

# GD&ASSOCIATES

PROPERTIES LISTINGS | SOUTH BALI EXCLUSIVES | HORIZON BLISS LUXURY VILLA IN ULUWATU



## HORIZON BLISS LUXURY VILLA IN ULUWATU UNGASAN, SOUTH BALI

PRICE USD	PRICE IDR	OWNERSHIP
USD 5,100,000	IDR 85,512,000,000	Freehold
BEDS / BATHS	LEVEL	YEAR BUILT
4 / 5	2	Q4 2024
LAND SIZE +/-	LIVING SIZE +/-	DESIGN
1,514 sqm	1,203 sqm	
15.14 are	12.03 are	
CERTIFICATES	ZONING	VIEWS
	Residential	Ocean Mountain Garden Infinity Pool

Two options are available: USD 5,100,000 (property sale), or USD 4,500,000 (company sale)

Perched 156 meters above sea level in Ungasan, this villa embraces Bali's captivating horizons. From sunrise to sunset, the view stretches uninterrupted from Nusa Penida to Balangan Beach, with the silhouettes of Mount Agung and Mount Batu Karu completing the dramatic backdrop.

GFAB is the author of Architecture and Interior design works of this property, while RIEM was responsible for Interior Decoration and Furniture. The home brings contemporary architecture and thoughtful craftsmanship into perfect balance. Completed in late 2024, it offers 1,203 square meters of building set on 1,514 square meters of land, where marble, solid oak, and curated finishes shape a calm and elegant atmosphere. The furnishing includes high-end brands from BoConcept, Maxalto sofa, Vitra chairs, Trip Trap by Stokke, adjustable bed frames and mattresses by Mattx, and Bloom outdoor lounge. The material in the property is A grade such as Blum hinges for kitchen and builtin wardrobes.

A grand foyer introduces the main living spaces, where natural light, generous volumes, and soft textures create a sense of quiet luxury. The living and dining areas flow toward the landscape, supported by discreet service spaces that keep the home effortlessly functional. Subtle design gestures guide you through the house without revealing everything at once.

The primary quarter is conceived as a private retreat, complete with its own layers of comfort and wellness, while the outdoor areas unfold into manicured lawns, sunken lounges, a Zen corner, and a long infinity pool that appears to drift into the horizon. The presence of ancient olive trees add an unexpected sense of serenity. On the upper floor, two family suites and a spacious office capture some of the property's most impressive views.

A home defined by its architecture, views, and thoughtful composition, offering a level of refinement that speaks for itself.

Garage | Garden | Home Office | Laundry Room | Private

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*Parking / Rooftop / Staff Quarters / Storage Room /  
Swimming Pool*

