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PRIVATE LISTINGS | SOUTH BALI EXCLUSIVES | VILLA WITH PRIVATE PATH TO SULUBAN BEACH



VILLA WITH PRIVATE PATH TO SULUBAN BEACH PECATU, SOUTH BALI

PRICE USD	PRICE IDR	OWNERSHIP
USD 3,500,000	IDR 57,751,000,000	Freehold
BEDS / BATHS	LEVEL	YEAR BUILT
5 / 7	3	November 2025
LAND SIZE +/- 628 sqm 6.28 are	LIVING SIZE +/- 500 sqm 5.00 are	DESIGN Modern
CERTIFICATES Akta PBG/SLF	ZONING Tourism	VIEWS Ocean

This house offers over 500 sqm of living space and 65 sqm for parking, storage, and staff areas, all on a 628 sqm lot in a private, gated community with 24-hour security. It ensures complete privacy with no visibility from the outside. The property includes 5 bedrooms, 5.5 bathrooms, and private balconies for each bedroom. Inside, you'll find a sunken lounge, a TV area, and an open kitchen and dining space, designed for luxurious living. High-quality materials are used throughout, featuring double-glazed Allure Industries windows for energy efficiency and noise reduction. The ducted air conditioning system keeps the interior clean without visible units, and all bathrooms are finished with marble and equipped with TOTO appliances.

The property includes parking and a staff area with a hidden kitchen for meal preparation. It features a dedicated security hut and a private water bore for a reliable water supply. Several bedrooms, including the master, provide stunning sea views, and the design allows for potential future expansion.

The house features a 25m infinity lap pool with an outdoor sunken lounge and bar, offering in-pool seating and stunning sea views. There's direct beach access via a private staircase and a covered outdoor seating area not visible in the pictures but shown on the floor plans, located to the right of the pool under the house's overhang.

The spa area includes an ice bath and outdoor shower, along with a hidden toilet next to the sauna, which is not visible in the images but included in the floor plans.

The storage room is spacious enough to fit a bed if needed while accommodating other household items.

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

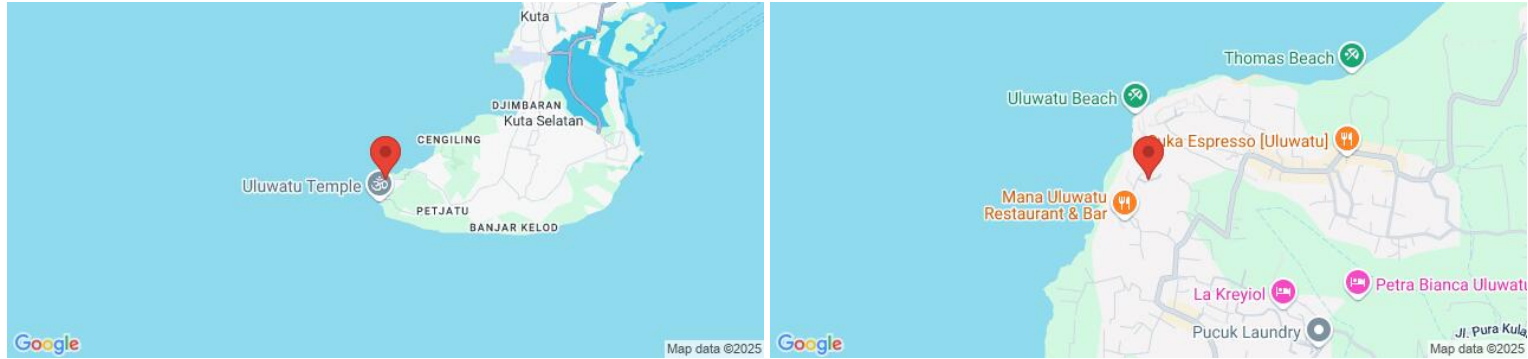
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GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak, Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.

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OTHER FEATURES

The house is being built by Kadecons, a leading contractor in Bali, known for over 300 villa projects such as The Ocearn, Summer Ullu, and Ocean Palm. Kadecons is currently not accepting new clients and has a waiting list of over 24 months.

NEARBY

Attractions

Nyang Nyang Beach
Uluwatu Temple

Food & Drinks

Gooseberry

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OVERVIEW	AMENITIES	OTHERS	NEARBY
PRIVATE	✓ GARAGE	✓ THE HOUSE IS BEING BUILT BY KADECONS, A LEADING CONTRACTOR IN BALI, KNOWN FOR OVER 300 VILLA PROJECTS SUCH AS THE OCEARN, SUMMER ULLU, AND OCEAN PALM. KADECONS IS CURRENTLY NOT ACCEPTING NEW CLIENTS AND HAS A WAITING LIST OF OVER 24 MONTHS.	NYANG NYANG BEACH
OWNERSHIP: FREEHOLD	✓ GARDEN		ULUWATU TEMPLE
STATUS: BRAND NEW	✓ LAUNDRY ROOM		GOOSEBERRY
DESIGN: MODERN	✓ PRIVATE PARKING		
LAND SIZE: 628 sqm / 6.28 are	✓ ROOFTOP		
LIVING SIZE: 500 sqm / 5.00 are	✓ STAFF QUARTERS		
LEVEL: 3	✓ STORAGE ROOM		
BED / BATH: 5 / 7.0	✓ SWIMMING POOL		
VIEWS: OCEAN			
FURNISHING: UNFURNISHED			
INCLUDE STAFF: NO			
PAYMENT TERM: NO			
CERTIFICATION: AKTA, PBG/SLF			
ZONING: TOURISM			

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