

# GD&ASSOCIATES

PROPERTIES LISTINGS | SOUTH BALI EXCLUSIVES | JAVANESE HERITAGE RESIDENCE



## JAVANESE HERITAGE RESIDENCE

PECATU, SOUTH BALI

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 750,000	IDR 12,616,000,000	Leasehold	25 years
BEDS / BATHS	LEVEL	YEAR BUILT	
5 / 5	1	2024	
LAND SIZE +/-	LIVING SIZE +/-	DESIGN	
977 sqm	360 sqm	Rustic	
9.77 are	3.60 are		
CERTIFICATES	ZONING	VIEWS	
Akta	Tourism	Pool	
PBG/SLF		Garden	
Pondok Wisata		Hill	

Positioned within the desirable Bingin area, this villa offers a rare blend of character, craftsmanship, and proximity to some of the island's finest beaches and surf. The property features a 25-meter pool, beautifully landscaped gardens, and an antique Joglo that introduces refined island heritage into the home. Wide antique entrance doors lead directly to the pool and garden, establishing an immediate sense of space, privacy, and exclusivity.

The main living pavilion is a fully restored teak-wood Joglo from 1972, originally sourced from Java and crafted using 20 cm thick soko guru beams, reflecting exceptional structural quality. It showcases high ceilings, Majapahit-style carvings, and a warm natural aesthetic throughout. The kitchen features a custom island finished with Philip Lakeman tiles, complemented by Sadus tiles from Sidemen for the interior flooring. The living pavilion also includes a spacious lounge, a modern kitchen, bathroom, wooden terrace, and a covered outdoor dining area. Attached to the Joglo is a smaller bedroom with twin beds and an ensuite bathroom—ideal for children or overflow guests.

A separate Limasan building, constructed using six soko guru pillars, sits along the pool deck and houses four charming bedrooms. Each bedroom overlooks the pool, has ensuite semi-open bathrooms, and is finished with solid teak floors and Green Passero wall tiles. Combined with its lap overflow pool, generous indoor spaces, and lush garden, the villa presents strong appeal as both a private residence and a high-value investment in one of Bali's most sought-after coastal enclaves.

*Garden / Laundry Room / Private Parking / Staff Quarters / Storage Room / Swimming Pool*

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Map data ©2026



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## OVERVIEW

REGULAR  
OWNERSHIP: LEASEHOLD  
STATUS: EXCELLENT  
DESIGN: RUSTIC  
LAND SIZE: 977 sqm / 9.77 are  
LIVING SIZE: 360 sqm / 3.60 are  
LEVEL: 1  
BED / BATH: 5 / 5.0  
VIEWS: POOL, GARDEN, HILL  
FURNISHING: FULLY-FURNISHED  
CERTIFICATION: AKTA, PBG/SLF, PONDOK WISATA  
ZONING: TOURISM