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OVERVIEW	AMENITIES	OTHERS	NEARBY
REGULAR	✓ GARAGE	✓ THE VILLA	GOOSEBERRY
OWNERSHIP: FREEHOLD	✓ GARDEN	✓ LIVING ROOM,&NBSP;OPEN KITCHEN, TV ROOM, MINIBAR, HIDDEN PANTRY	
STATUS: EXCELLENT	✓ HOME OFFICE	✓ &QUOT;RIAD&QUOT;; STYLE PRIMARY QUARTER: KINGBEDROOM + LIVING ROOM HIS &AMP;; HERBATHROOMS WALK-IN WARDROBE STEAM ROOM ICEBATH + OUTDOOR SHOWER REFLECTIVE PONDLIBRARY	
LAND SIZE: 1,514 sqm / 15.14are	✓ LAUNDRY ROOM	✓ 2 FAMILY SUITES WITH ENSUITE BATHROOM &AMP;; 1 WITH WALK-IN WARDROBE	
LIVING SIZE: 1,203 sqm / 12.03 are	✓ PRIVATE PARKING	✓ 1 GUEST BEDROOM,&NBSP;POWDER ROOM WITHSHOWER	
LEVEL: 2	✓ ROOFTOP	✓ OFFICE / MANCAVE WITH VIEW	
BED / BATH: 4 / 5.0	✓ STAFF QUARTERS	✓ WINE CELLAR	
VIEWS: OCEAN, MOUNTAIN, GARDEN, INFINITY POOL	✓ STORAGE ROOM	✓ LAUNDRY &AMP;; JANITOR ROOM	
FURNISHING: FULLY-FURNISHED	✓ SWIMMING POOL	✓ SELF-CONTAINED SECURITY HOUSE	
ZONING: RESIDENTIAL		✓ DOUBLE GARAGE AND GUEST PARKING FOR UP TO 12CARS	
		✓ INFINITY POOL 5 X 20 METER	
		✓ GRASS LAWN WITH A SUNKEN SITTING AREA	
		✓ MANICURED FRONT GARDEN	
		✓ SUNSET ROFFTOP GARDEN	
		✓ ZEN GARDEN/PETANQUE FIELD	
		✓ DOG HOUSE	
		✓ STARLINK INTERNET	
		✓ SYSTEMS	
		✓ PUMPS: GRUNDFOS &AMP;; SHIMIZU	
		✓ SMARTHOME SYSTEM: SIMON	
		✓ RHEEM WATER HEATER: 2 X 340 LITER	
		✓ REVERSE OSMOSIS WATER SYSTEM FOR DIRECT DRINKABLE TAP WATER AND RUST FREE	
		✓ OZONE PURIFIER FOR SWIMMING POOL FOR HEALTHIER SKIN AND HAIR	
		✓ ROOF SOLAR PANELS FOR DAYLIGHT ELECTRICITY	
		✓ 2X10 KWH BATTERY	
		✓ GRASS SPRINKLER SYSTEM	
		✓ AUTOMATIC ALUMINIUM GATE	
		✓ DOUBLE ELECTRIC GARAGE DOOR	
		✓ DAIKIN VRV CENTRAL AC SYSTEM	
		✓ LIFT AND SLIDE ALUMINIUM WINDOW FRAMES	
		✓ 1.25 CM LAMINATED DOUBLE GLASS	
		✓ ADVANCED ANTI TERMITE PIPING SYSTEM	
		✓ FLOOR &AMP;; SURFACES	
		✓ FLOOR OF LIVING ROOM, DINING ROOM, CORRIDORS, POWDER ROOM: NEW GOYARD MARBLE	
		✓ BEDROOMS FLOOR: AMERICAN OAK (SOLID)	
		✓ BATHROOMS WALL &AMP;; FLOOR: DOLOMITE MARBLE	
		✓ MASTER BATHROOM ACCENT WALL: FANTASY BLUE MARBLE	
		✓ TERRACES AND BALCONIES: HT CERAMICS	
		✓ ACCENT WALLS: PARAS JOGYA	
		✓ KITCHEN ISLAND: BLACK GRANITE	
		✓ KITCHEN WALL: GREY ARRABESCATTO	
		✓ ENTRANCE ROAD: ASPHALT	

