

GD&ASSOCIATES

PRIVATE LISTINGS | SOUTH BALI EXCLUSIVES | PRESTIGIOUS CLIFFTOP RESIDENCE



PRESTIGIOUS CLIFFTOP RESIDENCE PECATU, SOUTH BALI

PRICE USD	PRICE IDR	OWNERSHIP
USD 11,000,000	IDR 1,000,000	Freehold
BEDS / BATHS	LEVEL	YEAR BUILT
9 / 9.5	4	2024
LAND SIZE +/-	LIVING SIZE +/-	DESIGN
2,800 sqm	1,600 sqm	Contemporary
28.00 are	16.00 are	
CERTIFICATES	ZONING	VIEWS
Akta	Tourism	Ocean
PBG/SLF		Greenery

Villa Bie is a luxury estate located on a clifftop within the Six Senses Hotel gated community in Uluwatu, Bali. This property combines elegant architecture with a serene natural environment, featuring elements of wood, earth, and water.

The villa offers spacious indoor and outdoor living areas, with stunning ocean views throughout. Key highlights include a 60-square-meter water wall, landscaped gardens, and contemporary artworks. It has three swimming pools—one for children—alongside sun decks, shaded lounges, and private gardens. Designed for comfort, Villa Bie includes a karaoke lounge, a full bar and billiards room, a gym, and a wellness suite with a spa, jacuzzi, and sauna. A covered dining pavilion with a show kitchen provides excellent entertaining space. The estate features a lawn and ocean-view deck, perfect for enjoying sunsets. Each of the nine bedroom suites has either ocean or pool views and includes spa-style bathrooms, smart TVs, and customizable lighting.

9 Grand Master Suites, each with ensuite bathrooms featuring separate bathtubs and rain showers, in-room safety boxes, and hotel-style mini fridges.

3 Swimming Pools, two large private pools and a dedicated children pool nestled within the landscaped grounds.

Wellness & Leisure Facilities, private spa treatment room, sauna and jacuzzi, fully equipped fitness center, elegant billiard lounge, exclusive karaoke room.

Living & Dining Spaces, two sophisticated indoor living/dining areas, and outdoor dining pavilion for alfresco entertaining.

Comprehensive Service Quarters, staff room and driver room, dedicated laundry area, secure basement parking, elevator access to all levels and genset added.

Gourmet Kitchen, two premium Kitchens and Pantry, dirty kitchen, clean kitchen, and entertainment pantry – all custom-designed and fitted by Toto.

Master Suite Features, expansive walk-in wardrobe by Toto. Every room furnished with King Koil beds. Almost all rooms are designed to suite-room standards

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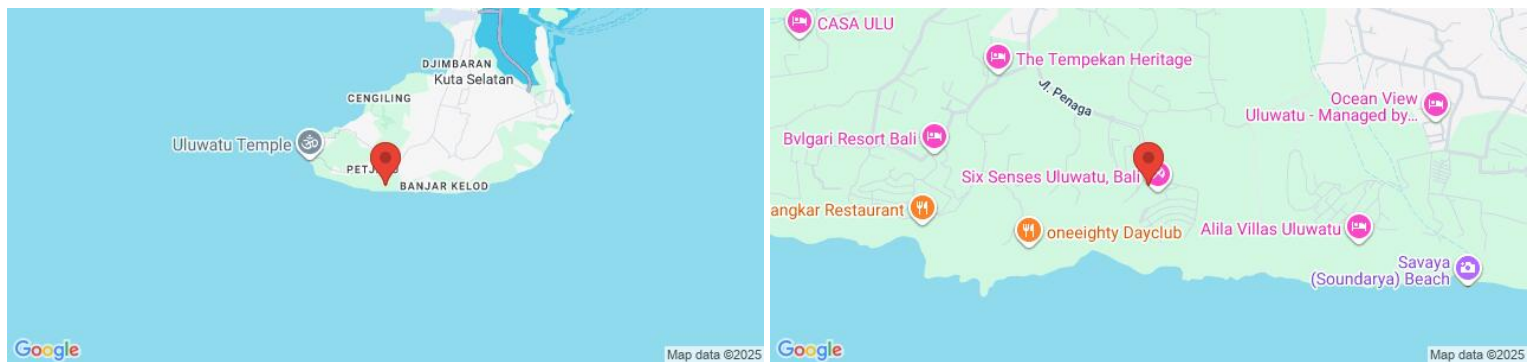
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GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak, Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.

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Villa Bie can serve as a private residence, creative retreat, or a long-term investment, offering a unique lifestyle experience. It represents more than just a home; it is a lasting legacy.

