



SBUK1481 - Bukit

The 'GEM' of Bali. Strategic and Iconic Development Site

Perched on a magnificent cliff top, 50 metres above the dazzling azure sea, with spectacular bird's eye views from the dramatic Bukit Peninsula to Bali's southern coastline and beyond to Java, the five-bedroom villa languishes over 13.700m² of glorious tropical gardens. Featuring an incredible 250 metres of direct prime cliff-top frontage with a safe direct access to the world-class Bingin Beach.

This elegant, classic Balinese villa, which includes a self-contained two-bedroom guesthouse and boasts exceptional facilities, including two pools, a gym, and a flood-lit tennis court.

This unbeatable piece of real estate has been rezoned to the

Property Information

Bedrooms	: 5
Price (IDR)	: POA
Equivalent (USD)	: POA
Title	: Hak Milik (Freehold)
Land Size	: 13,700 sqm
Building Size	: 1,407 sqm
Other Features:	
Built-In	Wardrobes, Garden, Secure
Parking,	Separate
Dining,	Terrace/Balcony

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highest level of use; tourism zoning for various property development of hotels, condominiums, apartments, luxury villa estate and beach clubs.

The Location

The Property shares its magnificent 180-degree views with a sprinkling of other private luxury villas and lavish hotels on Bali's Bukit Peninsula.

Guests can wander down to Bingin Beach from a pathway just beyond the villa's gates, and even as far as Dreamland Beach at low tide.

Padang Padang, another popular surfing spot, with more facilities and easier access, is just under two kilometres from the villa back down the main road. The famed Uluwatu Temple – a mecca at sunset – is a five minute drive away.

The Bingin-Uluwatu dining scene has exploded with a great new variety of restaurants, cafes and general lifestyle concept stores.

No better geolocation on the West Coast of the Bukit. No better position on the West Coast of Bali for a 180 degree sunset.

Villa Facilities

5 fully air-conditioned bedrooms

TV room with en-suite can be used as a 6th bedroom

Media/Entertainment room-air-conditioned

Wanitilan lounge

Sunset pavilion

Fully equipped service kitchen

Twin infinity edge swimming pools

Fully equipped gym

Floodlit tennis court

Private beach access

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Full backup generator

Quick Facts

Location: Absolute cliff-top villa located in Bingin, Uluwatu, Bali.

Frontage: Approximately 250m of direct prime cliff-top frontage. Typically, comparable properties of this size frontage yield would be 60m to 100m

Land: Area 13,700 m2 (Full topographic survey is available including cliff front to beach level)

Build Area: 1407 m2

Access to beach: Private path access

Furnished: Fully furnished (inventory available for review)

Pools: 2 infinity-edge pools with unique views.

Bedrooms: 5 bedrooms with en-suite bathrooms, TV room with en-suite can be used as a 6th bedroom.

Tenure: SHM – Freehold

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