## AMENITIES

✓ GARDEN  
✓ LAUNDRY ROOM  
✓ PRIVATE PARKING  
✓ STAFF QUARTERS  
✓ STORAGE ROOM  
✓ SWIMMING POOL

## OTHERS

✓ SWIMMING POOL: 25 X 4.5 M  
✓ ELECTRICITY: 23.000 VA  
✓ WATER SUPPLY: PDAM WITH 11 M3 TANK PLUS FILTER

## NEARBY

GOOSEBERRY

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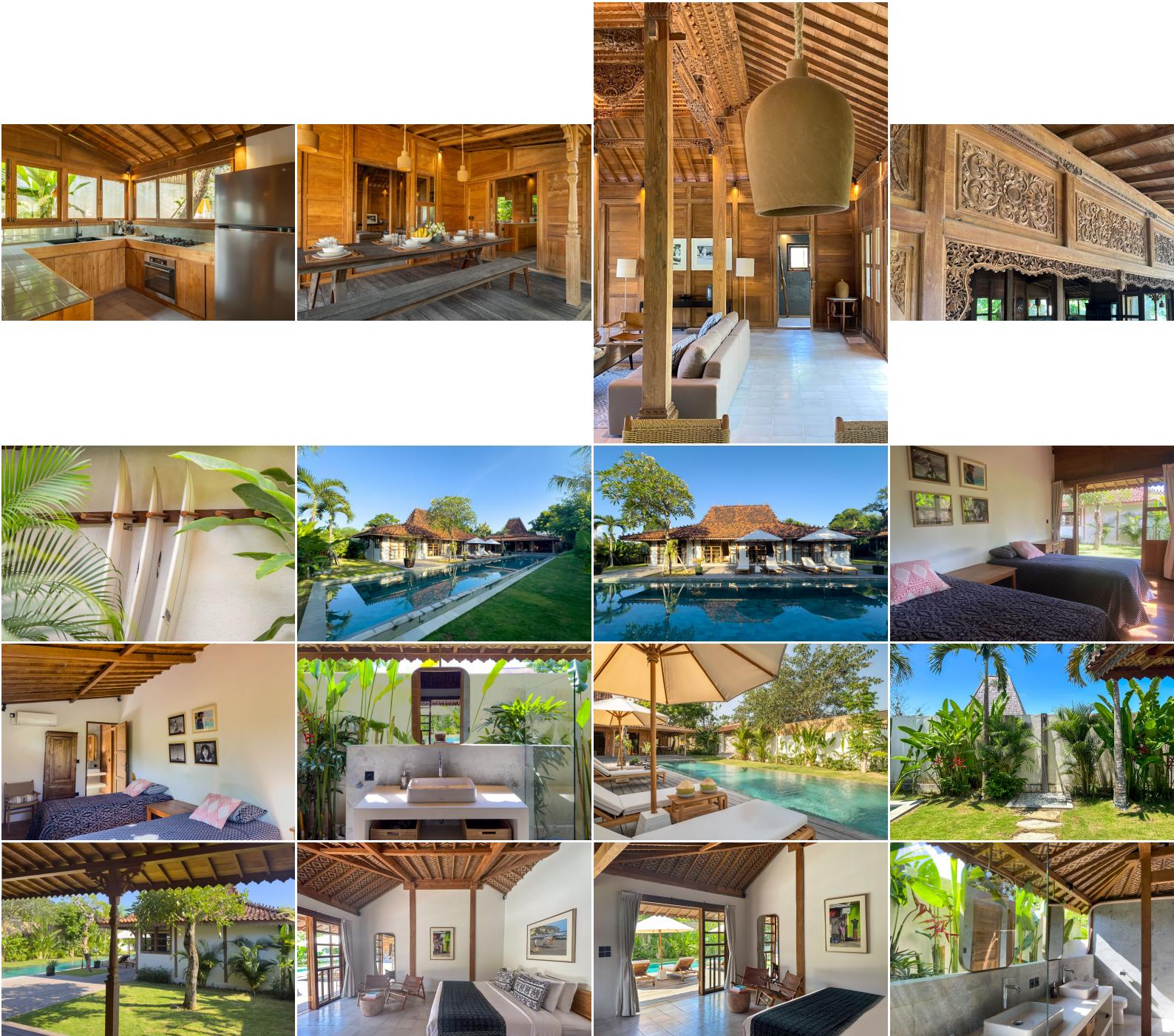
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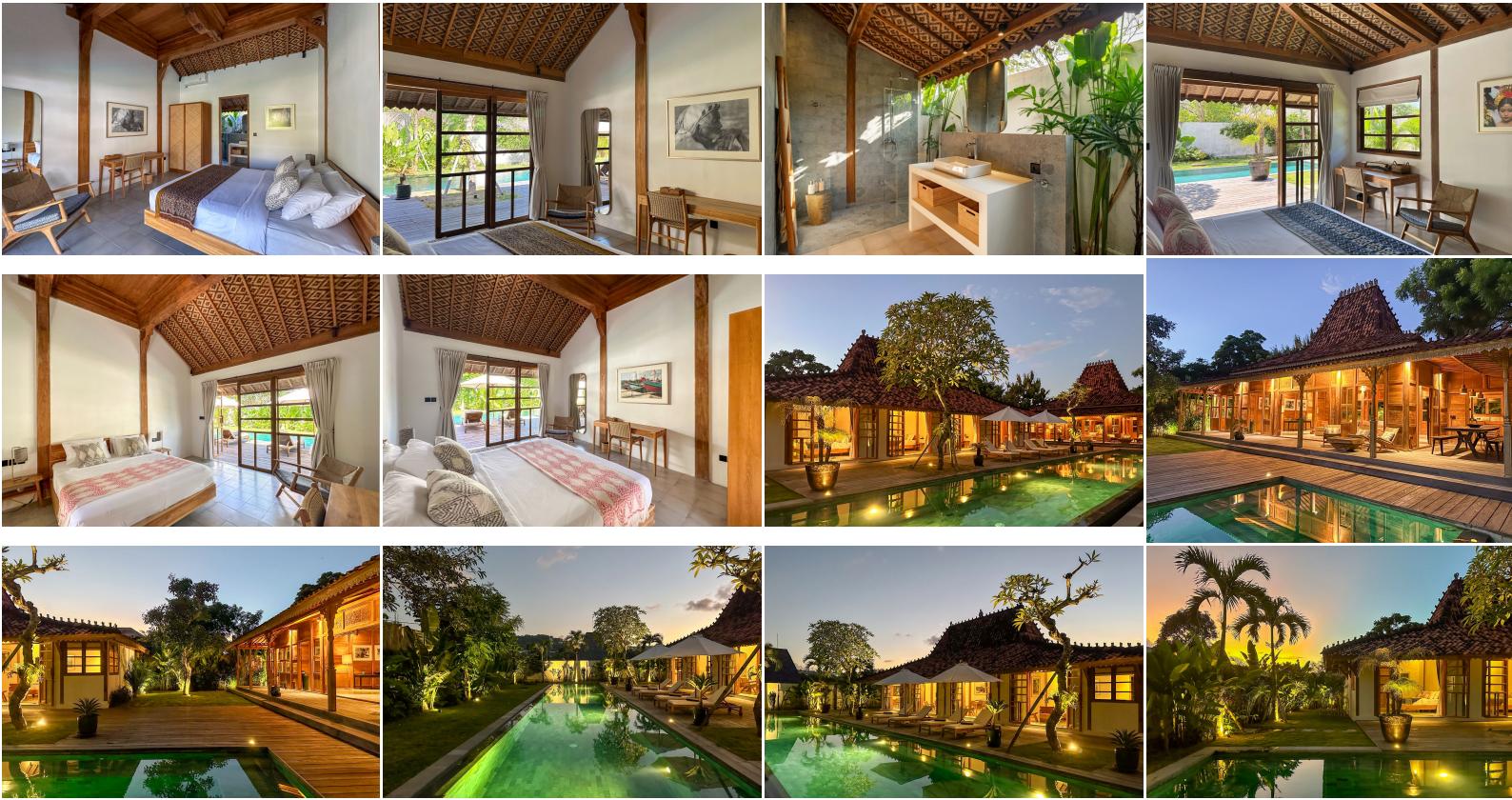
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