Garage | Garden | Gym | Jacuzzi | Laundry Room | Plunge Pool | Private Parking | Rooftop | Staff Quarters | Storage Room | Swimming Pool



OTHER FEATURES

Marble Flooring : Hand-selected Citatah marble throughout

Window & Door Frames : High-performance YKK Nexus aluminum systems

Sanitary Ware : Elegant fixtures by Hans Grohe

Room Doors : Crafted by Bika

Walls : Fully wallpapered with luxury-grade finishes

Curtains : Semi-Fully automated

Climate Control : Integrated Daikin air-conditioning systems

Smart Home Technology : Seamlessly powered by Creston

NEARBY

Attractions

*Green Bowl Beach
Nyang Nyang Beach*

Culture

SAVAYA

Food & Drinks

Gooseberry

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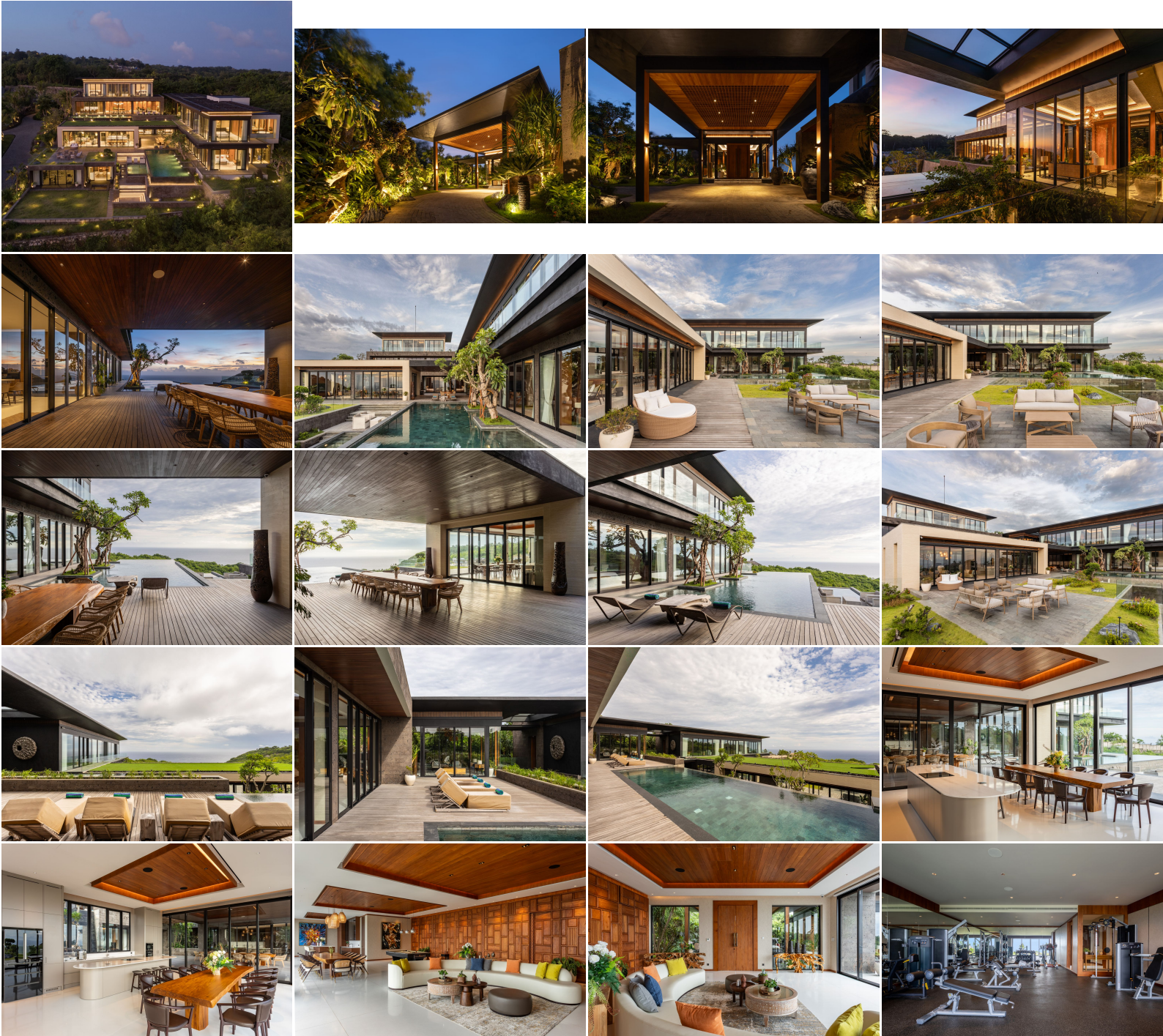
OVERVIEW	AMENITIES	OTHERS	NEARBY
PRIVATE	✓ GARAGE	✓ MARBLE FLOORING : HAND-SELECTED CITATAH MARBLE THROUGHOUT	GREEN BOWL BEACH
OWNERSHIP: FREEHOLD	✓ GARDEN	✓ WINDOW & AMP; DOOR FRAMES : HIGH-PERFORMANCE YKK NEXUS ALUMINUM SYSTEMS	NYANG NYANG BEACH
STATUS: EXCELLENT	✓ GYM	✓ SANITARY WARE : ELEGANT FIXTURES BY HANS GROHE	SAVAYA
DESIGN: CONTEMPORARY	✓ JACUZZI	✓ ROOM DOORS : CRAFTED BY BIKA	GOOSEBERRY
LAND SIZE: 2,800 sqm / 28.00 are	✓ LAUNDRY ROOM	✓ WALLS : FULLY WALLPAPERED WITH LUXURY-GRADE FINISHES	
LIVING SIZE: 1,600 sqm / 16.00 are	✓ PLUNGE POOL	✓ CURTAINS : SEMI-FULLY AUTOMATED	
LEVEL: 4	✓ PRIVATE PARKING	✓ CLIMATE CONTROL : INTEGRATED DAIKIN AIR- CONDITIONING SYSTEMS	
BED / BATH: 9 / 9.5	✓ ROOFTOP	✓ SMART HOME TECHNOLOGY : SEAMLESSLY POWERED BY CRESTON	
VIEWS: OCEAN, GREENERY	✓ STAFF QUARTERS		
FURNISHING: FULLY-FURNISHED	✓ STORAGE ROOM		
INCLUDE STAFF: NO	✓ SWIMMING POOL		
PAYMENT TERM: NO			
CERTIFICATION: AKTA, PBG/SLF			
ZONING: TOURISM			

