

SkyStars Ocean View

The first true luxury villas in Bali



DEVELOPED BY **MAGNUM ESTATE**



AMARA
VILLAS



ALAM
VILLAS

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SKYSTARS OCEAN VIEW

Open your eyes to a new reality

A new aesthetic format unmatched anywhere on the island of Bali

Launch of the complex in the second quarter of 2025

The villas are already being handed over to their owners

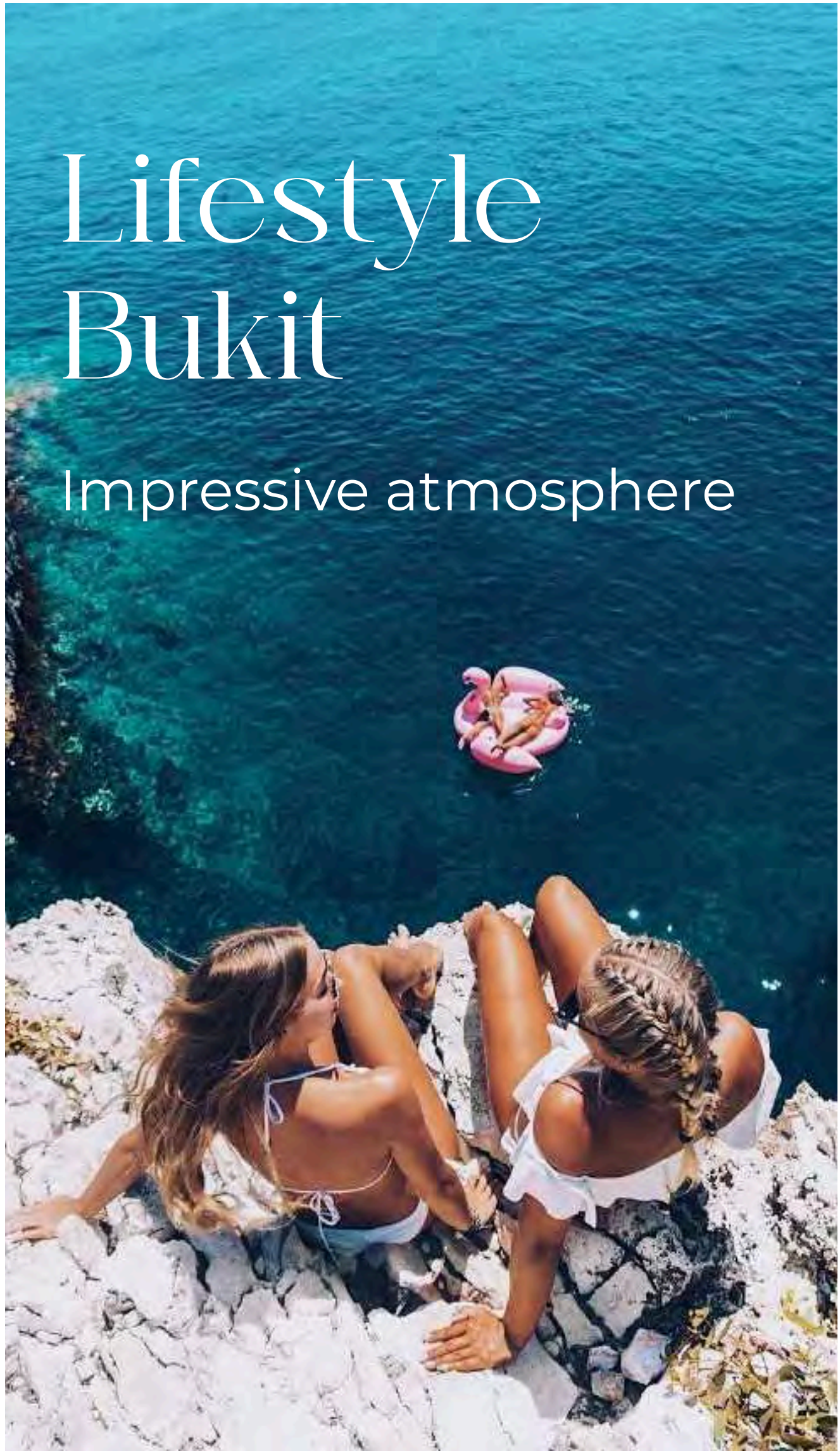


Location

The complex is located in the southern part of the island of Bali

Situated in the southern region of Bali, the complex finds its home in Bukit, known for its unique atmosphere and breathtaking attractions. With its pristine white sands, azure waters, and striking karst cliffs, Bukit offers a captivating escape. The area boasts the mildest climate on the island — the peninsula is swept by gentle breezes and enjoys the shortest rainy season, making it an idyllic location year-round





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SKYSTARS OCEAN VIEW

Luxury villas complex in Californian style
on the Southern slope of Bali

19 COMPLEX
LUXURY VILLAS

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UNIQUE DESIGN INSPIRATION

Unique design inspiration

The design was created by the founder of a bespoke design studio in the premium real estate sector, a recipient of numerous design and architectural awards

Living in Bali, the architect was inspired by cutting-edge architectural trends and combined the hi-tech format, minimalism , and the world's best luxury villa designs



Concept View

The unique complex format is unmatched throughout Bali

Day or night, each villa in the complex offers views of breathtaking landscapes, with the most significant being the ocean view — a dream for many

