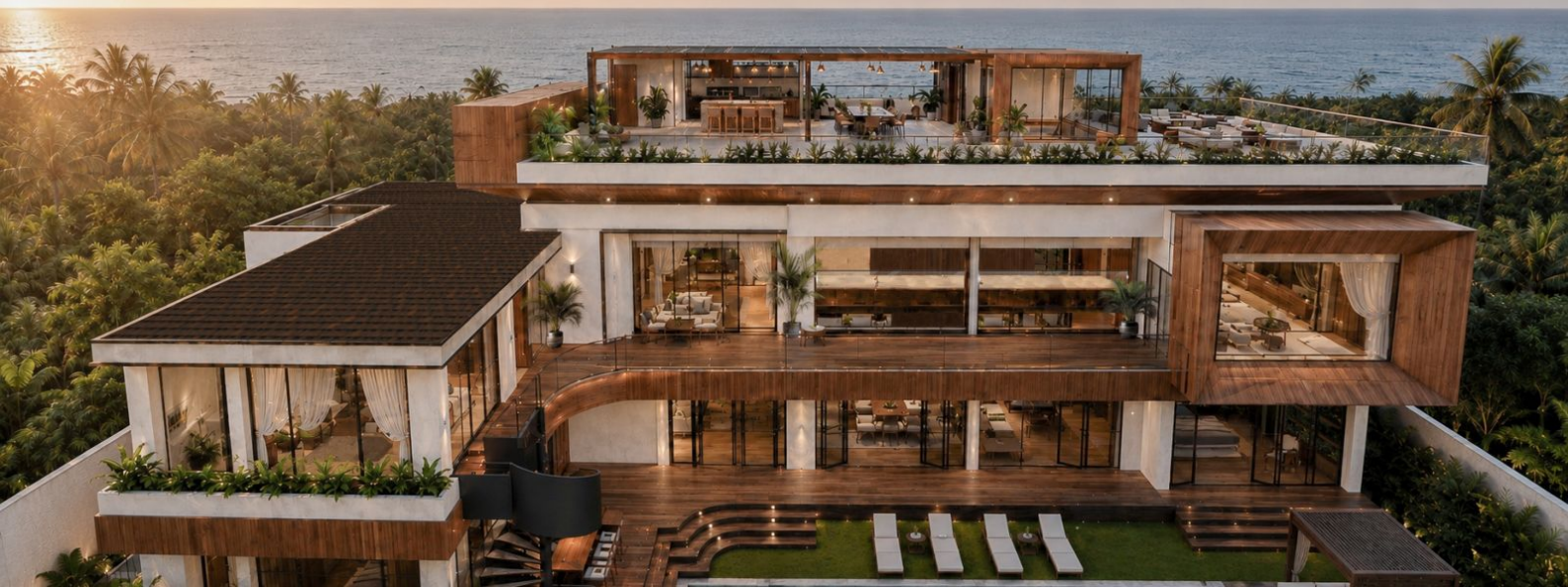


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PROPERTIES LISTINGS | SOUTH BALI EXCLUSIVES | GRAND DOMOTICS DESIGN VILLAS ESTATE



GRAND DOMOTICS DESIGN VILLAS ESTATE

PECATU, SOUTH BALI

PRICE USD	PRICE IDR	OWNERSHIP
USD 2,972,500	IDR 53,149,000,000	Freehold
.....		
BEDS / BATHS	LEVEL	YEAR BUILT
8 / 12	2	2026
.....		
LAND SIZE +/-	LIVING SIZE +/-	DESIGN
697 sqm	1,177 sqm	
6.97 are	11.77 are	
.....		
CERTIFICATES	ZONING	VIEWS
SHGB	Residential	Ocean Pool Garden

**Completion: December 2026*

The Grand Domotics Villa in Uluwatu represents an upgraded living experience compared to other units in the area. Situated within a guard-gated community, this luxury villa features spacious designs and stunning ocean views, creating a picturesque daily environment. Constructed with high-quality materials such as exquisite marble, high-grade hardwood, and sturdy reinforced concrete, these villas are built to provide both durability and aesthetic appeal.