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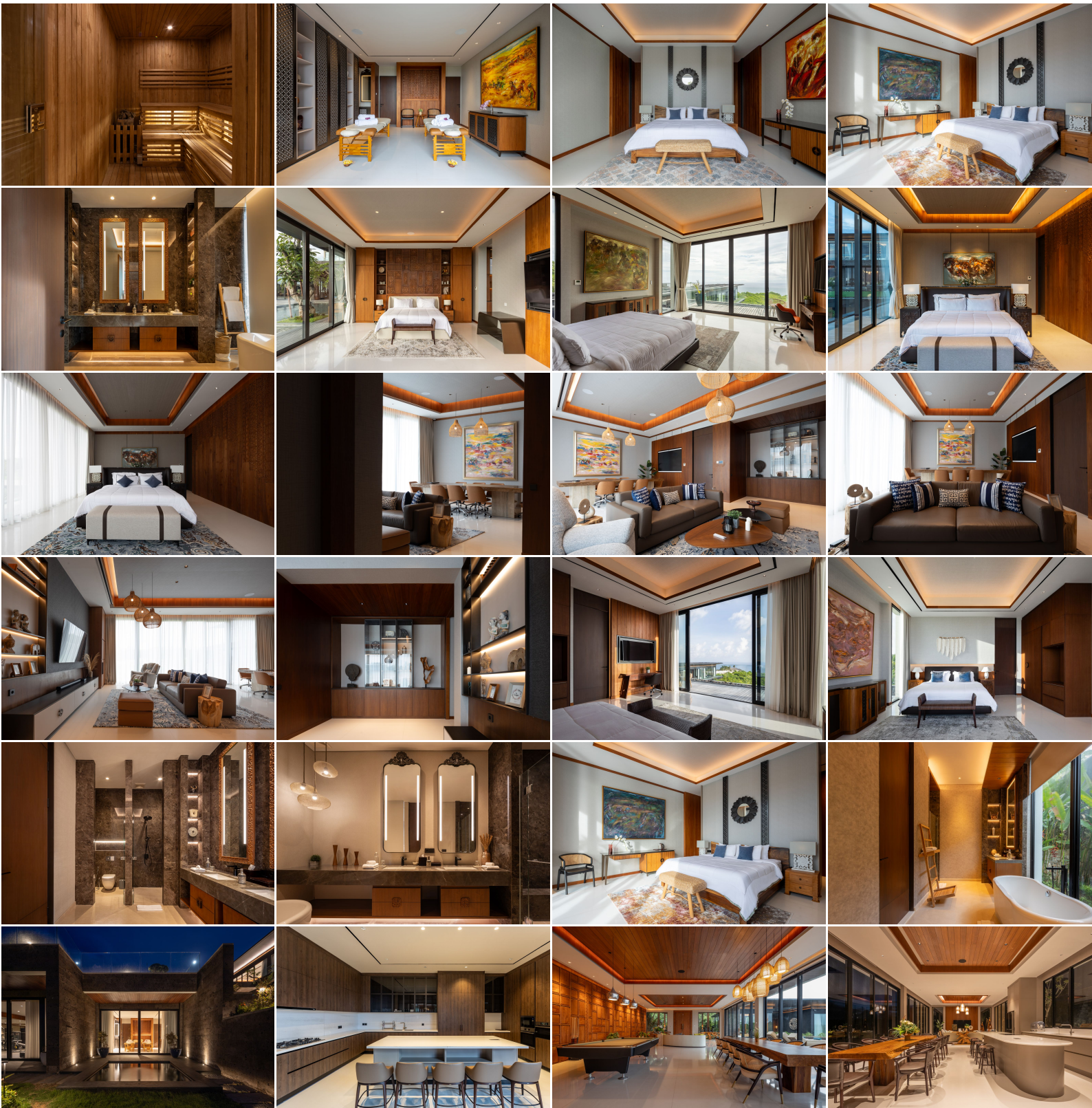
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