

GD&ASSOCIATES

PROPERTIES LISTINGS | SOUTH BALI EXCLUSIVES | VILLA WITH PRIVATE PATH TO SULUBAN BEACH



VILLA WITH PRIVATE PATH TO SULUBAN BEACH PECATU, SOUTH BALI

PRICE USD	PRICE IDR	OWNERSHIP
USD 3,300,000	IDR 55,721,000,000	Freehold
.....		
BEDS / BATHS	LEVEL	YEAR BUILT
5 / 7	3	November 2025
.....		
LAND SIZE +/-	LIVING SIZE +/-	DESIGN
628 sqm	500 sqm	
6.28 are	5.00 are	
.....		
CERTIFICATES	ZONING	VIEWS
SHGB	Tourism	Ocean

This house offers over 500 sqm of living space and 65 sqm for parking, storage, and staff areas, all on a 628 sqm lot in a private, gated community with 24-hour security. It ensures complete privacy with no visibility from the outside. The property includes 5 bedrooms, 5.5 bathrooms, and private balconies for each bedroom. Inside, you'll find a sunken lounge, a TV area, and an open kitchen and dining space, designed for luxurious living. High-quality materials are used throughout, featuring double-glazed Allure Industries windows for energy efficiency and noise reduction. The ducted air conditioning system keeps the interior clean without visible units, and all bathrooms are finished with marble and equipped with TOTO appliances.

The property includes parking and a staff area with a hidden kitchen for meal preparation. It features a dedicated security hut and a private water bore for a reliable water supply. Several bedrooms, including the master, provide stunning sea views, and the design allows for potential future expansion.

The house features a 25m infinity lap pool with an outdoor sunken lounge and bar, offering in-pool seating and stunning sea views. There's direct beach access via a private staircase and a covered outdoor seating area not visible in the pictures but shown on the floor plans, located to the right of the pool under the house's overhang.

The spa area includes an ice bath and outdoor shower, along with a hidden toilet next to the sauna, which is not visible in the images but included in the floor plans.

The storage room is spacious enough to fit a bed if needed while accommodating other household items.

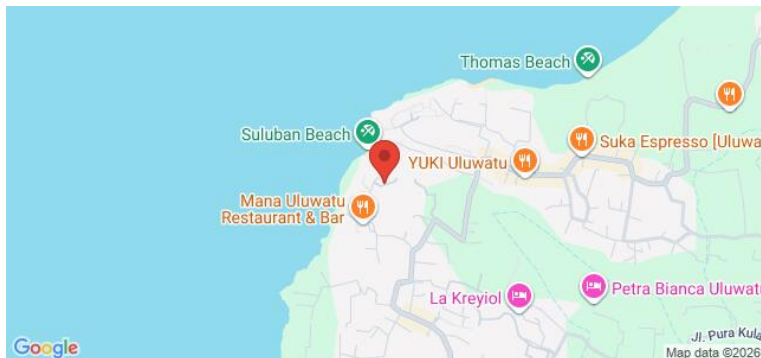
*Garage | Garden | Laundry Room | Private Parking |
Rooftop | Staff Quarters | Storage Room | Swimming Pool*

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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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OVERVIEW

REGULAR

OWNERSHIP: FREEHOLD

STATUS: NEWLY BUILT

LAND SIZE: 628 sqm / 6.28 are

LIVING SIZE: 500 sqm / 5.00 are

LEVEL: 3

BED / BATH: 5 / 7.0

VIEWS: OCEAN

FURNISHING: FULLY-FURNISHED

INCLUDE STAFF: DOES NOT INCLUDE STAFF

PAYMENT TERM: NO

CERTIFICATION: SHGB

ZONING: TOURISM

AMENITIES

✓ GARAGE

✓ GARDEN

✓ LAUNDRY ROOM

✓ PRIVATE PARKING

✓ ROOFTOP

✓ STAFF QUARTERS

✓ STORAGE ROOM

✓ SWIMMING POOL

OTHERS

✓ THE HOUSE IS BEING BUILT BY KADECONS, A LEADING CONTRACTOR IN BALI, KNOWN FOR OVER 300 VILLA PROJECTS SUCH AS THE OCEARN, SUMMER ULLU, AND OCEAN PALM. KADECONS IS CURRENTLY NOT ACCEPTING NEW CLIENTS AND HAS A WAITING LIST OF OVER 24 MONTHS.

NEARBY

NYANG NYANG BEACH

ULUWATU TEMPLE

GOOSEBERRY

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