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

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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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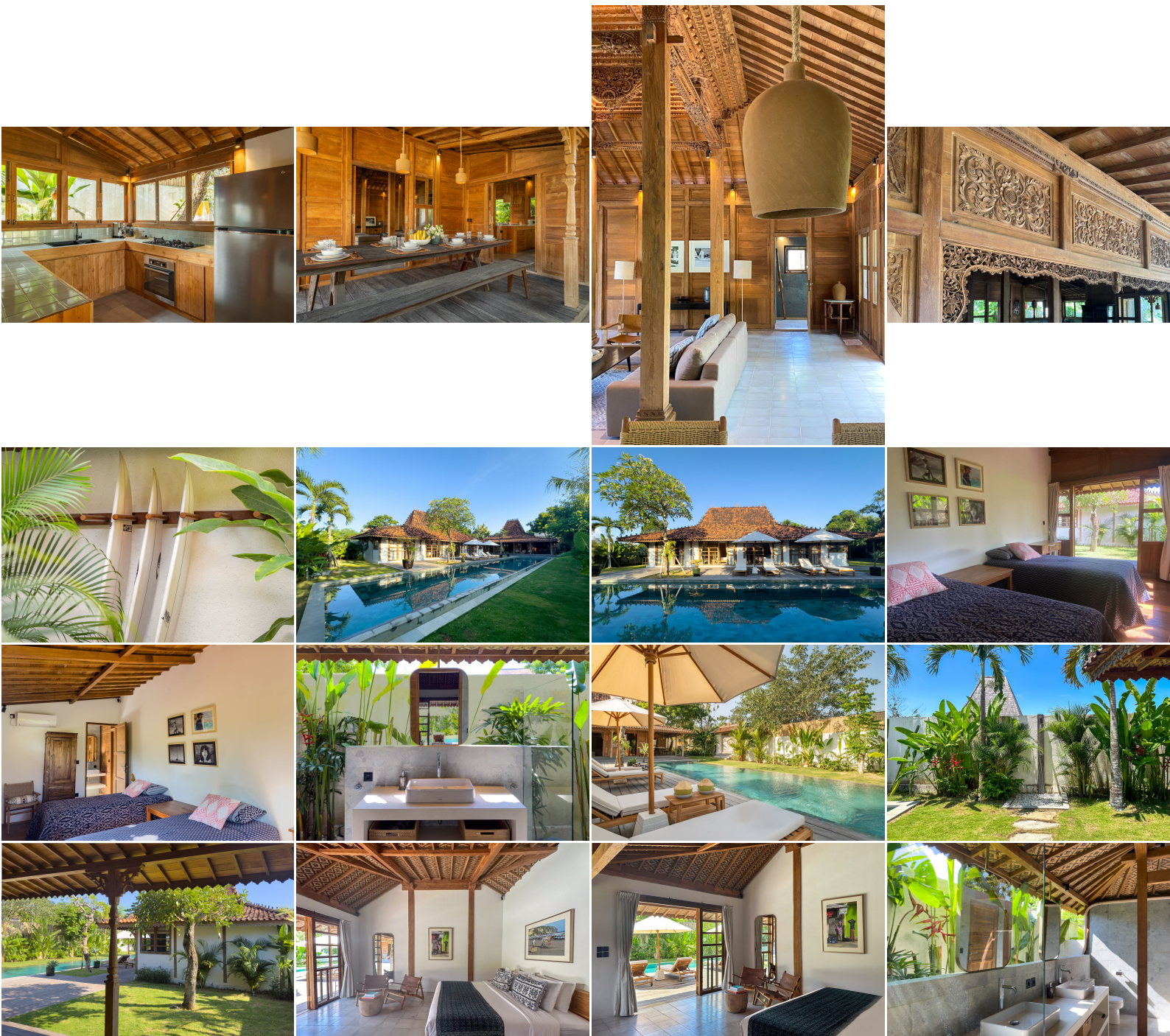
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