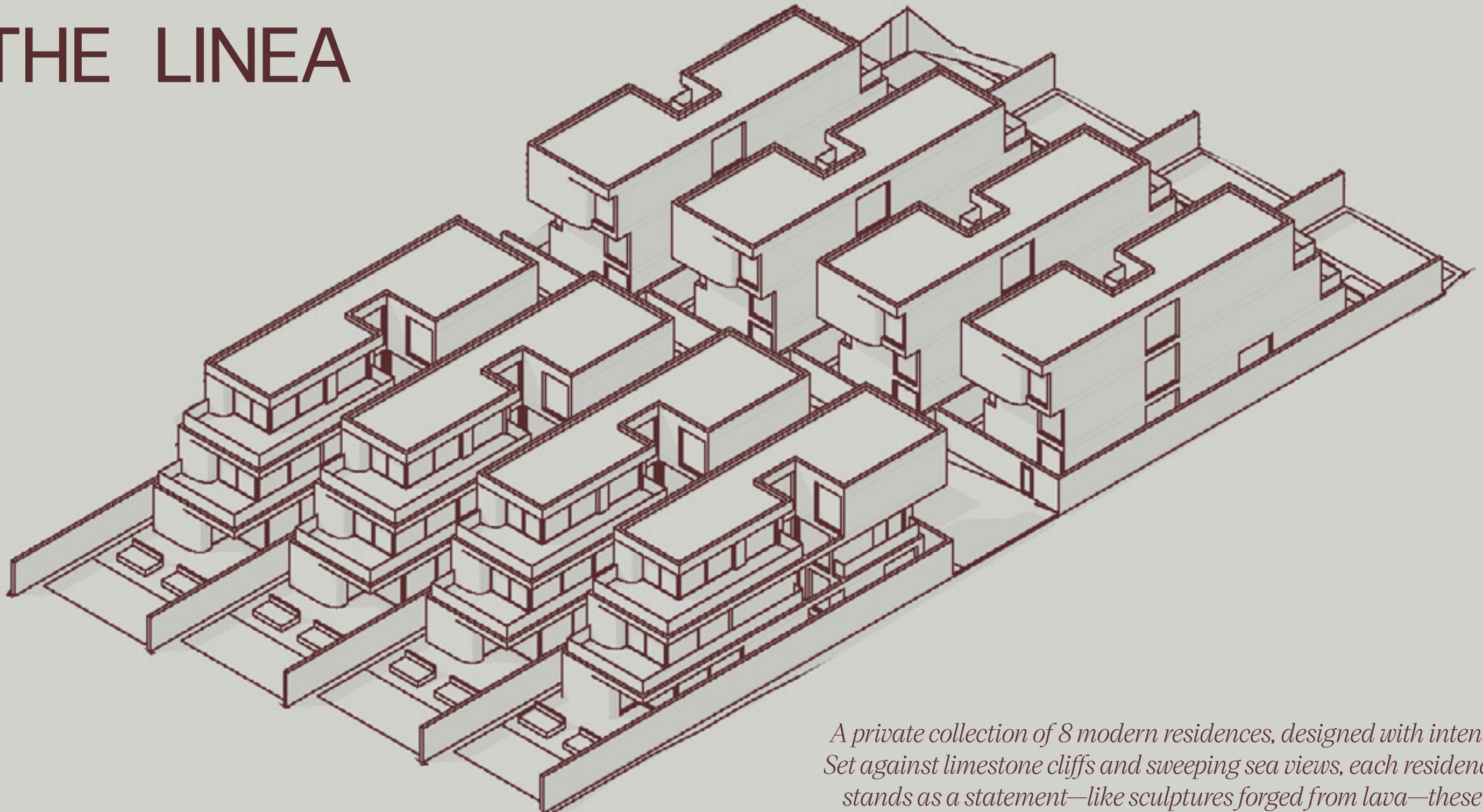


LINEA  
Residences  
ULUWATU  
Bali

# THE LINEA



*A private collection of 8 modern residences, designed with intent. Set against limestone cliffs and sweeping sea views, each residence stands as a statement—like sculptures forged from lava—these residences command attention.*

P05 *Story*  
P07 *Location*

P11 *Architecture*

P15 *Interior*

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What began as a visionary endeavor to push the limits of architectural design and construction in Bali has gracefully evolved into THE LINEA—an exclusive symbol of refined excellence.

