

# GD&ASSOCIATES

PRIVATE LISTINGS | SOUTH BALI EXCLUSIVES | CLIFFTOP VILLA WITH PATH TO THE BEACH



## CLIFFTOP VILLA WITH PATH TO THE BEACH

JIMBARAN, SOUTH BALI

PRICE USD	PRICE IDR	OWNERSHIP
USD 7,000,000	IDR 121,416,000,000	Freehold

BEDS / BATHS	LEVEL	YEAR BUILT
13 / 13	2	2009

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
1,870 sqm 18.70 are	1,471 sqm 14.71 are	

CERTIFICATES	ZONING	VIEWS
PBG SHM SLF	Tourism	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 m<sup>2</sup> of freehold land, the villa spans 1,471 m<sup>2</sup> 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*

**GD&ASSOCIATES** by Gilles Demunter®

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

www.gillesdemunter.com | info@gillesdemunter.com | +(62)819-99-971-591  
GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak,  
Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.

# GD&ASSOCIATES



---

## 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

.....

*Gooseberry*

**GD&ASSOCIATES** *by Gilles Demunter*®

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

www.gillesdemunter.com | info@gillesdemunter.com | +(62)819-99-971-591

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

# GD&ASSOCIATES

## OVERVIEW

PRIVATE  
OWNERSHIP: FREEHOLD  
STATUS: FIXER-UPPER  
LAND SIZE: 1,870 sqm / 18.70 are  
LIVING SIZE: 1,471 sqm / 14.71 are  
LEVEL: 2  
BED / BATH: 13 / 13.0  
VIEWS: OCEAN, GARDEN, POOL  
FURNISHING: UNFURNISHED  
INCLUDE STAFF: DOES NOT INCLUDE STAFF  
PAYMENT TERM: NO  
CERTIFICATION: PBG, SHM, SLF  
ZONING: TOURISM

## AMENITIES

- ✓ GARDEN
- ✓ GYM
- ✓ HOME OFFICE
- ✓ LAUNDRY ROOM
- ✓ PRIVATE PARKING
- ✓ STAFF QUARTERS
- ✓ STORAGE ROOM
- ✓ SWIMMING POOL

## OTHERS

- ✓ 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

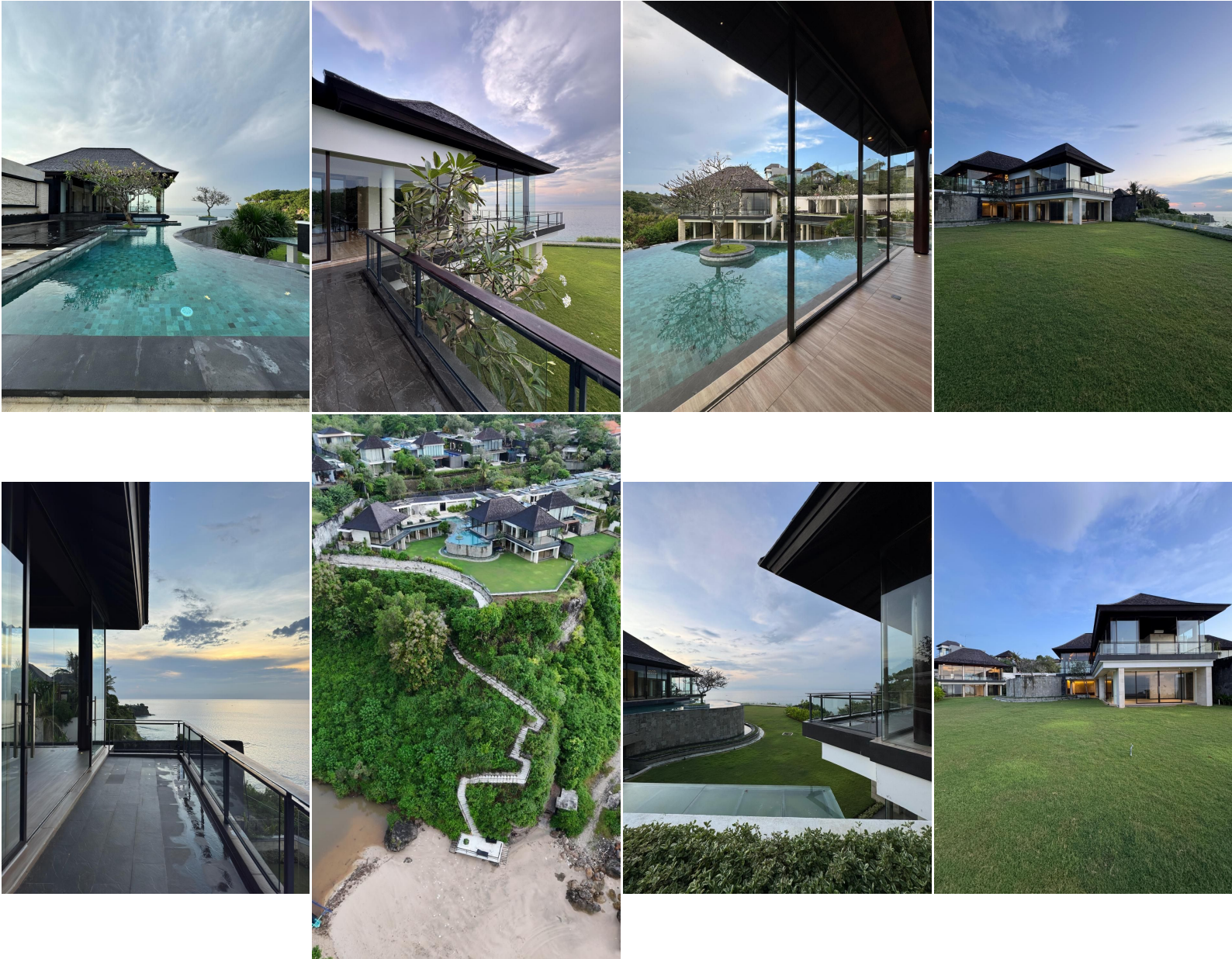
GOOSEBERRY

GD&ASSOCIATES *by Gilles Demunter*<sup>®</sup>

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

www.gillesdemunter.com | info@gillesdemunter.com | +(62)819-99-971-591  
GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak,  
Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.