ENJOY PREMIUM DESIGN AND THE SURROUNDING VIEWS FROM ALL **180°**



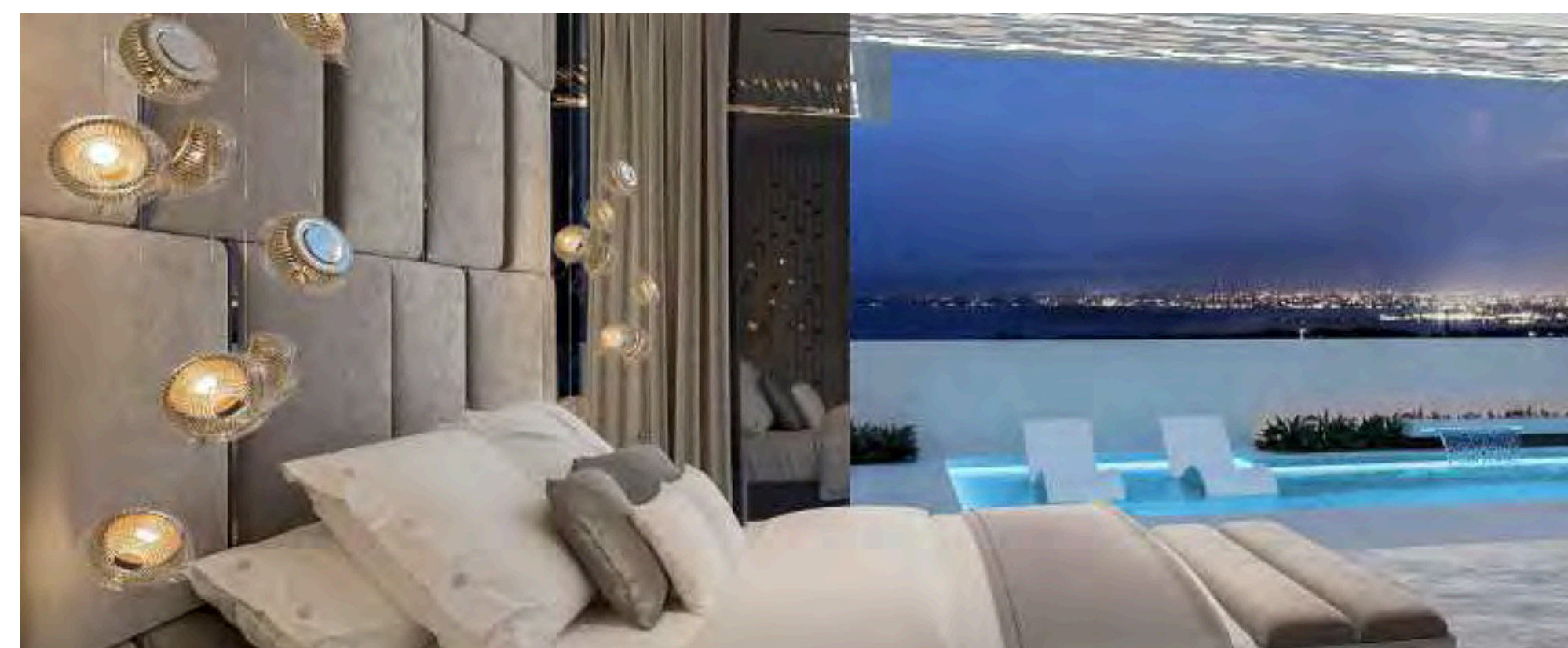


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FRAMELESS GLAZING

Night view

Each villa offers a view of the airport, where planes arrive every 3 minutes



The mood of the villas

Daytime, evening, and nighttime — each mood uniquely reveals the beauty of the villa

The complex is located on the sunset side — thousands of colors of the sun setting beyond the horizon, are reflected in the windows of the complex, painting the villas with magical colors

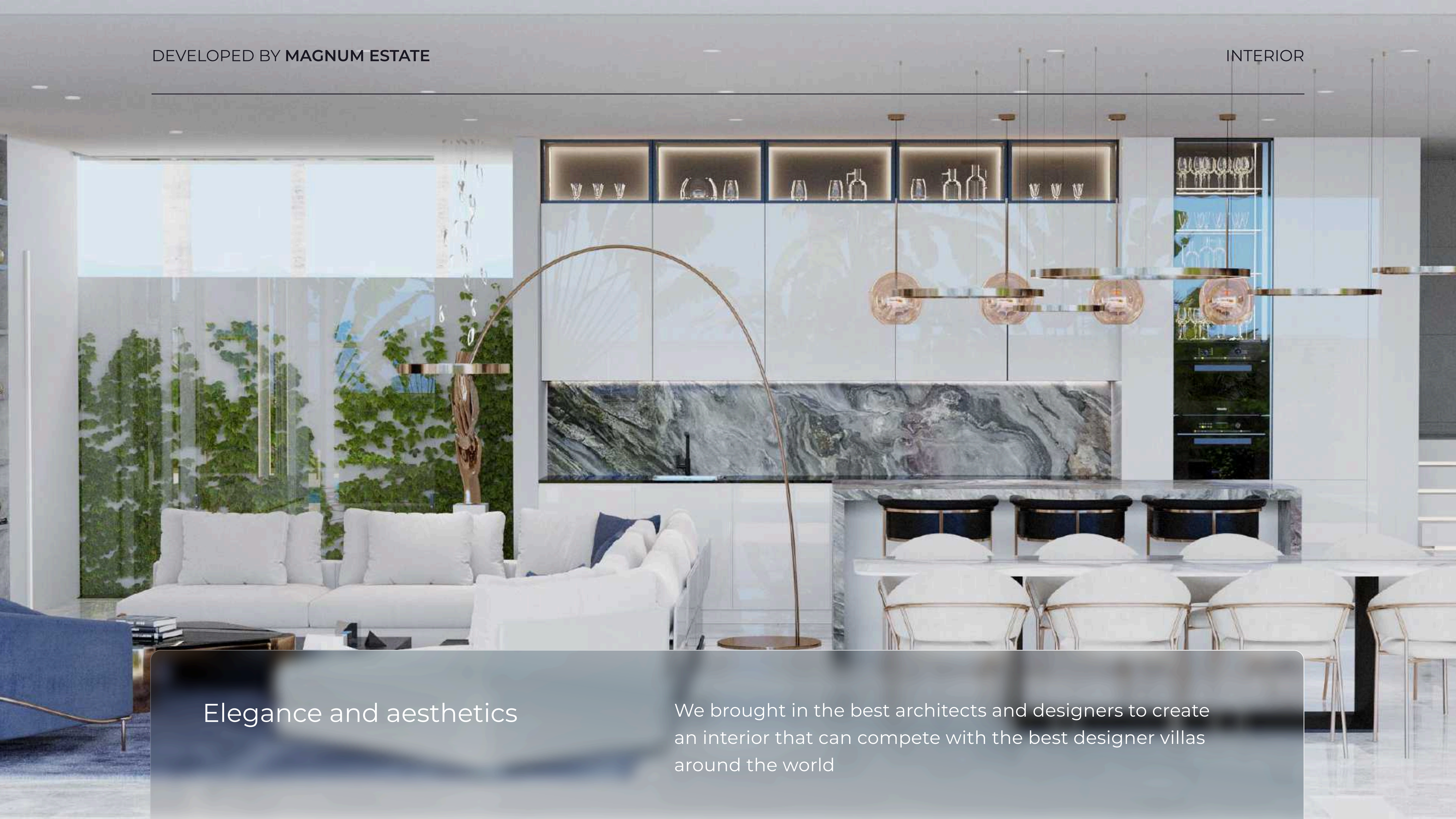


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FRAMELESS GLAZING

Frameless glazing

Frameless glazing extends the space and allows for enjoying panoramic views without leaving the room



