

GD&ASSOCIATES

PRIVATE LISTINGS | SOUTH BALI EXCLUSIVES | BALI CLIFF-TOP OCEAN VILLA



BALI CLIFF-TOP OCEAN VILLA JIMBARAN, SOUTH BALI

PRICE USD	PRICE IDR	OWNERSHIP
USD 7,000,000	IDR 115,991,000,000	Freehold
BEDS / BATHS	LEVEL	YEAR BUILT
13 / 13	2	2009
LAND SIZE +/- 1,870 sqm 18.70 are	LIVING SIZE +/- 1,471 sqm 14.71 are	DESIGN Bali Style
CERTIFICATES Akta PBG/SLF	ZONING Tourism	VIEWS Ocean Garden Pool

Perched on a dramatic cliff overlooking the ocean, this villa offers uninterrupted panoramic views and the ultimate coastal escape.

Set within a prestigious gated community, residents enjoy private beach access via stairs leading directly to the secluded Kubu Beach.

Built in 2009 on 1,870 m² of freehold land, the villa spans 1,471 m² of living space and features 13 bedrooms with ensuite bathrooms, a resort-style swimming pool, and a spacious grass garden.

Offered unfurnished, the property is a rare fixer-upper opportunity, ideal for a personalized refurbishment or interior redesign to suit your taste, whether for luxurious family living or hosting private events and group gatherings.

Conveniently located just 10 minutes from New Kuta Golf, Ayana Resort, and Balangan Beach, and only 40 minutes from Ngurah Rai International Airport.

*Garden | Gym | Home Office | Laundry Room | Private
Parking | 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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OTHER FEATURES

Large private swimming pool with infinity edge

Spacious living and dining area with high wooden ceilings

Outdoor lounge and sun deck area

Storage room

Staff quarters

Spacious grass garden

Private parking

One gated community

Private access to the beach

NEARBY

Food & Drinks

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Gooseberry

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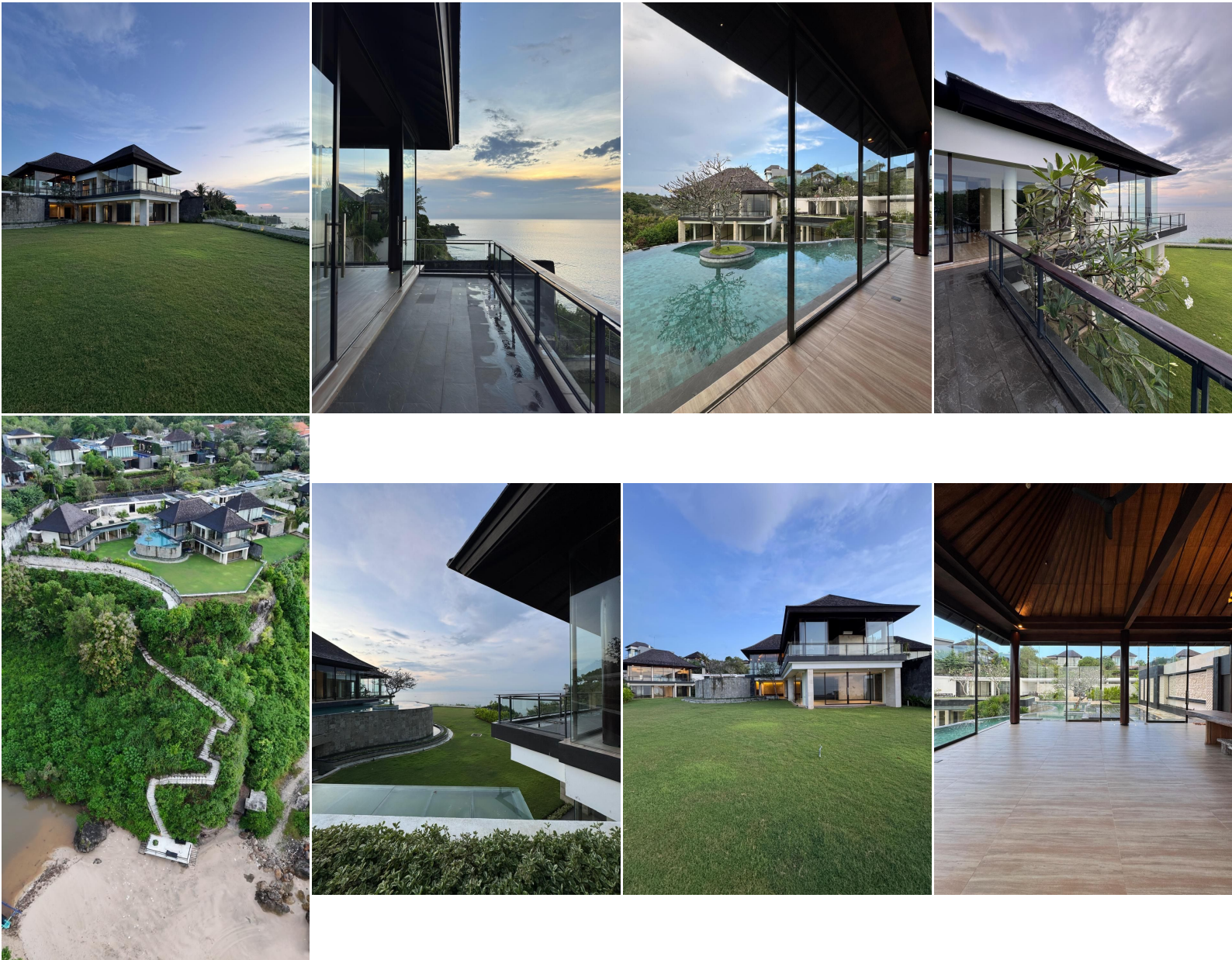
OVERVIEW	AMENITIES	OTHERS	NEARBY
PRIVATE	✓ GARDEN	✓ LARGE PRIVATE SWIMMING POOL WITH INFINITY EDGE	GOOSEBERRY
OWNERSHIP: FREEHOLD	✓ GYM	✓ SPACIOUS LIVING AND DINING AREA WITH HIGH WOODEN CEILINGS	
STATUS: FIXER-UPPER	✓ HOME OFFICE	✓ OUTDOOR LOUNGE AND SUN DECK AREA	
DESIGN: BALI STYLE	✓ LAUNDRY ROOM	✓ STORAGE ROOM	
LAND SIZE: 1,870 sqm / 18.70 are	✓ PRIVATE PARKING	✓ STAFF QUARTERS	
LIVING SIZE: 1,471 sqm / 14.71 are	✓ STAFF QUARTERS	✓ SPACIOUS GRASS GARDEN	
LEVEL: 2	✓ STORAGE ROOM	✓ PRIVATE PARKING	
BED / BATH: 13 / 13.0	✓ SWIMMING POOL	✓ ONE GATED COMMUNITY	
VIEWS: OCEAN, GARDEN, POOL		✓ PRIVATE ACCESS TO THE BEACH	
FURNISHING: UNFURNISHED			
INCLUDE STAFF: NO			
PAYMENT TERM: NO			
CERTIFICATION: AKTA, PBG/SLF			
ZONING: TOURISM			