# GD&ASSOCIATES



**GD&ASSOCIATES** *by Gilles Demunter*®

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

[www.gillesdemunter.com](http://www.gillesdemunter.com) | [info@gillesdemunter.com](mailto:info@gillesdemunter.com) | +(62)819-99-971-591

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

# GD&ASSOCIATES



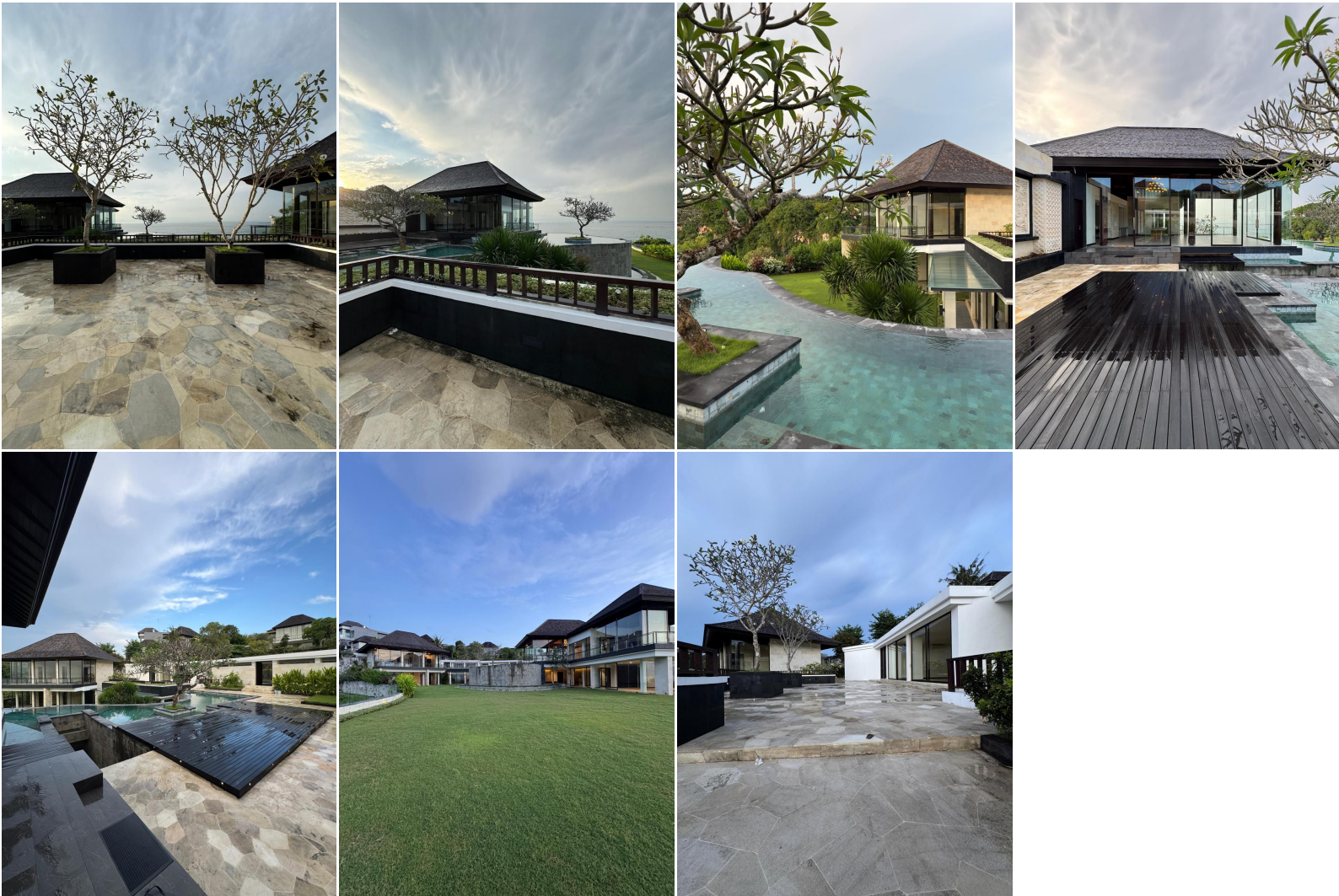
GD&ASSOCIATES *by Gilles Demunter*®

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

[www.gillesdemunter.com](http://www.gillesdemunter.com) | [info@gillesdemunter.com](mailto:info@gillesdemunter.com) | +(62)819-99-971-591

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

# GD&ASSOCIATES



**GD&ASSOCIATES** *by Gilles Demunter*®

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

[www.gillesdemunter.com](http://www.gillesdemunter.com) | [info@gillesdemunter.com](mailto:info@gillesdemunter.com) | +(62)819-99-971-591

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