Elegance and aesthetics

We brought in the best architects and designers to create an interior that can compete with the best designer villas around the world

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VILLA MATERIALS

Villa materials

1

2

3

1 Large panoramic stained glass windows

Besides offering panoramic views, the glass also provides the most reliable protection against the Balinese sun

2 Ceramic granite tiles

Unlike natural Limestone (used in Bali), our solution maintains its appearance for decades

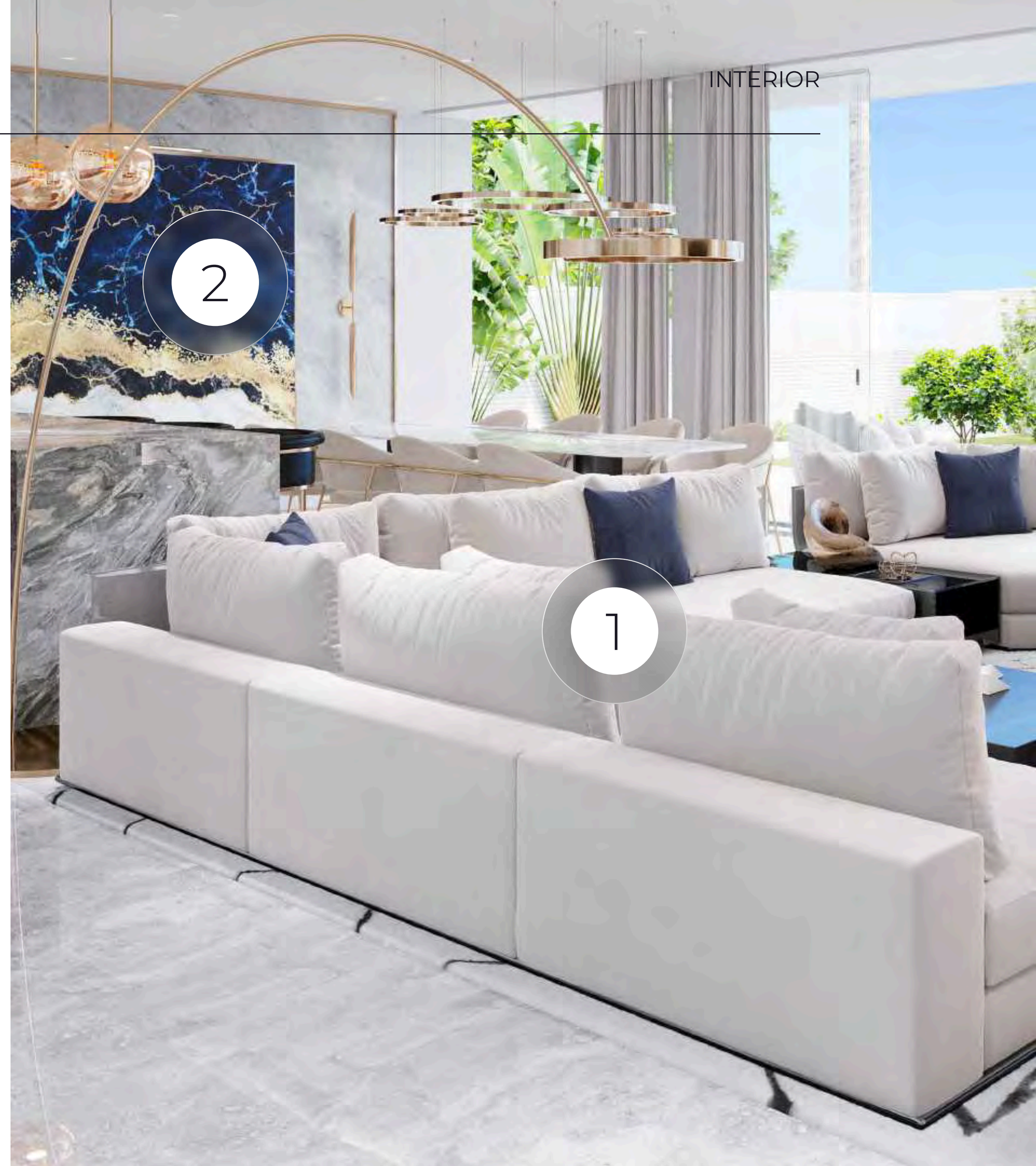
3 Mold protection

All surfaces in the villa are covered with a special protective paint that shields against the effects of natural factors and mold

Premium quality construction and finishing materials

All materials are selected for durability and tropical climates

- 1 Designer furniture, selected and developed specifically for this project
- 2 Natural Italian marble and premium quality ceramic tiles with Crystalline technology maintain the villa's appearance for decades



Premium quality construction and finishing materials



American MOEN luxury plumbing fixtures, the #1 brand in North America



Smart villas

The ecosystem of your villa is managed by the intuitively convenient, multifunctional application. Take advantage of all the benefits of the smartest villas in all of Bali