The outcome is a seamless fusion of superior craftsmanship and modern European sophistication, delivering expansive, immersive living experiences that last throughout the seasons.

Our residences stand as a testament to impeccable design, where every material is carefully chosen to ensure not only strength but a distinctive character that elevates them beyond the ordinary.

While Bali's natural beauty is undeniable, the island's climate can be unpredictable. With this in mind, we've created homes that offer sanctuary—spaces that shelter you from the elements and provide a tranquil refuge after a day of exploration.

*At THE LINEA,  
no detail is overlooked.*

Every element is thoughtfully incorporated, filling the voids left by other luxury residences. True excellence resides in these moments of perfection, resulting in a serene, contemporary haven that feels uniquely yours.

**THE**  
**STORY**



*Modern*

*BALI*

*Living*

**06**

# ULUWATU

*Where the Earth  
touches the divine*

RAW, UNTAMED BEAUTY MEETS SPIRITUAL DEPTH ON THE SOUTHERN EDGE OF BALI. ULUWATU IS A PLACE OF ELEMENTAL POWER—WHERE LIMESTONE CLIFFS RISE DRAMATICALLY FROM THE SEA, WHERE SACRED TRADITIONS ECHO THROUGH TIME, AND WHERE SOPHISTICATED ESCAPE TAKES ON AN EFFORTLESSLY RELAXED FORM.



## *Dramatic Landscapes*

Here, gravity-defying cliffs plunge into the endless blue of the Indian Ocean. Each vantage point delivers a cinematic vista—raw, bold, unforgettable.

## *Pristine BEACHES*

Nestled beneath the cliffs, hidden coves and pristine beaches reveal themselves. White and golden sands meet crystalline waters, offering moments of stillness between the tides.

## *World-Class SURF*

Uluwatu is a pilgrimage for surfers. Home to some of the planet's most iconic and challenging breaks, it hosts global professionals drawn by the perfect swell and spiritual rhythm of the waves.

## *CULTURAL Reverence*

At its heart stands the legendary Uluwatu Temple—perched on the edge of a cliff, where devotion meets horizon. A place where tradition and tranquility command equal awe.

## *Wellness by the SEA*

A haven for the mindful and the curious, Uluwatu offers a world of wellness. Yoga shalas overlook the ocean, holistic retreats restore from within, and nature becomes a guide back to self.



## Resort & Beach Club

1. Savaya
2. Alila Villas
3. Six senses
4. The edge
5. BVLGARI Resort
6. The Ungasan Resort
7. Karma Kandara Resort
8. Sunday Beach Club
9. White Rock Beach Club
10. Palmilla Bali Beach Club

## Cafe & Dining

11. Tarabelle
12. Artisan Uluwatu
13. Artisan Ungasan
14. BGS Bali Surf Shop & Coffee
15. Soda Cafe
16. Nourish Wholefoods
17. Rolling Fork Padang Padang
18. Tacos Aqui Uluwatu
19. Tanah Uluwatu | Bakery & Grill

## Spa & Beauty

20. The Istana
21. The X Beauty Lounge
22. Laia SPA Massage
23. BALI BABE Beauty & Hair

## Activities

24. Bambu Fitness
25. Muscle Beach Club
26. Fitness Plus Ungasan
27. Anga Natural Training Hub
28. 369 Pilates
29. Alchemy Yoga & Meditation Center
30. La Tribu Bali - The Art of Movement

## Convenience

31. Fresh Market
32. Pepito
33. Bali Buda
34. ATM BCA
35. ATM Mandiri



*Modernist*  
**PURITY &**

*DRAMATIC*  
**Brutalism**

## *Limestone CLIFFS OCEAN Horizons Sculpted Boldness*

Commanding yet understated, the architecture embraces a modern minimalist philosophy, subtly infused with the strength of brutalism. Here, form follows intention—geometric precision and clean, uninterrupted lines converge in monolithic structures that echo the permanence of the limestone cliffs upon which they rest.