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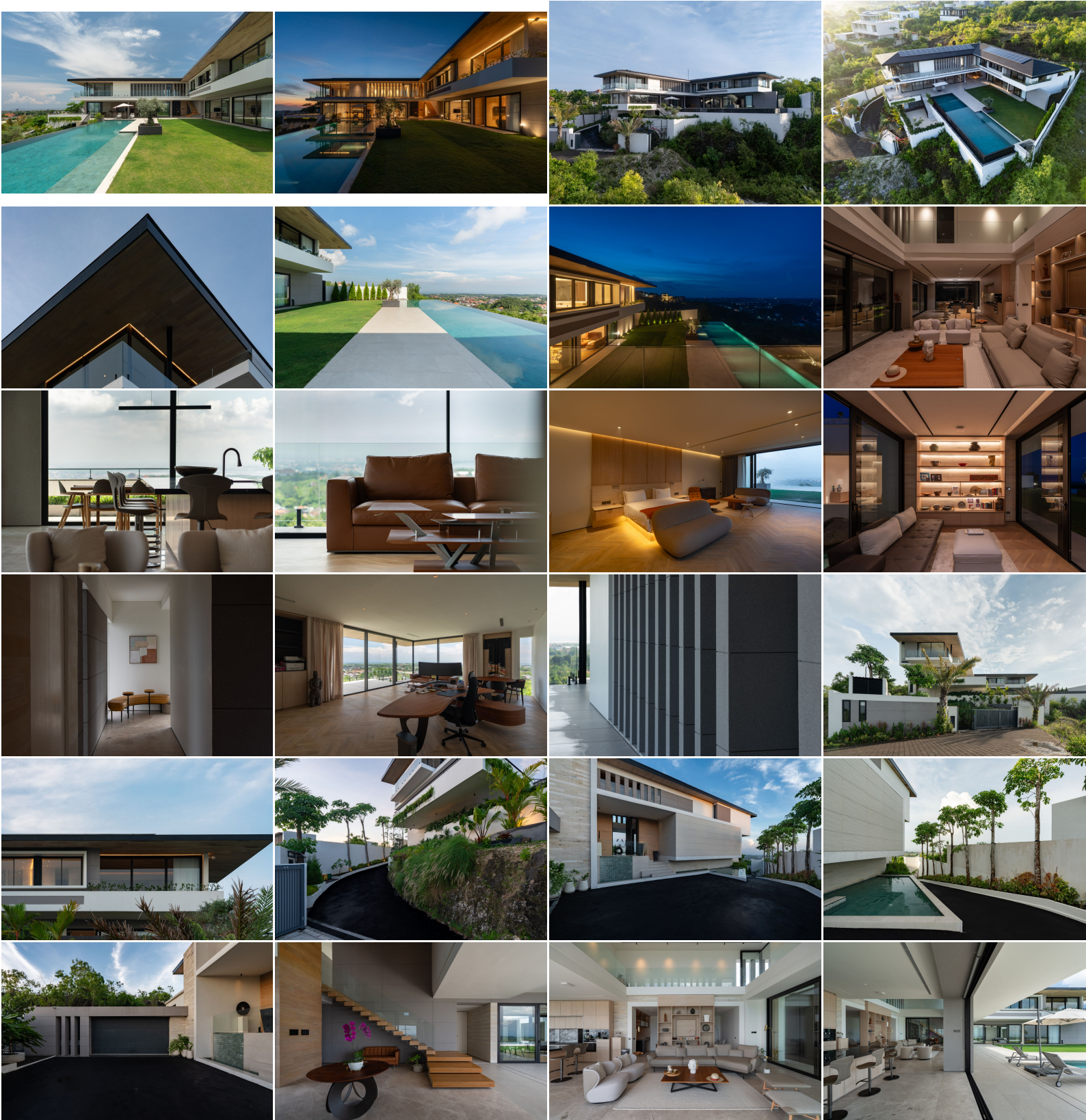
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