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SKY STARS OCEAN VIEW



Three bedroom villa

 Exclusive! Only One Villa Available

Area: 450 m²
Land area: 300 m²



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THREE BEDROOM VILLAS



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THREE BEDROOM VILLAS



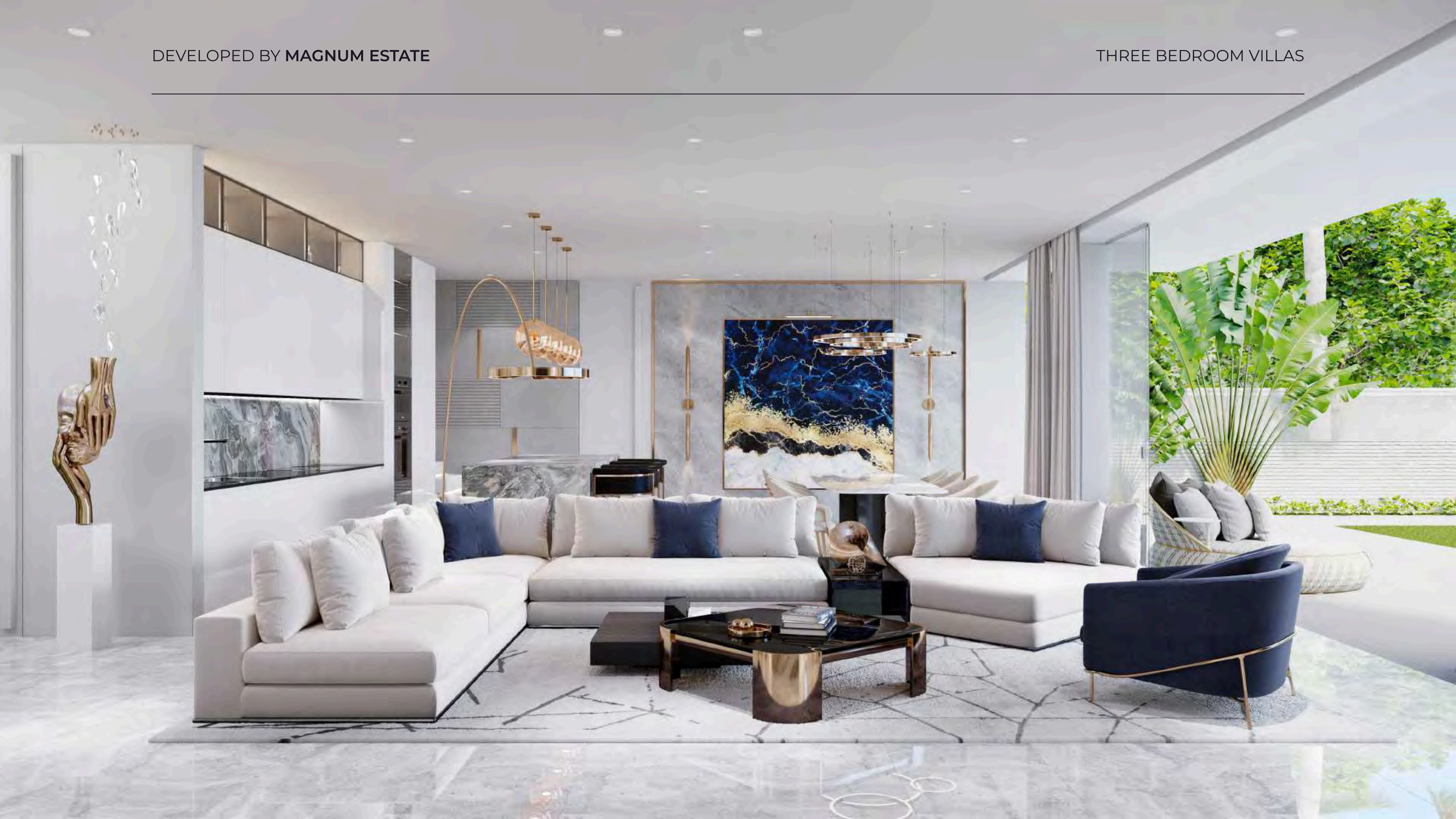
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THREE BEDROOM VILLAS



