



RT-266 - Pecatu

Yearly Rental, Luxury 4-Bedroom + Studio Villa in Pecatu

Nestled in the heart of Pecatu, Bali, this 4-bedroom + studio luxury villa spans 450 m² of sophisticated living space on an 8.6 are plot, offering spectacular sea/Volcanoes views (facing North). The villa showcases exceptional luxury finishes, including beautiful teak wood accents and natural stone bathrooms that exude elegance. Designed with a beach-inspired atmosphere, it blends seamlessly with its lush, tropical garden. The 19-meter pool takes center stage, surrounded by expansive outdoor seating and sunbathing areas, perfect for relaxation and entertaining. The fully equipped indoor and outdoor kitchens cater to every culinary need,

Property Information

Bedrooms	: 4
Price (IDR)	: 1.206.150.361 per year
Equivalent (USD)	: 72.000 per year
Title	: Rental
Land Size	: 858 sqm
Building Size	: 425 sqm
Other Features:	

Contact:

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while the separate office/entertainment room adds versatility. Conveniently located near Dreamland Beach, 5 min away from newly opened Uluwatu International School, and supermarkets, this villa combines serenity with accessibility—ideal for investment or your dream home in paradise.

Outside, the villa offers multiple areas to relax and enjoy the stunning views on garden and pool. The beautifully landscaped garden and numerous outdoor spaces enhance the feeling of comfort and exclusivity, making it perfect for both entertaining and unwinding.

The villa is situated on a quiet secondary road, ensuring peace and privacy with no surrounding traffic.

Pecatu is a coveted location, known for its pristine beaches, exceptional surfing spots, and a wide array of dining options, from fresh seafood to fine cuisine. With the airport just a 20-minute drive away and well-stocked supermarkets nearby, you'll enjoy both convenience and luxury.

Investing in this property means embracing a relaxed lifestyle with enormous potential in one of Bali's most desirable areas. Once you experience the charm and beauty of Pecatu, you'll understand why this villa should be at the top of your list.

Don't miss this opportunity to own a piece of paradise. Contact us today to arrange a viewing and discover how this villa can become your perfect Bali retreat.

FEATURES:

Land size: 8.58 are / 858 m2 with sea – Volcanoe view

Building size: 425 m2

Year built: 2025

Building style: modern

Floors: 1 for main building and 2 for Studio

Furnishings: fully furnished

4 Bedrooms / 4 Bathrooms + walking dressing room

1 Studio (100 m2) with day bed, office, kitchen, bathroom and entertainment area

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1 guest powder room
Living & Dining, enclosed Kitchen: western open-concept kitchen
Outdoor living and kitchen with open air BBQ
Infinity Swimming Pool: 19m x 4m
Pool Terrace, sunken lounges, sunbath lounges and reading lounge
Access: 5m public access road
Parking: 2 private parkings for 1 car + 4 scooters
Air-conditioning: Split AC System in all rooms
Amenities: Water: PDAM and Electricity PLN

RENTAL TERMS AND CONDITIONS:

Yearly rent of Rp 1,180 billion + 10% refundable security deposit
Included in above rental price are:

House maid 6 times a week (7 hrs per day)
Gardener 6 times a week (1.5 hrs per day)
Pool attendance 3 times a week
Comprehensive House insurance
Eco Bali Garbage weekly collection

Excluded in the rental price (Additional expenses at tenants' costs)

Electricity/PLN Pre-paid (average of Rp 4-6 juta per month)
Water/ PDAM: average of 500,000 – 1 jt per month

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When PDAM off, water trucks (average 250,000 per truck)

Gas

Internet /TV: package starting from Rp 280,000 per month

Village donations

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