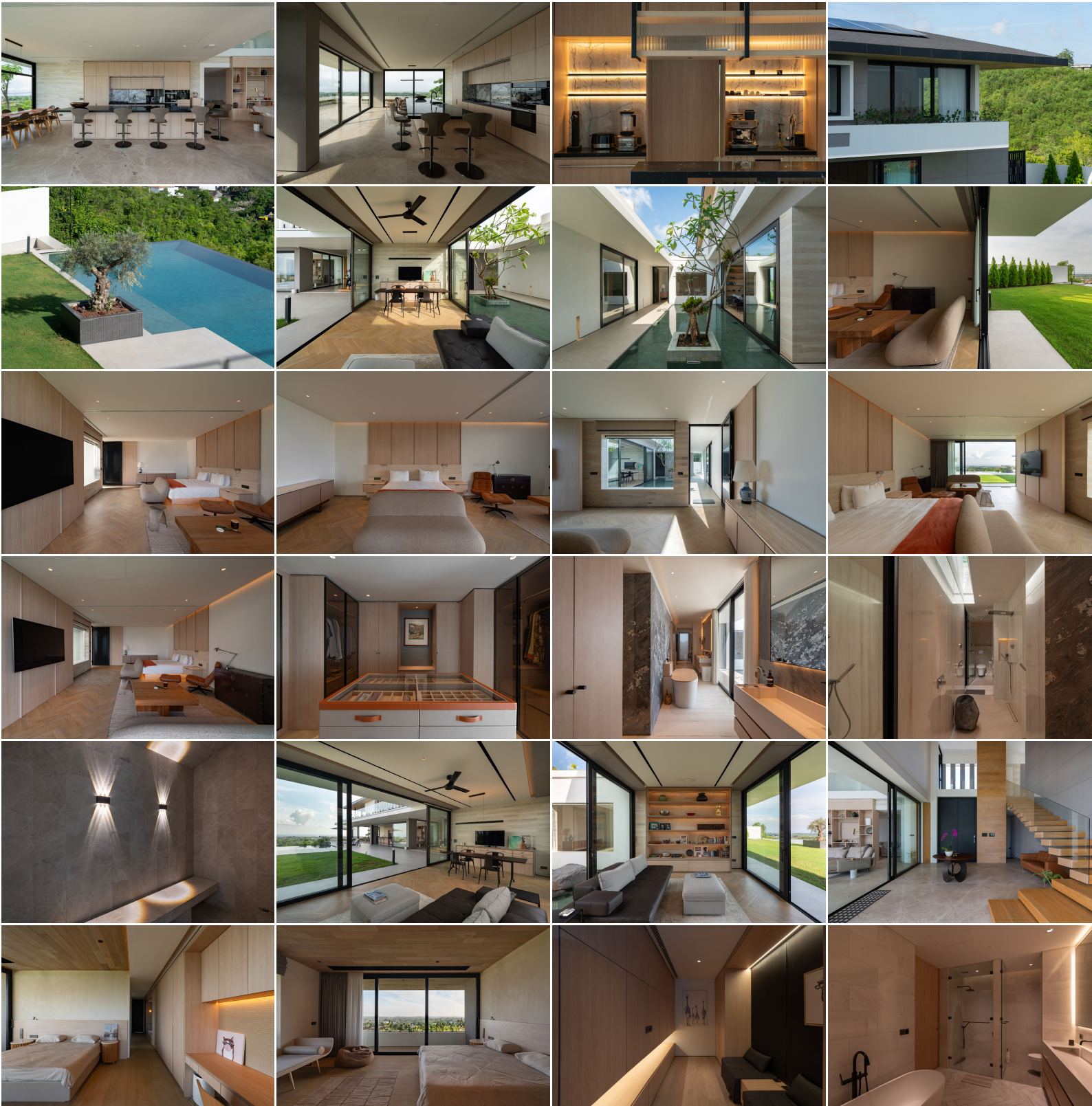
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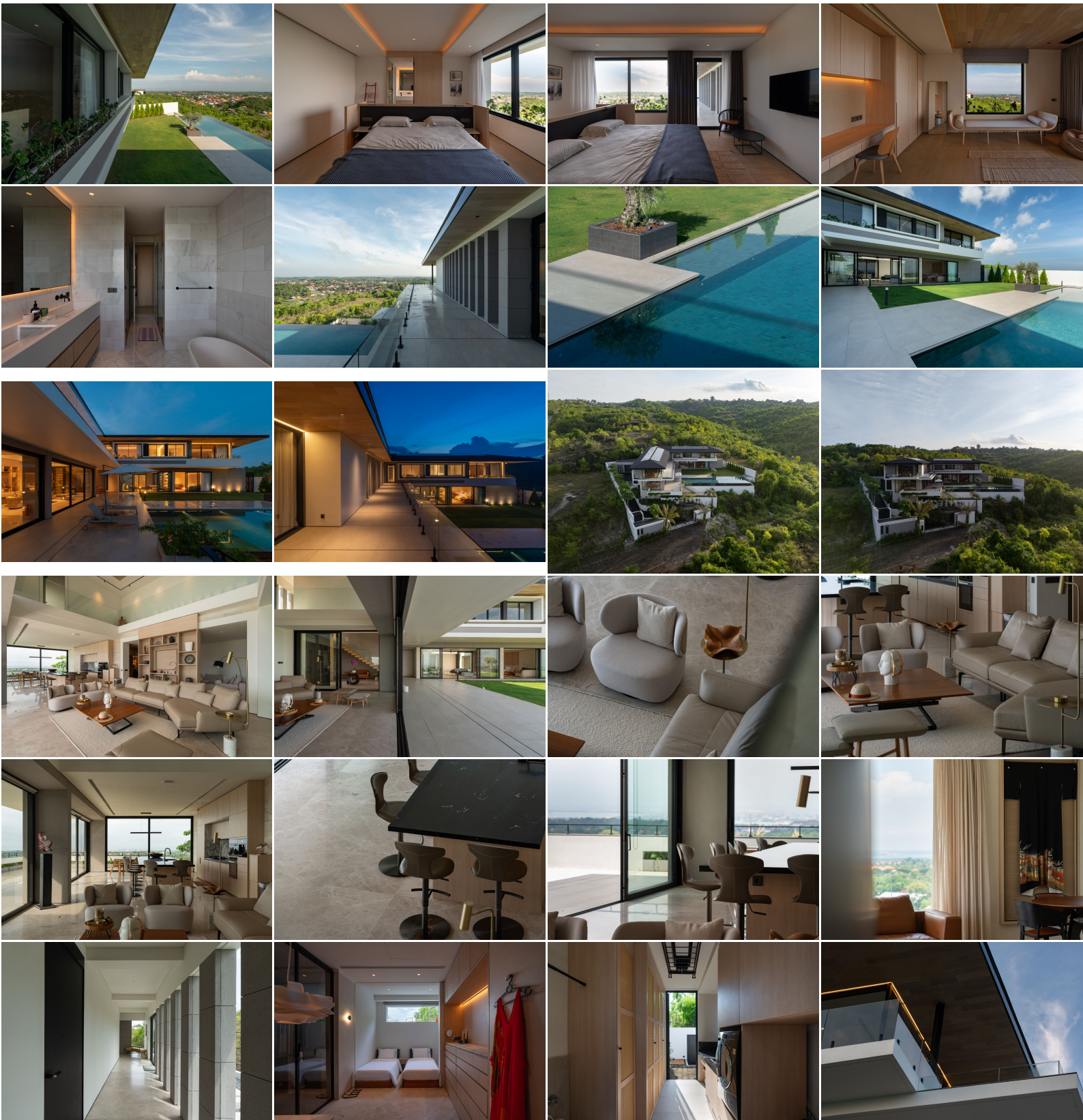