Living room





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THREE BEDROOM VILLAS

Bedroom on the first floor



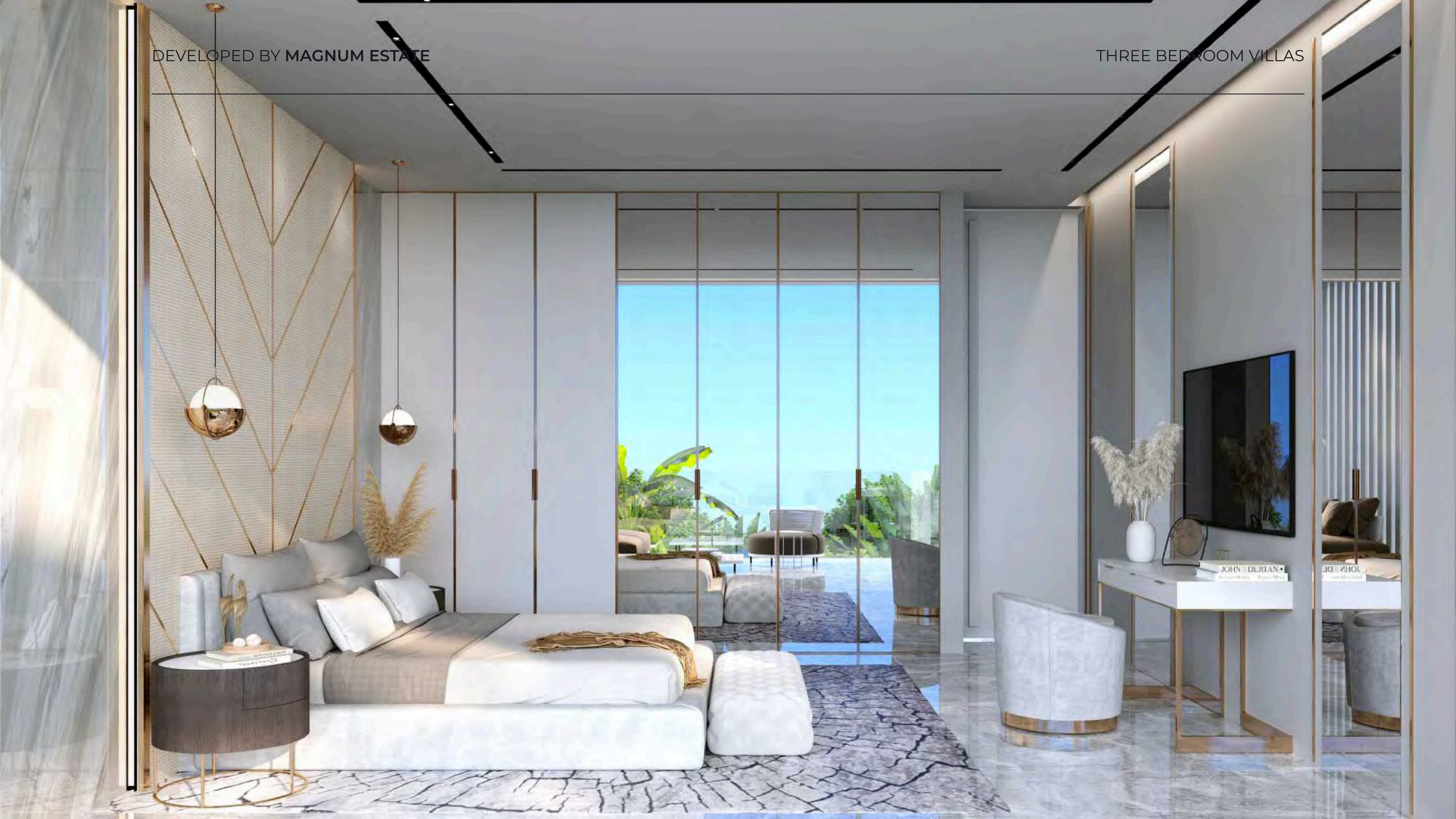


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THREE BEDROOM VILLAS

Bedroom

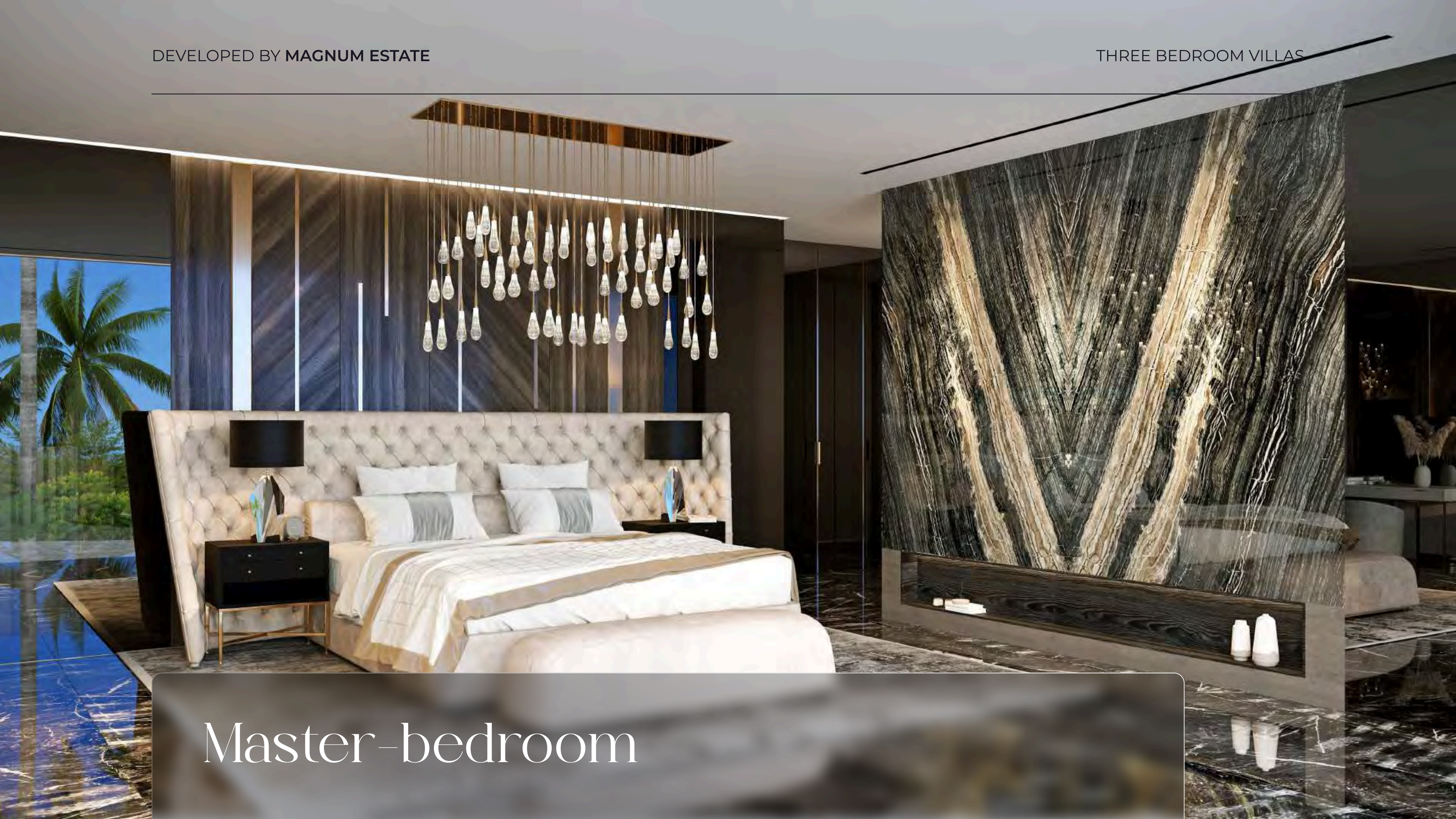






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THREE BEDROOM VILLAS



Master-bedroom







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THREE BEDROOM VILLAS

Rooftop





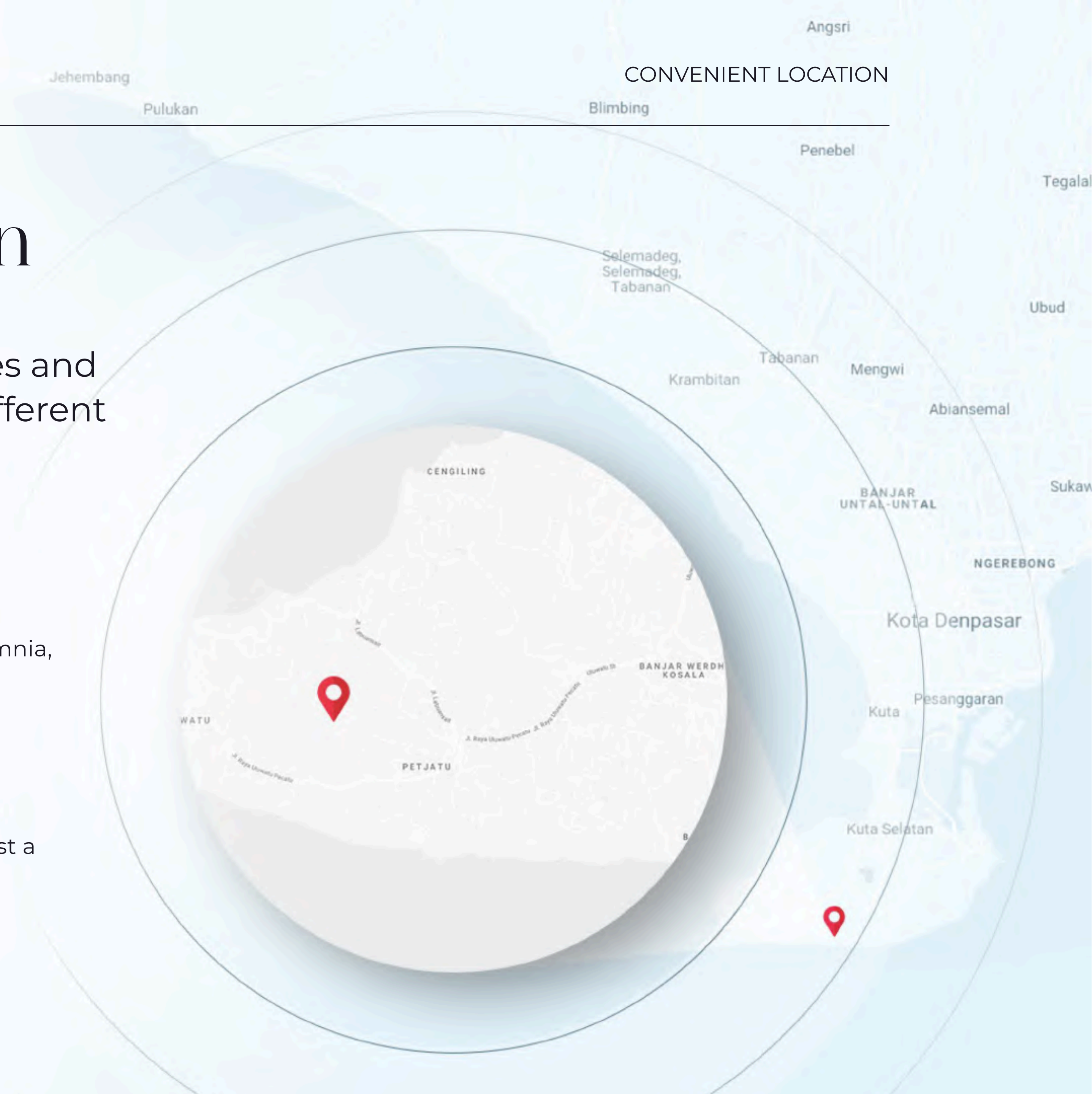
Immerse yourself

in the atmosphere of the mesmerizing
island of Bali

Convenient location