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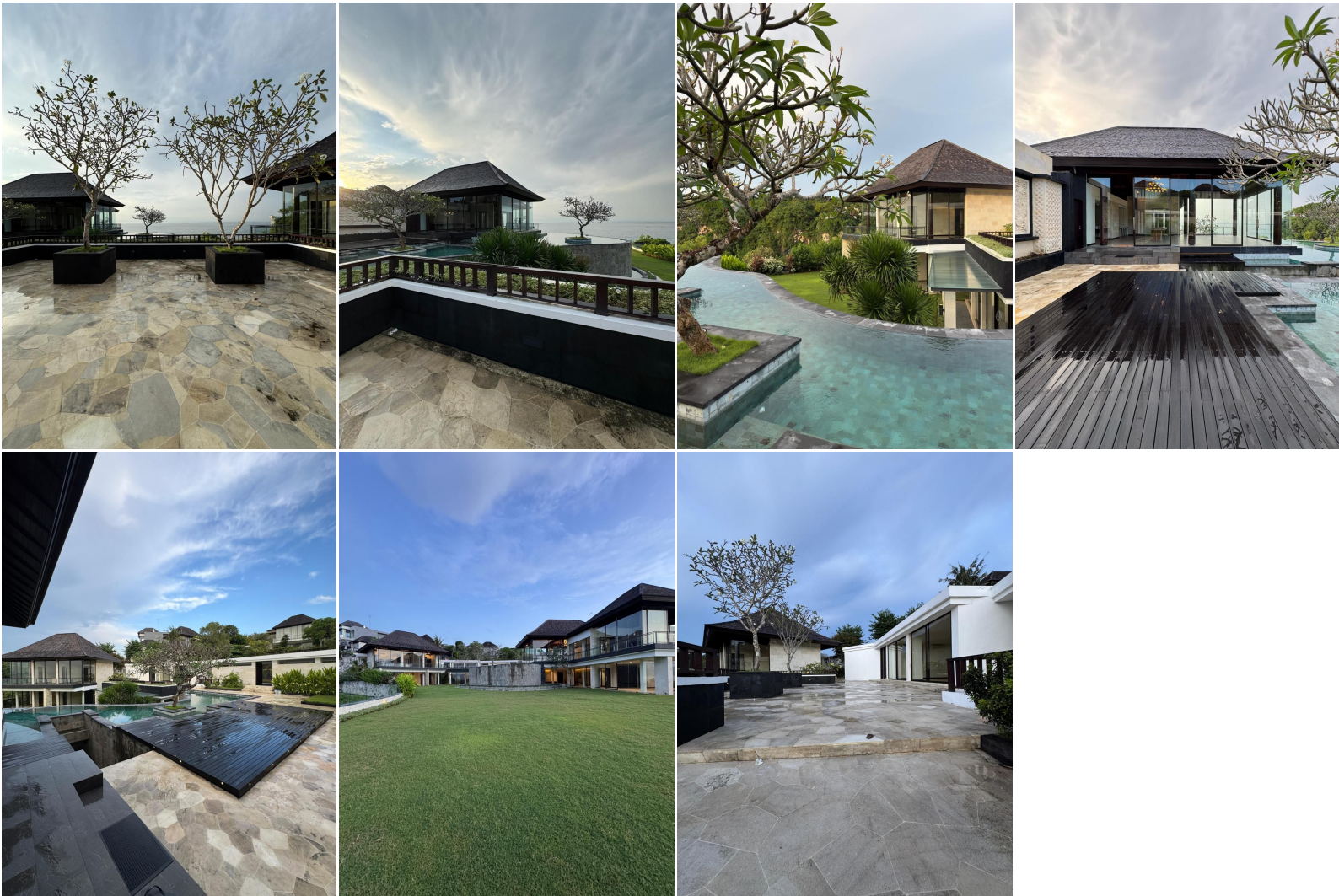
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