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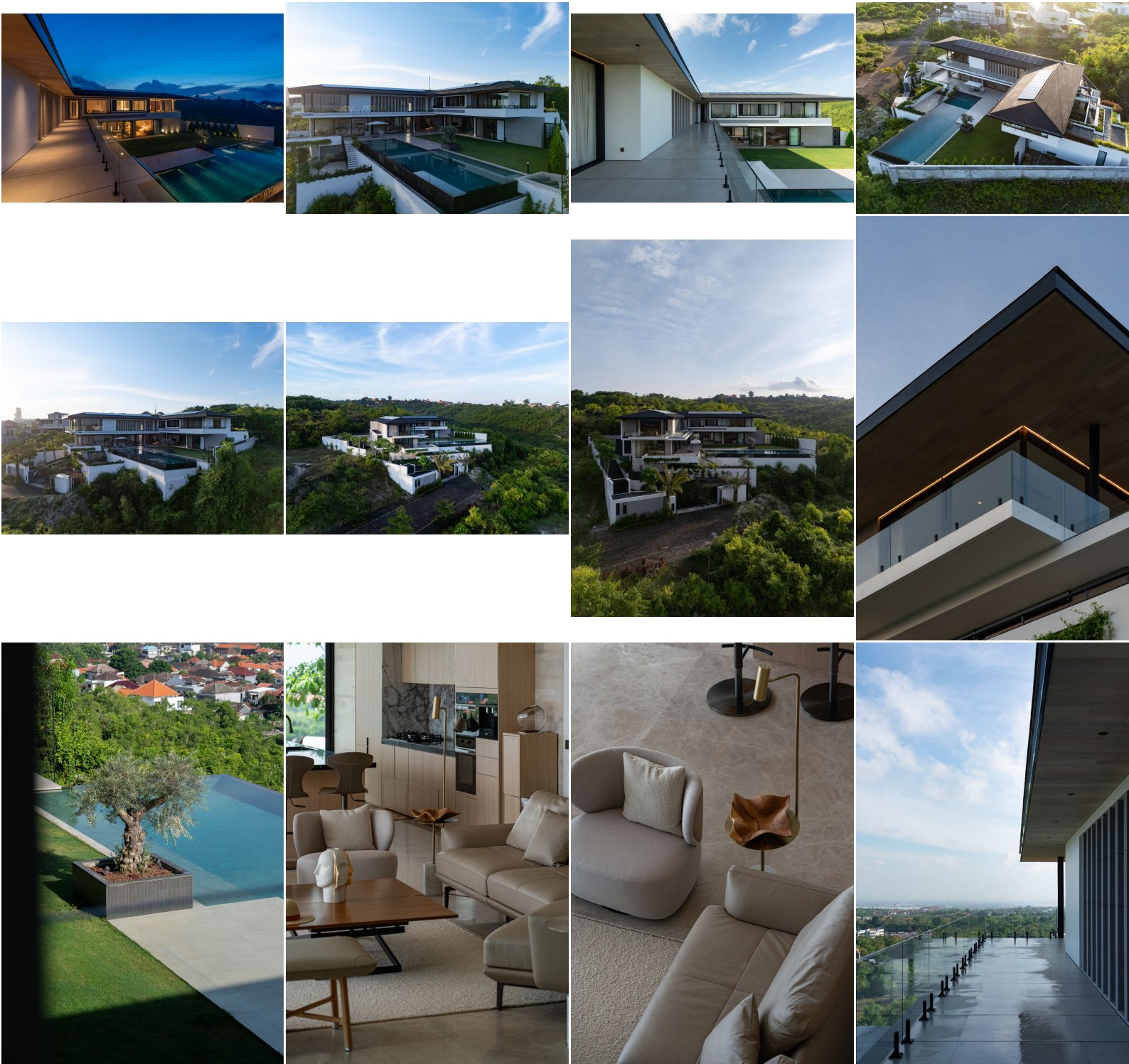
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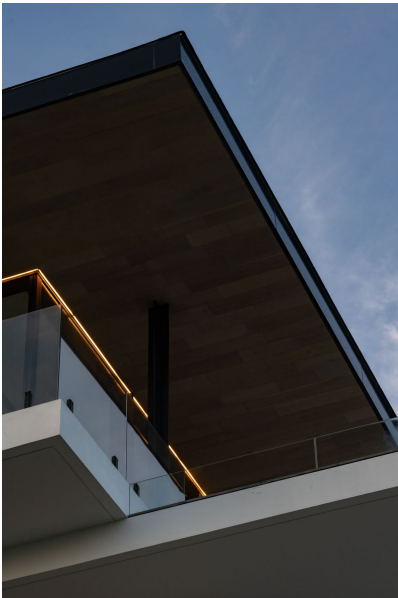
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