The complex is surrounded by beaches and top venues, for which tourists from different countries come

- Located 2 minutes from the main street of Bukit
- 5 minutes to Karma SPA premium salon
- Nearby are famous cliffside beach clubs – Rock Bar, Omnia, The Edge, Palmilla
- A 5-minute drive from the largest shopping and entertainment center in Bukit SideWalk
- A 5- minute drive from the best golf course in Bali
- All necessary infrastructure for comfortable living is just a few minutes from the complex
- 20 minutes to Bali International Airport



Luxury Surroundings

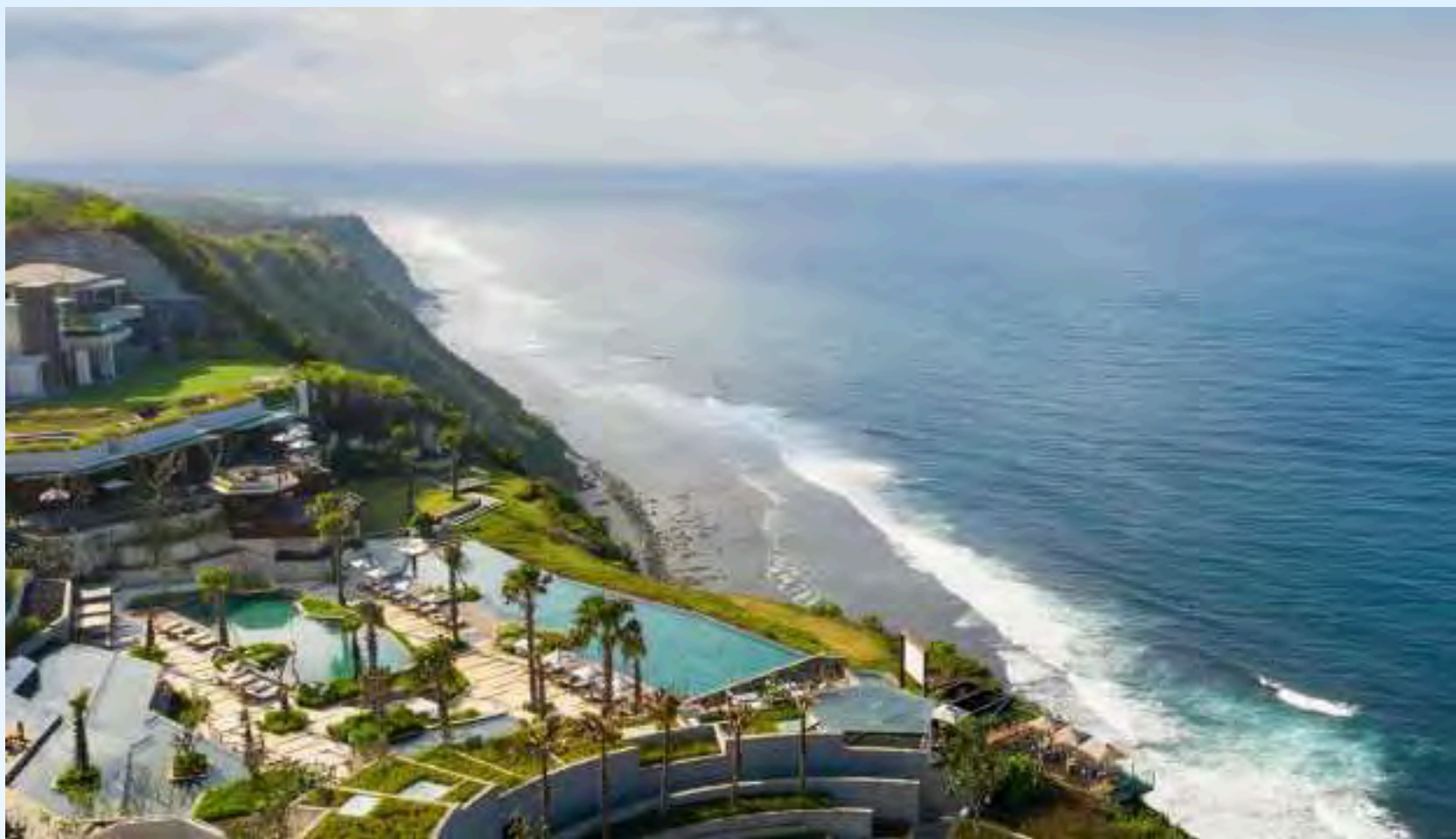
Bukit is home to the best five-star hotels and villas in Bali