Curved edges and cantilevered slabs introduce a refined tension, where gravity meets grace. Each residence is a sculptural expression—etched by light, softened by shadow, and elevated in both spirit and silhouette.

The façade is wrapped in finely cut black lava tile—its textured depth offering a striking counterpoint to the white limestone, endless ocean and sky blue. A study in contrast. A statement in stillness.

THE

ARCHITECTURE



*An invitation  
INTO  
Comfort*



GROUND

LEVEL

LIVING ROOM

18



GROUND

LEVEL

DINING ROOM

20

GROUND

LEVEL

ENTRY WAY

22

GROUND

LEVEL

ENTRY WAY

24

# SOPHISTICATED *Entertainment*

LOWER

LEVEL

ENTERTAINMENT SPACE

26





LOWER

LEVEL

ENTERTAINMENT SPACE

28



LOWER

LEVEL

ENTERTAINMENT SPACE

30

# *Master* BEDROOM





FIRST

FLOOR

MASTER BATHROOM

34



SECOND

FLOOR

MASTER TWO

36



SECOND

FLOOR



MASTER TWO

38



SECOND FLOOR



MASTER BATHROOM

# *GUEST Bedrooms*

GROUND

LEVEL

GUEST

BEDROOMS



GROUND

LEVEL

GUEST

BEDROOMS



FIRST

FLOOR

GUEST

BEDROOMS

46



FIRST

FLOOR



GUEST

BEDROOM



SECOND

FLOOR

GUEST

BEDROOMS

50



SECOND

FLOOR

GUEST

BEDROOMS

52

## *A Masterpiece in Materiality*

At THE LINEA, material selection is not just a choice  
—it is a philosophy.

We embrace the unparalleled beauty of Bali's native materials, seamlessly integrating them into every space. Each element is meticulously curated, ensuring an environment where nature's finest textures and tones take center stage.