Residents benefit from exclusive access via a private 4-meter road equipped with a security gate. The community offers amenities designed for a premium lifestyle, including a padel court for sports enthusiasts and beautifully landscaped gardens. Entry is secured through an advanced gate system ensuring privacy and safety, this grand unit complemented by a six-car garage.

Upon entering this impressive villa through its oversized front door, future owner are welcomed into a space that embodies elegance. This grand villa features two luxurious master bedrooms and integrates state-of-the-art smart home technology, allowing residents to easily manage ambient lighting, climate controls, and security features for a seamless living experience. Boasts soaring 4-meter high ceilings, enhancing the feeling of space and airiness, with premium materials and refined finishes throughout. The second-floor retreat is ideal for entertaining, offering a sophisticated grill/BBQ area, a cozy fire pit, and a stylish bar setup, all surrounded by panoramic ocean views. For relaxation, the wellness area includes a fully equipped gym, a rejuvenating sauna, and an invigorating cold plunge, alongside a stunning pool for warm days. Additionally, a state-of-the-art theater room caters to movie enthusiasts, enhancing the entertainment experience. The villa also provides accommodations for staff, featuring dedicated maid's quarters to attend to the household's needs, ensuring a comfortable and luxurious lifestyle.

These villas are also designed with investment potential in mind. With their thoughtful layout, they are ideal for premium rentals, promising a high return on investment (ROI) that makes them an appealing option for savvy investors.

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GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak,
Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.

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Garage | Garden | Gym | Plunge Pool | Private Parking |
Rooftop | Swimming Pool