This place is a hub of global brands, attracting premium guests from all over the world

With an average daily cost of 850–3000 USD for one-bedroom and two-bedroom villas

Nearby hotels

- Six sense Uluwatu hotel
- Anantara Uluwatu Bali Resort
- Le grande
- Ayana Resort & Spa
- Radisson Blu Bali Uluwatu
- Raffles Bali
- The Ungasan Clifftop Resort
- ROYAL TULIP SPRINGHILL RESORT
- Bulgari Resort Bali
- Hilton Bali Resort
- Grand Hyatt Bali
- The Apurva Kempinski Bali
- Four Seasons Resort Bali
- InterContinental Bali Resort
- The Mulia Resort



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BEACH CLUBS

Beach clubs

- Savaya (Omnia)
- Palmilla
- The Edge
- Ulu Cliffhouse
- Sundays Beach Club
- El Kabron
- Rock Bar



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SAVAYA (OMNIA)

Savaya (Omnia)

Omnia Beach Club is nestled between the wild paradise of the jungle and soaring limestone cliffs. This enclave of luxury sits upon a breathtaking natural wonder, 100 meters above the Indian Ocean

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Palmilla

A beach club on the front line of the beach with a beautiful panorama of the cliffs and white sandy beach

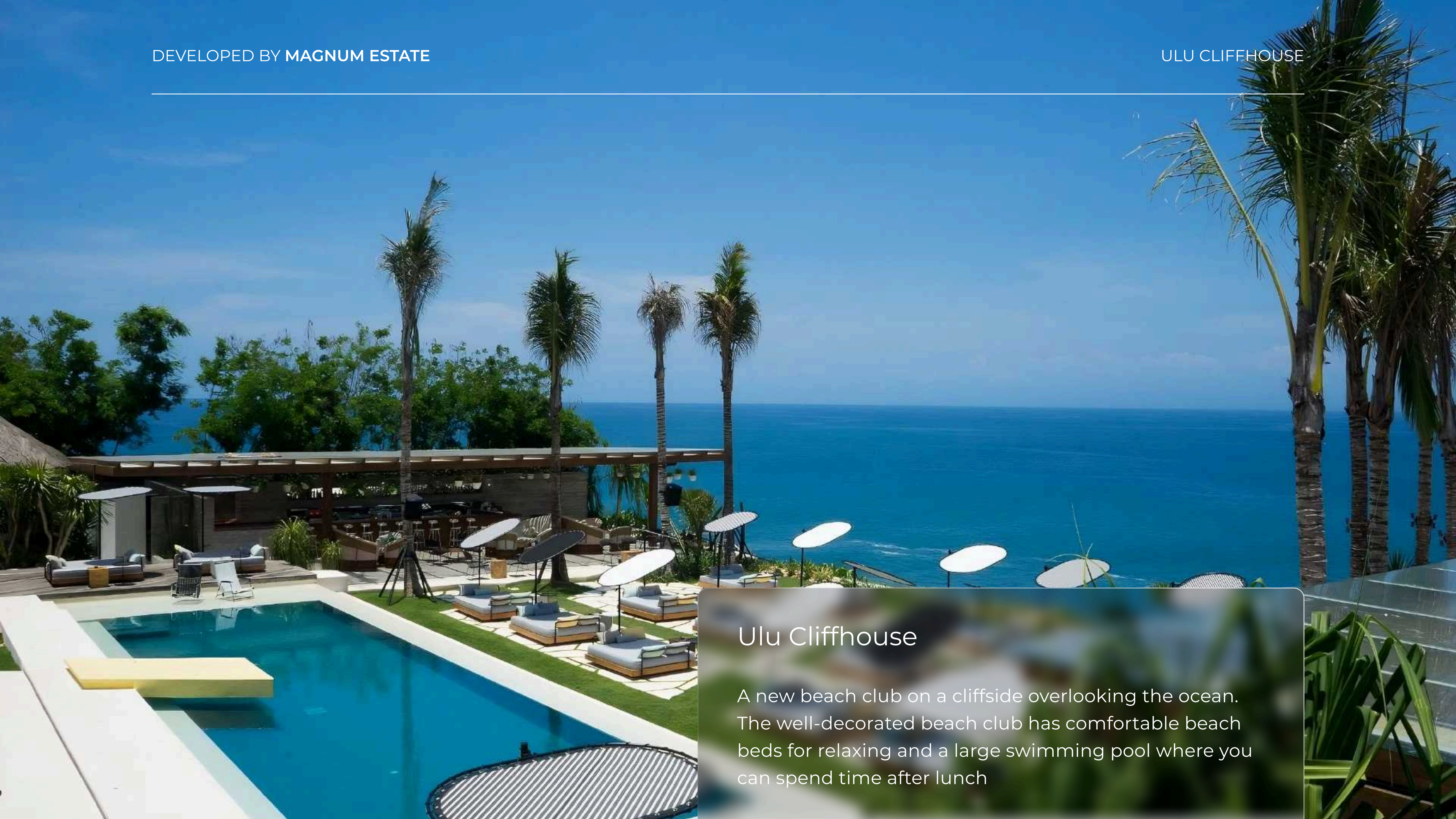


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THE EDGE

The Edge

Located 530 feet above the Indian Ocean on the grounds of the famous The Edge resort, Oneeighty is a cliff-top day club, where exquisite beach culture is celebrated



Ulu Cliffhouse

A new beach club on a cliffside overlooking the ocean. The well-decorated beach club has comfortable beach beds for relaxing and a large swimming pool where you can spend time after lunch

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SUNDAYS BEACH CLUB

Sundays Beach Club

Sundays Beach Bali is a globally renowned spot on Karma Kandara beach, where the casual jet set style is elevated to new heights. Recently renamed Karma Beach Bali, it's styled like a sensual, wind-swept beach hut

