



GD&ASSOCIATES

B A L I

A sculptural 4-bedroom cliffside residence in
Bingin, Uluwatu



Villa Overview

4 Bedrooms

4 Bathrooms

Land size 300 m² (3 are)

Building size 363 m²

Pool size 34 m²

Levels 2 floors

Land status Freehold / Hak Milik

Completion date January 2026

Fully furnished

Distinct architectural identity with unobstructed front views

Key USP : Ocean-view rooftop with outdoor kitchen and open-air cinema



Area Highlights

Boutique, high-end residential area

Proximity to world-class beaches & surf

Strong demand for premium villas

Space Breakdown

01. Ground Floor

Entrance · Living area · Dining area · Kitchen · Guest bedroom · Bathroom · Storage · Laundry room



Ground Floor

1 Kitchen & Dining Area

2 Living Area

3 Laundry Room

4 Powder Room

5 Bathroom 1

6 Bedroom 1

7 Outdoor Dining

8 Pool

9 Kids Pool

10 Storage Room

02.

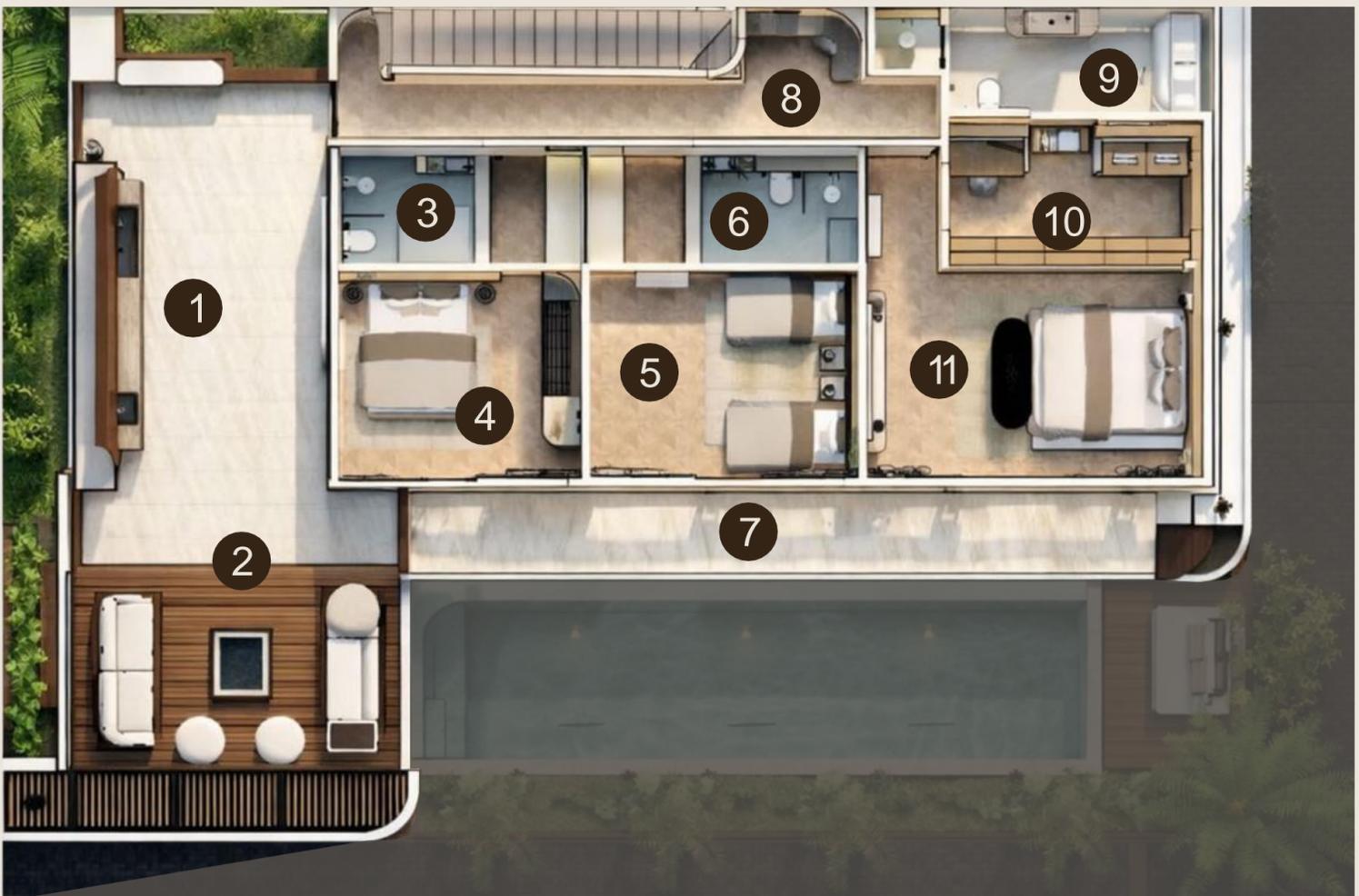
Upper Floor

Master bedroom · Guest bedrooms · En-suite bathrooms · Terrace (ocean view)

03.