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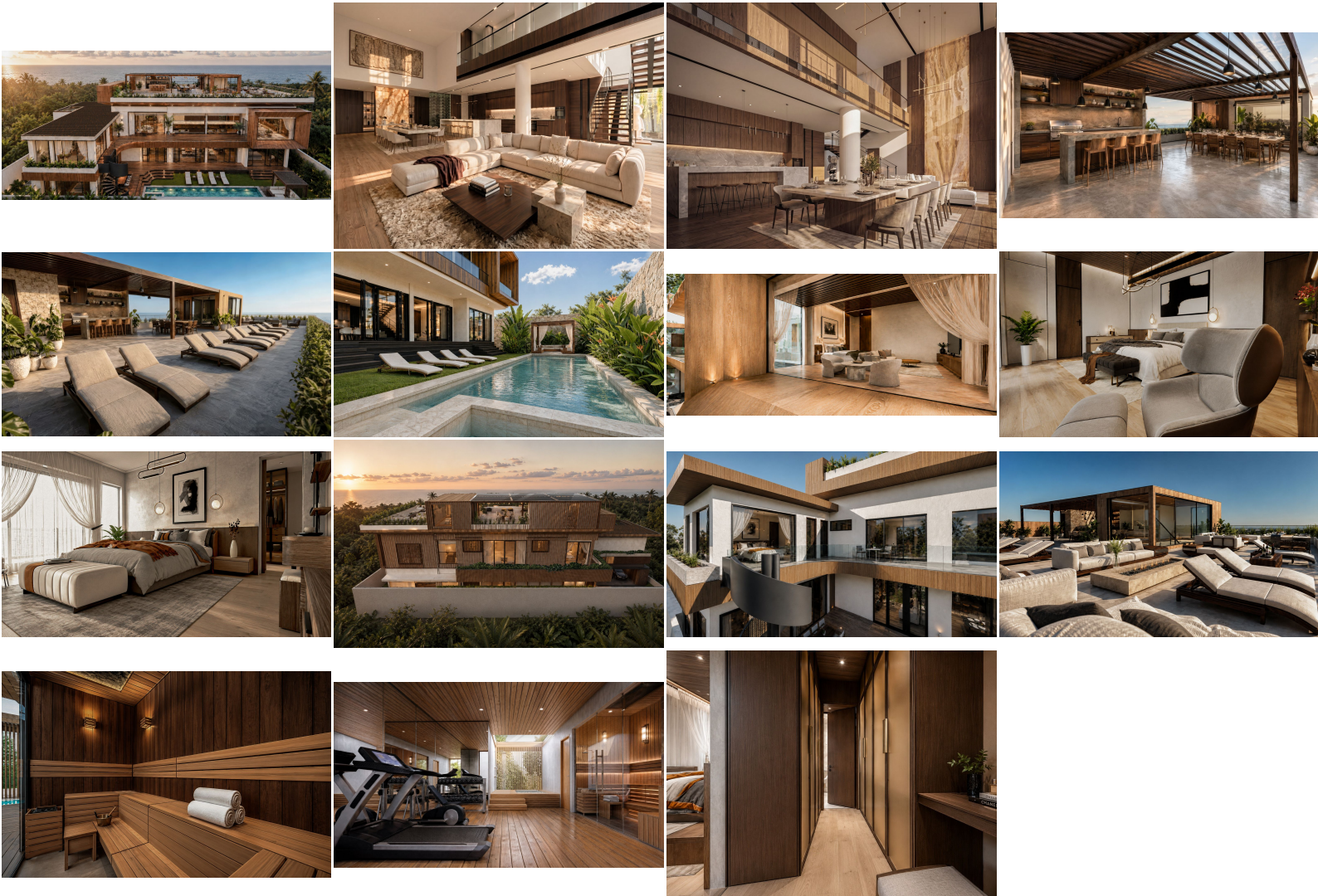
OVERVIEW	AMENITIES	OTHERS	NEARBY
REGULAR	✓ GARAGE	✓ PRIVATE:	NYANG NYANG BEACH
OWNERSHIP: FREEHOLD	✓ GARDEN	✓ SPACIOUS FAMILY AND TV ROOM	ULUWATU TEMPLE
STATUS: OFF-PLAN PROPERTY	✓ GYM	✓ 8 METERS CEILING DINNING ROOM	SAVAYA
LAND SIZE: 697 sqm / 6.97 are	✓ PLUNGE POOL	✓ UNIQUE CUSTOM FURNITURE	GOOSEBERRY
LIVING SIZE: 1,177 sqm / 11.77 are	✓ PRIVATE PARKING	✓ BBQ AND LOUNGE 2ND FLOOR	
LEVEL: 2	✓ ROOFTOP	✓ BESPOKE OUTDOOR WITH OCEAN VIEWS	
BED / BATH: 8 / 12.0	✓ SWIMMING POOL	✓ COLD PLUNGE	
VIEWS: OCEAN, POOL, GARDEN		✓ SAUNA	
FURNISHING: FULLY-FURNISHED		✓ PRIVATE GYM	
PAYMENT TERM: YES		✓ MARBLE SHOWER	
CERTIFICATION: SHGB		✓ WALK-IN CLOSET	
ZONING: RESIDENTIAL		✓ CINEMA ROOM	
		✓ SOPHISTICATED KITCHEN BLENDING FORM ANDFUNCTION WITH MARBLE AND WOOD	
		✓ ELEGANT OPEN SPACE	
		✓ EXCLUSIVE CUMMUNITY FEATURES:	
		✓ COMMUNITY PARK	
		✓ WELLNES WITH SAUNA	
		✓ RECOVERY CENTER	
		✓ GYM	
		✓ PADEL COURT	
		✓ 24/7 GUARD GATE	
		✓ 24/7 SECURITY	
		✓ LARGE ACCES ROAD 4 METERS	
		✓ OVERFLOW MOBILE PARKING	
		✓ COLD PLUNGE	

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