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EL CABRON

El Cabron

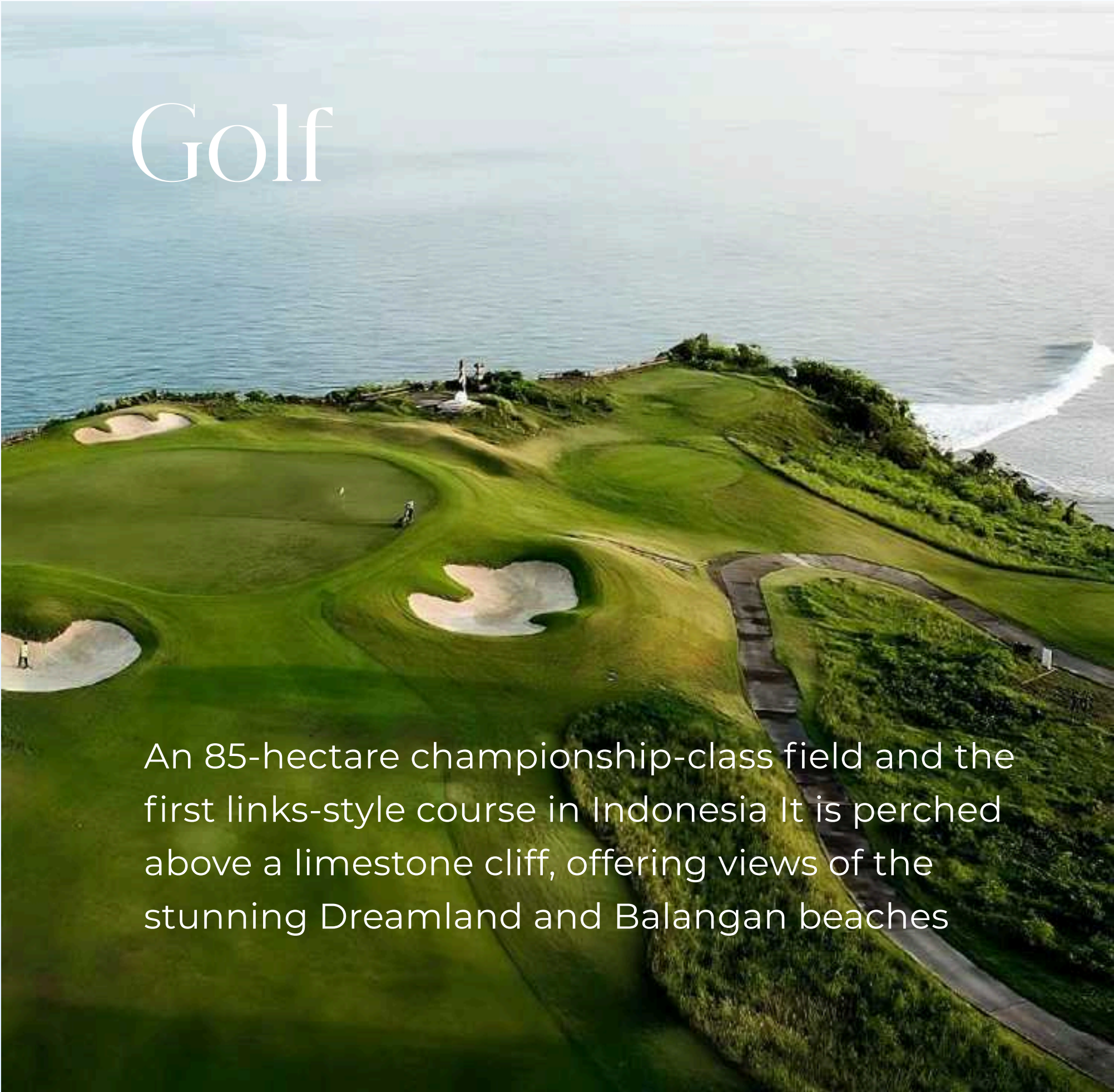
A secluded Spanish beach club
with iconic sunsets over the ocean

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ROCK BAR

Rock Bar

Named one of the best bars in the world by authoritative sources including CNN and The New York Times, and voted the best sunset spot in Bali by readers of The Yak magazine in 2011



An 85-hectare championship-class field and the first links-style course in Indonesia It is perched above a limestone cliff, offering views of the stunning Dreamland and Balangan beaches

Surfing

The best surf spots nearby

- Jimbaran
- Balangan
- Dreamland
- Bingin
- Padang Padang
- Uluwatu
- Nyang Nyang
- Green Ball
- Pandawa



Best beaches nearby

Just minutes from Bali's signature beaches, which attract millions of tourists to the island

- Bingin
- Nyang Nyang beach
- Green Bowl beach
- Padang Padang beach
- Secret beach

Beach

Nearby, you will also find other beaches, each with its own unique atmosphere

Melasti is truly the best beach in Bali!

Just 5 minutes from your villa is a beautiful white sandy beach, hidden by a large limestone rock — a secret slice of paradise on earth

Dreamland

is a beach with white sand and water of an indescribable blue hue. A great place to watch the sunset in one of the local establishments with excellent cuisine

Balangan

is a beach with golden sand and a landscape of extraordinary beauty: the entire bottom is covered with volcanic rocks

Jimbaran

is a cozy beach with golden sand. It is one of the best places for family vacations and swimming in Bali

Cozy cafes and restaurants

are a short drive away



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FREE SHUTTLE SERVICE

Free shuttle service

Take advantage of the Sky Stars Villas complex's car fleet services. Two executive cars with drivers are available to owners and guests

Airport transfers and pickups, sightseeing and shopping, dining at any establishment — feel free in your movements



Security guarantee

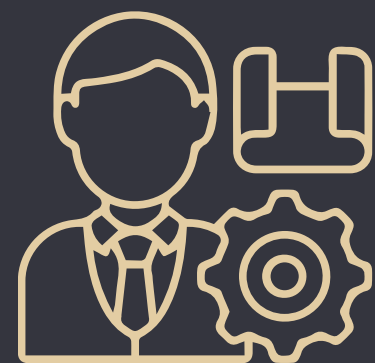
We provide full legal support to ensure the complete legality and transparency of all transactions , including remote ones



Management

The project has a property management company that oversees all property maintenance and handles administrative matters

PROPERTY MANAGEMENT



- Leasing
- Profit can be distributed to any designated account
- Tax payments
- Financial reports on MC activities

PREMIUM SERVICE



- Unit cleanenig and lines changing
- Premises maintenance and cleaning
- 24/7 security
- Routine and major repairs
- Ingeniireng systems operation control