Outdoor Areas

Swimming pool · Pool deck · Garden · Outdoor dining · Outdoor kitchen · Terrace



First Floor

1 BBQ Area

2 Outdoor Cinema

3 Bathroom 2

4 Bedroom 2

5 Bedroom 3

6 Bathroom 3

7 Balcony

8 Hallway

9 Master Bathroom

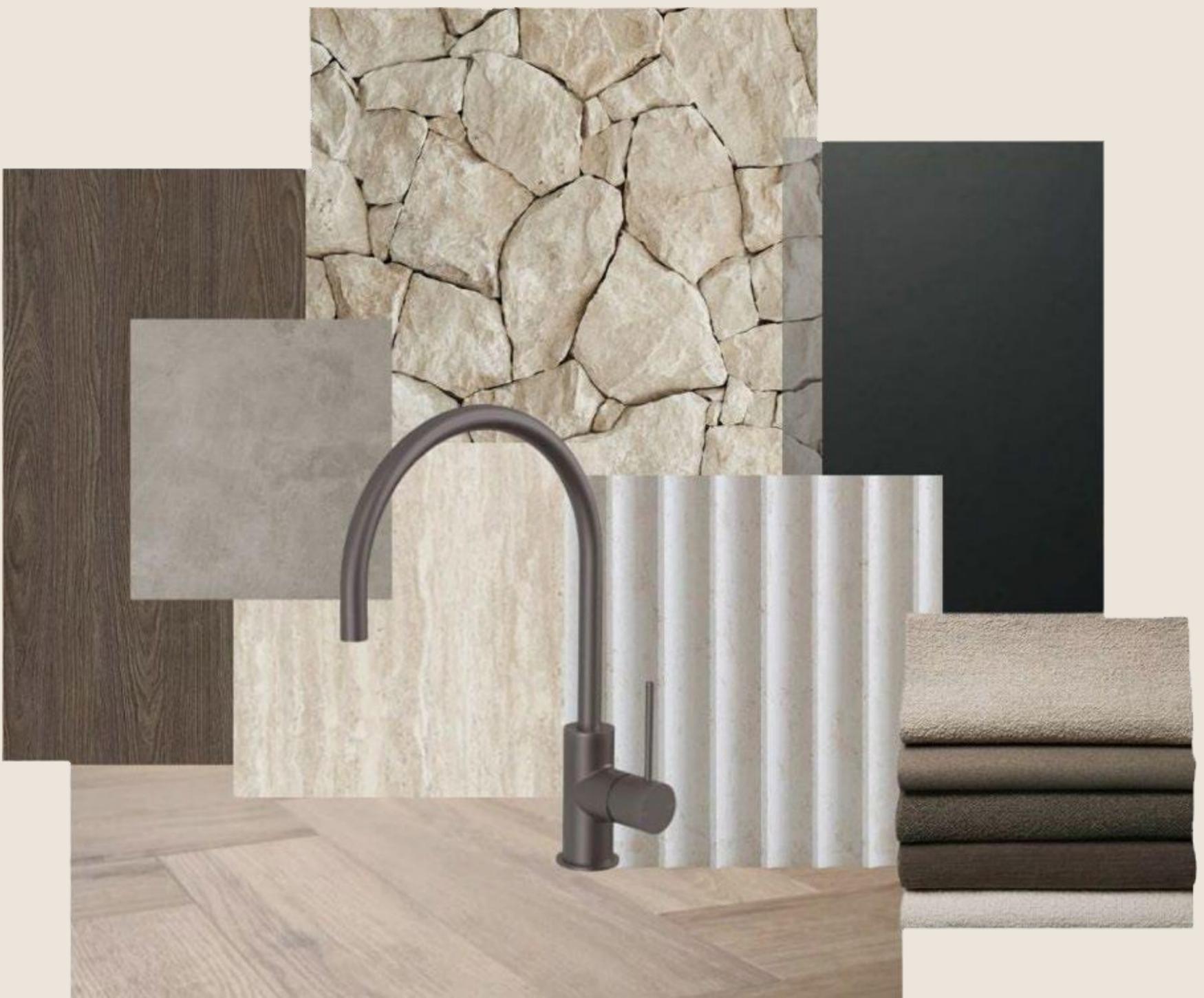
10 Master Wardrobe

11 Master Bedroom



Materials & Finishes

Natural stone, warm timber, and custom built-ins—selected for timeless aesthetics and long-term durability in a coastal climate.



Architecture, Interior & Construction

Designed by DPHS Office (Jakarta), interiors by Avant Bali (minimal sanctuary style), and built by Bingkai Langit Konstruksi, one of Bali's most respected contractors, specialized in high-quality builds in Uluwatu.





Pricing & Investment

Selling Price	USD 1,200,000
Rental Price	USD 15,000 Monthly
Estimated ROI	±15%
Break-even	±6.6 years

Architecture & Interior Concept



Exterior



Pool Area



Living Room

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PRIVATE ENQUIRIES

For further information, availability,
or to arrange a private viewing,
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Uluwatu

Bali