## MATERIALS



## *A celebration of nature's finest offerings.*

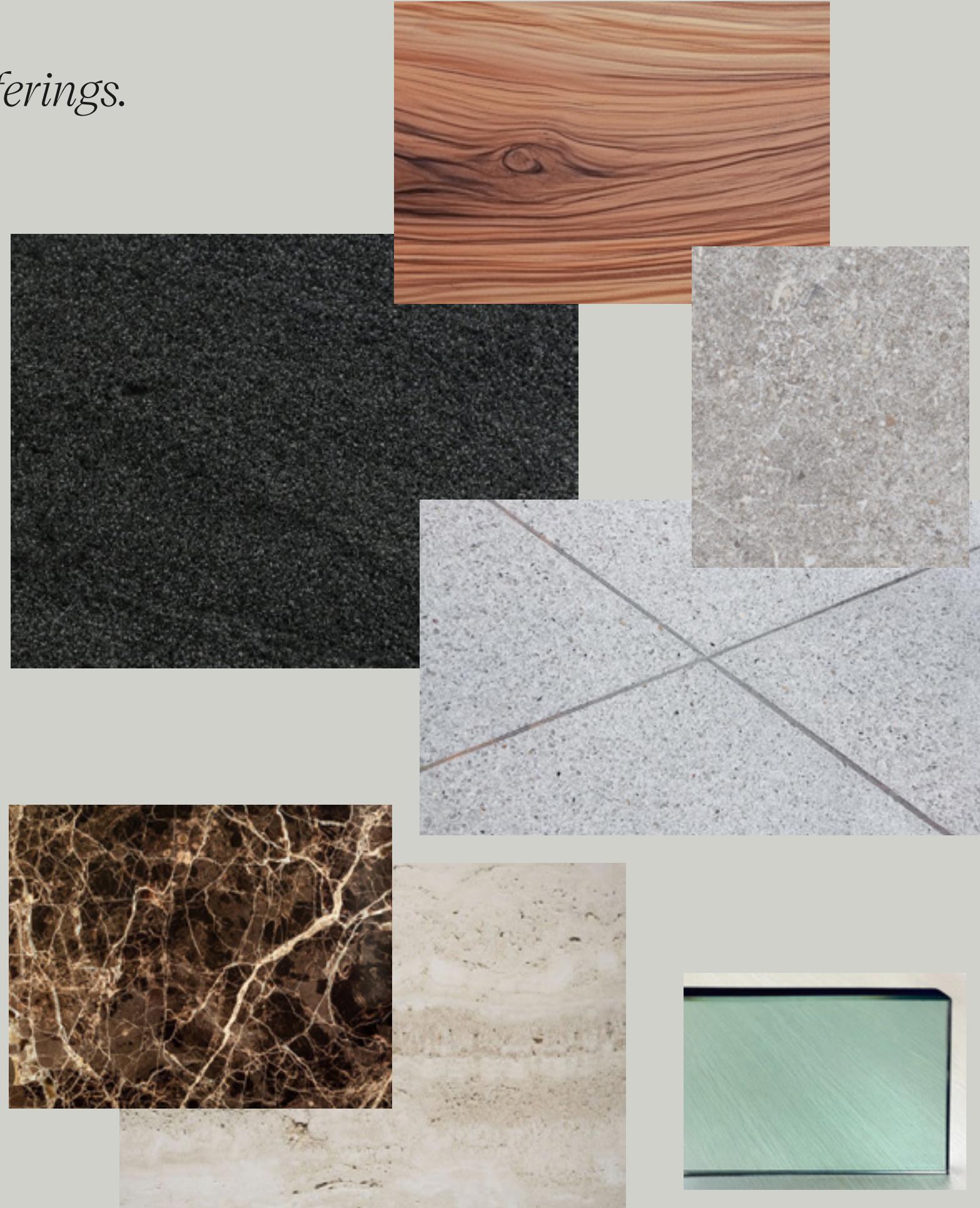
### *Black LAVA Tile*

Hewn from ancient volcanic flows, its rich, deep black hue evokes a sense of quiet power and understated opulence, making it the definitive choice for those who demand enduring strength with uncompromising beauty.

### *MARBLE & Travertine*

In the heart of the home, our kitchen surfaces are sculpted from premium marble, delivering an exquisite statement of refinement.

Meanwhile, the bathrooms showcase a symphony of marble, river stone, and travertine—each piece thoughtfully selected to evoke a serene, spa-like ambiance.



### *Teak WOOD*

A touch of timeless luxury. Our doors, ceilings, and accent elements are masterfully crafted from the finest solid teak—ethically sourced, meticulously finished, and chosen for its unmatched longevity and warmth.

### *ANDESITE Walls*

A material forged by nature itself, volcanic andesite is precision-cut into a rhythmic composition throughout the residence. Robust, enduring, and effortlessly sophisticated, these walls elevate the spatial experience with their raw yet refined presence.

### *Terrazzo FLOORING*

Underfoot, a seamless expanse of terrazzo flooring is adorned with precision-cut aluminium inlays. A testament to craftsmanship, this composition achieves a polished, enduring finish that exudes sophistication.

### *GLAZING*

Our floor-to-ceiling, 10mm tinted glass is LEED-certified, ensuring optimal insulation while embracing panoramic views of lush gardens and rice fields. The result: an atmosphere that is both naturally illuminated and intimately private.

