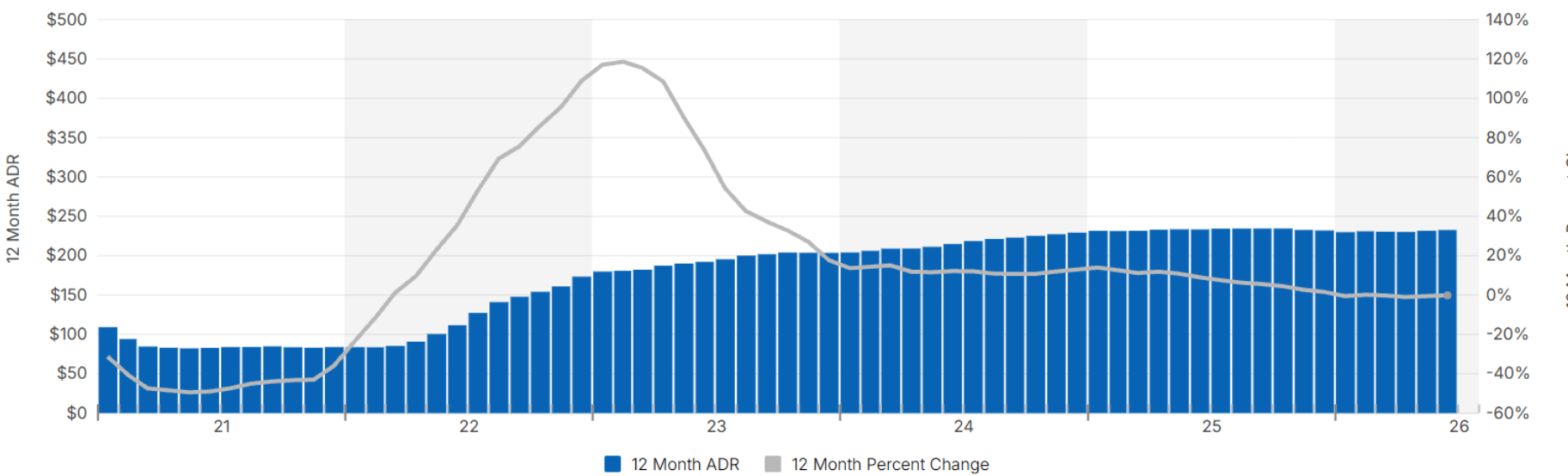
 **STRATEGICALLY POSITIONED.
OPERATIONALLY STRONG.
INVESTMENT-DRIVEN.**

A premier hospitality asset with multiple paths to enhance value and long-term returns.

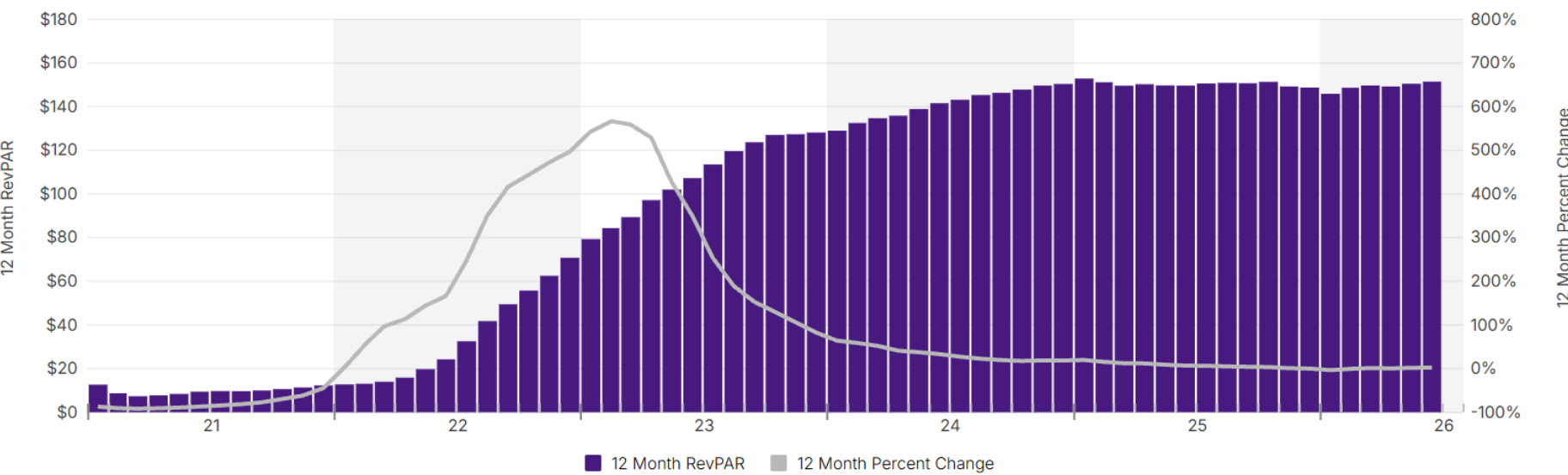
OCCUPANCY



ADR



REVPAR



WHY SIX SENSE ULUWATU RESORT, BALI, INDONESIA?

01

Premier Resort Destination

Recognized as one of Bali's premier luxury resort destinations with strong long-term investment appeal.

02

Strong Tourism Demand

Benefits from consistent international visitor arrivals and year-round leisure travel demand.

03

Growth Potential

Significant scope of expansion of luxury resort attractions supporting destination growth and value.

04

Golf, Marina & Recreation

Established championship golf courses, luxury marinas, and world-class recreational amenities.

05

Premium ADR & RevPAR Environment

Premium Average Daily Rate (ADR) and RevPAR performance compared with many Mexican resort markets.

06

Global Brand & Institutional Ownership

Supported by global brand presence and institutional ownership, enhancing long-term stability and credibility.

THE SUNRISE BROKERS CONFIDENTIAL TRANSACTION PROCESS

01

Initiate Letter of Business Interest

Initial expression of acquisition interest and buyer qualifications.

02

Execute NDA

Mutual confidentiality agreement providing access to detailed information.

03

Receive Confidential Information Package

Executive due diligence materials for confidential review.

04

Conduct Management Discussions & Site Visit

Meet the management, inspect the property, and discuss transaction structure.

05

Submit Letter of Intent

Submission of a non-binding proposal outlining principal commercial terms.

06

Negotiate Purchase Agreement

Negotiation and execution of definitive acquisition documentation.

07

Complete Closing

Completion of the transaction through independent legal and settlement professionals.

THE SUNRISE PERSPECTIVE



Every hospitality acquisition is more than a real estate transaction.



We present opportunities that align long-term ownership objectives with qualified global investors.



Confidentiality, discretion, and institutional standards guide every engagement.



Our objective is not simply to market an asset—but to facilitate strategic ownership transitions.

CONTACT

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Confidential Acquisition Opportunity for:

[SIX SENSES ULUWATI RESORT](#)

A premier, institutional-scale beachfront resort offering strong historical performance, diversified amenities, and exceptional growth potential.