RESIDENCE

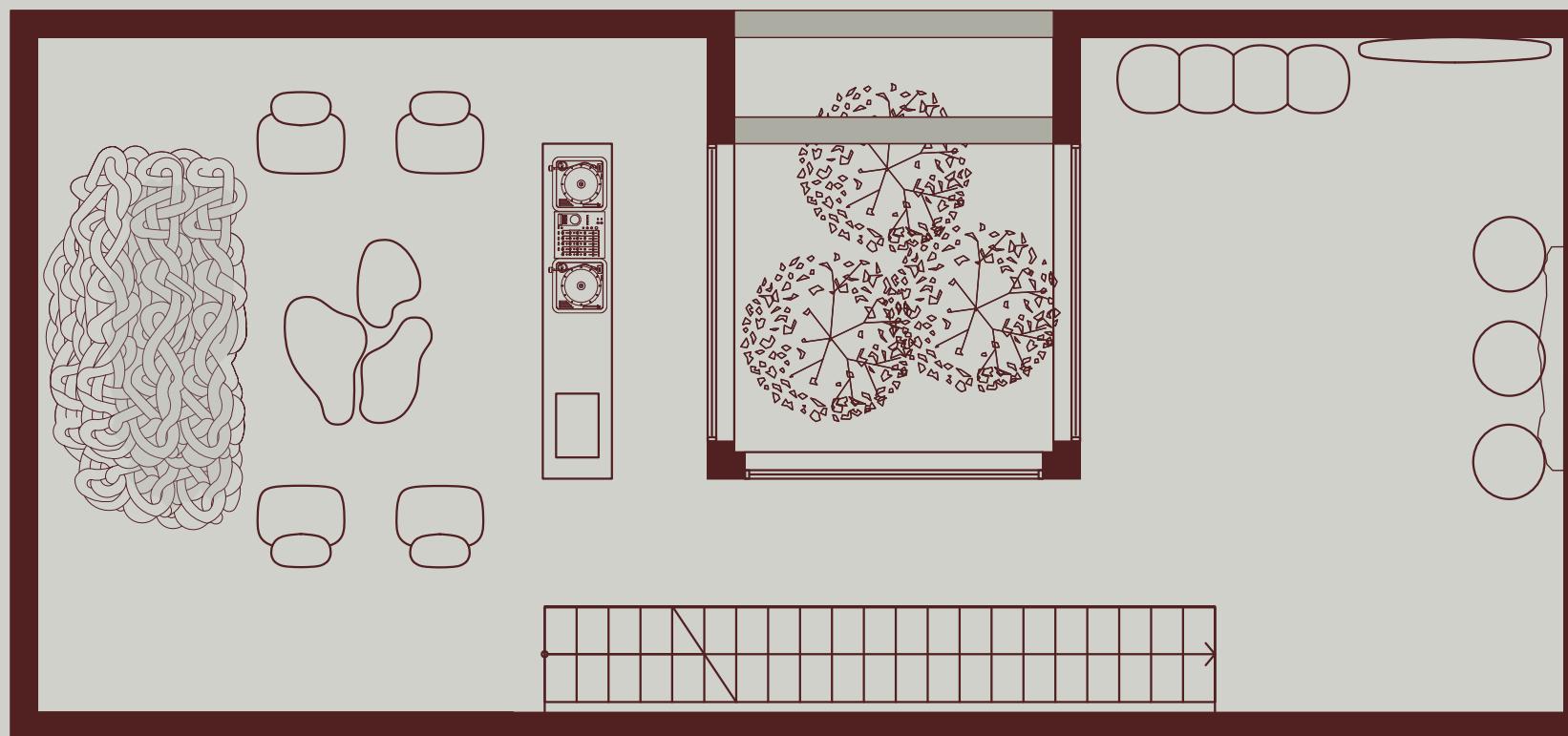
FLOORPLANS



5 BEDROOM  
5.5 BATHROOM

479 M<sup>2</sup>

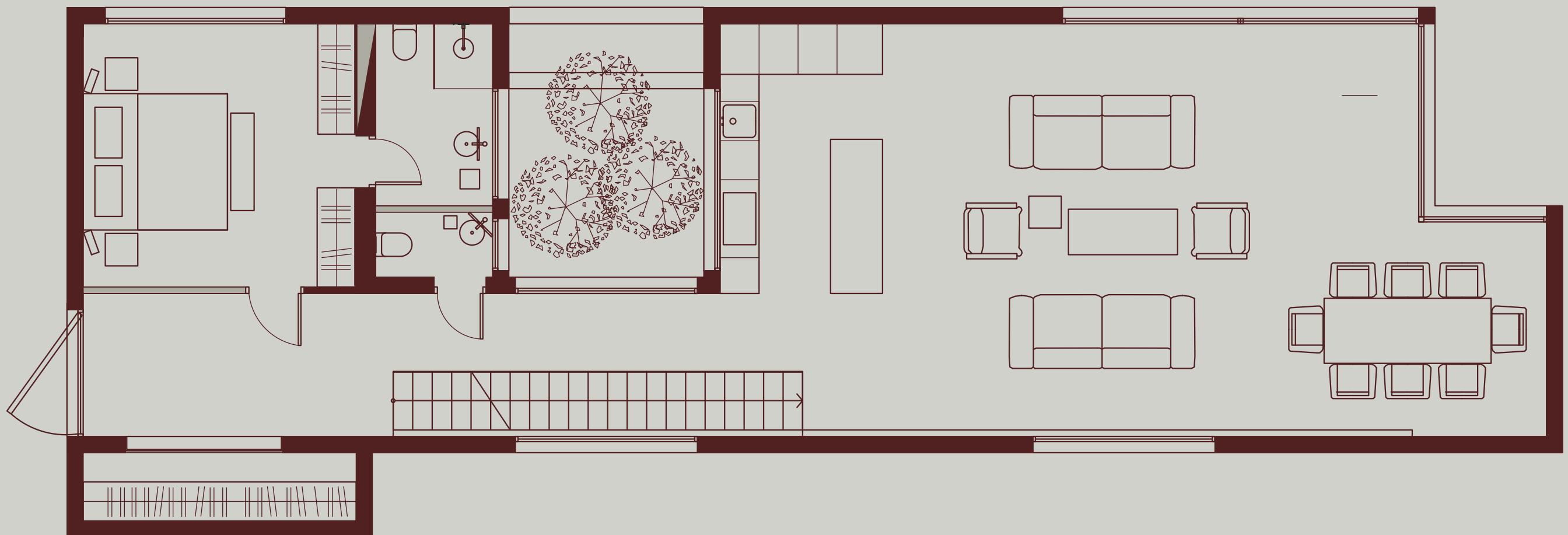
58



LOWER LEVEL

94 M<sup>2</sup>

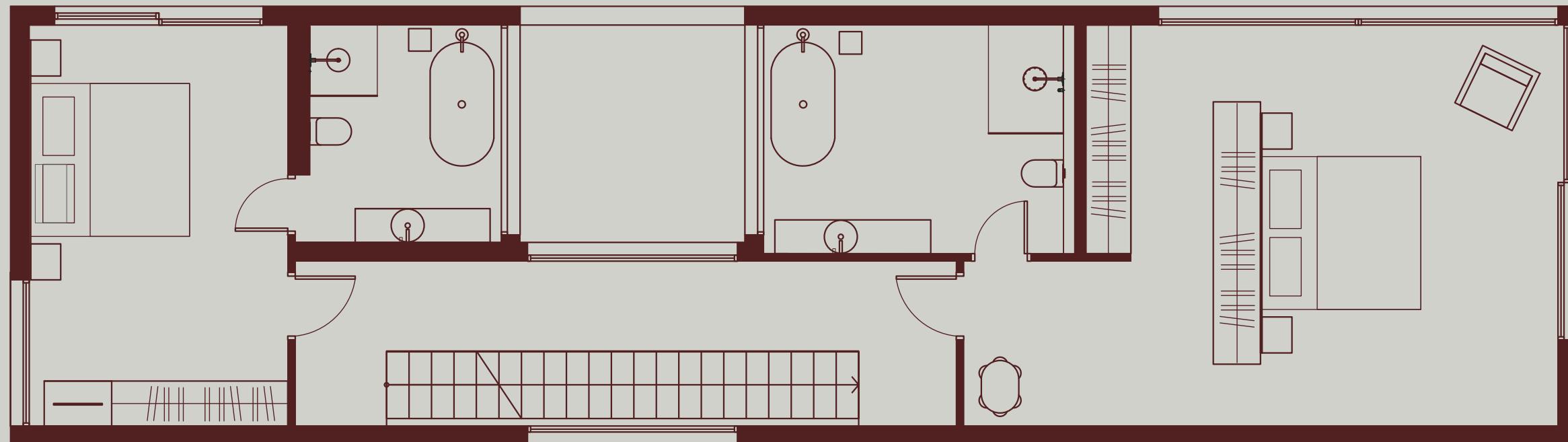
60



GROUND LEVEL

143 M<sup>2</sup>

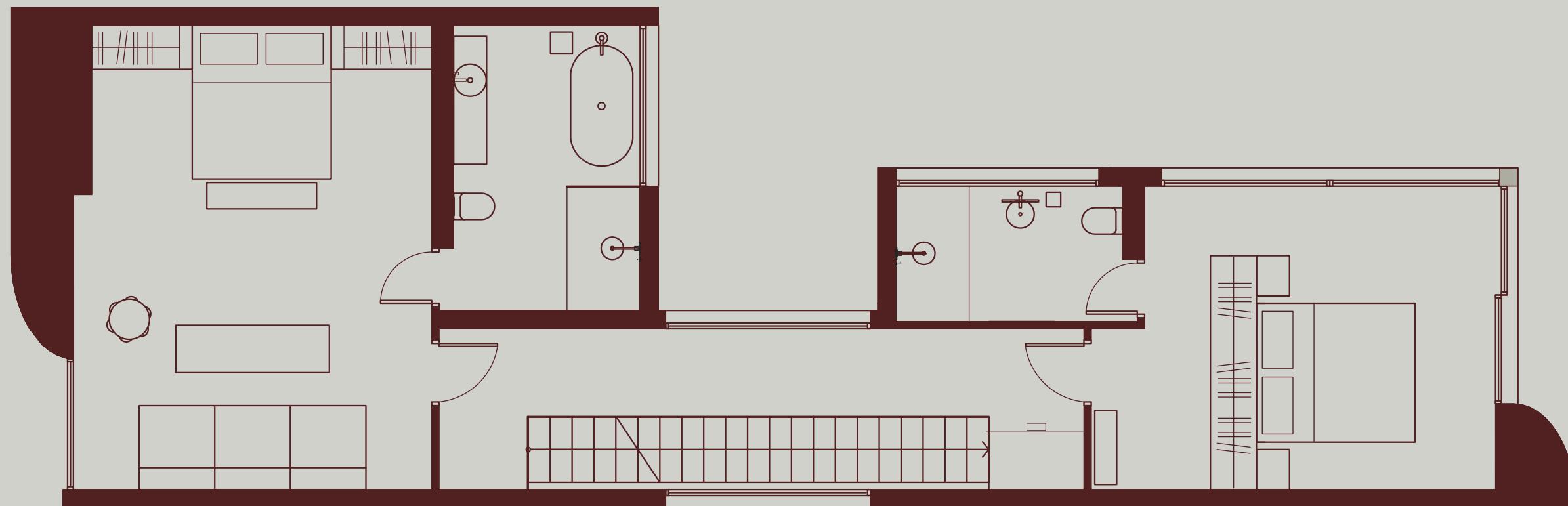
62



FIRST FLOOR

124 M<sup>2</sup>

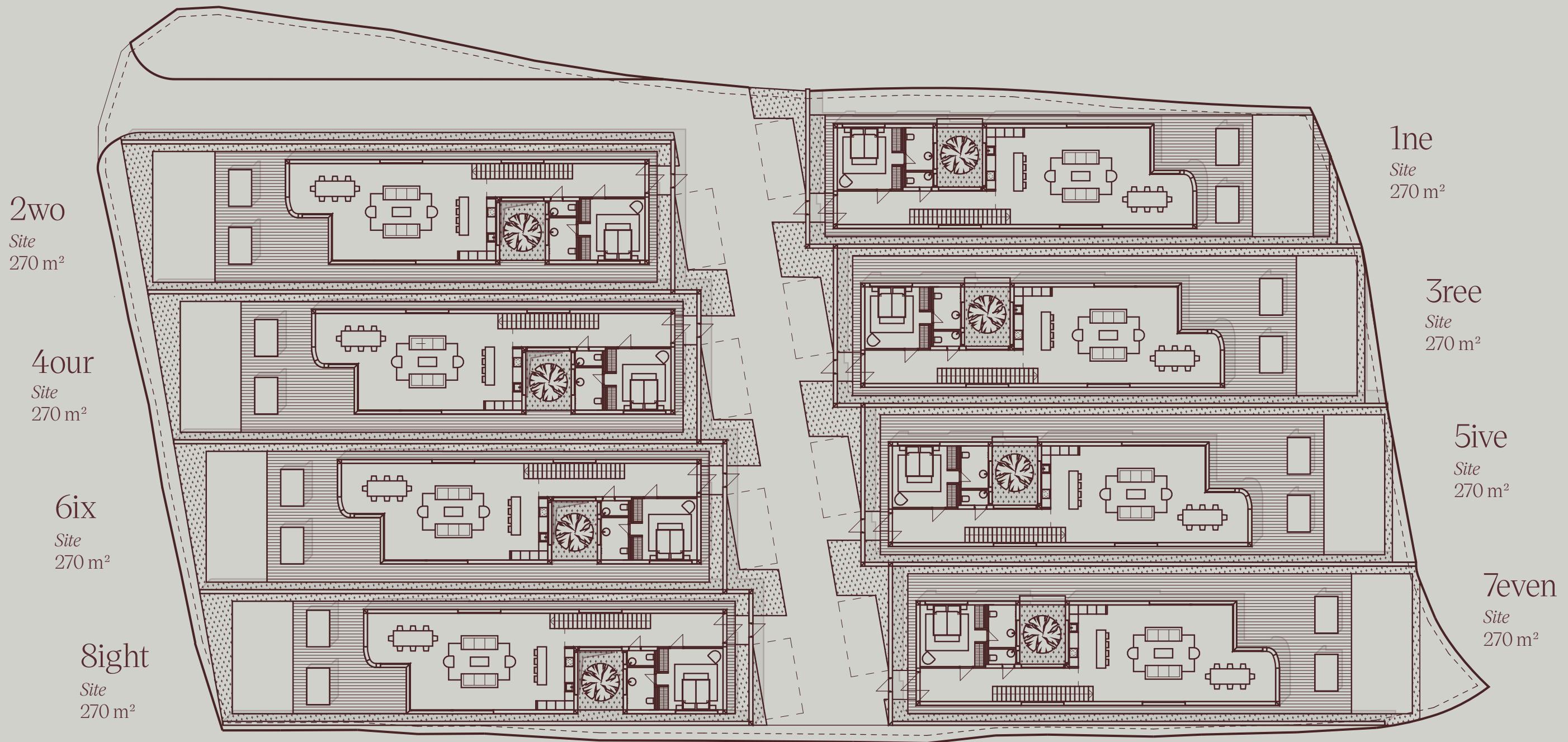
64



SECOND FLOOR

118 M<sup>2</sup>

66



*Redefining the boundaries  
of elegance.*



## KEY FEATURES

- Premium aluminum sliding doors
- Solid brass kitchen and bathroom fixtures
- Micro track lighting
- Dimmable analog lighting switches
- Universal electrical outlets
- Bespoke cabinetry
- Artisan furniture
- Premium kitchen appliances
- Advanced water filtration system
- Open living room and kitchen
- Lower level to roof infinity skylight
- 3 meter height ceilings
- Fully enclosed living
- Japanese garden accents
- Private infinity plunge pool
- Solid Bangkirai wood sundeck
- Gated community
- Unobstructed sea/limestone views
- Exterior lava tile cladding
- Terrazzo floors with aluminum inlay
- Solid wood ceiling, doors and accents
- Pattern cut Andesite walls
- Solid marble kitchen
- Floor to ceiling in natural materials
- 10mm LEED tinted glass windows



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Misrepresentation Act.

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. All floor areas are approximate.

**CONTACT**

OPENING

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SPRING

