



47063 – 4BR Luxury Ocean View Villa for Sale at Pecatu, Uluwatu, Bali

Description

? **4-Bedroom Luxury Ocean View Villa with Additional Freehold Land for Sale in Pecatu, Uluwatu**

? **Pecatu, Uluwatu, Bali**

Experience elevated luxury living in the heart of Pecatu, Uluwatu, where breathtaking ocean panoramas and Bali's most iconic beaches come together. This exceptional 4-bedroom villa is thoughtfully designed to embrace its spectacular surroundings, featuring panoramic ocean views, soothing wave sounds, beautiful sunrise and sunset vistas, mountain and golf course views, and a stunning 360° rooftop panorama. Completed in January 2024, the fully furnished residence combines contemporary architecture, premium finishes, high-end appliances, and an open-concept design that allows abundant natural light and refreshing ocean breezes throughout the home. Surrounded by a tropical garden and located close to Balangan and Dreamland Beach, this property is ideal as an exclusive private residence or a premium investment opportunity.

? **Villa Specifications:**

- Land size: **603 sqm**
- Building size: **576 sqm**
- 4 floors + rooftop
- 4 bedrooms
- 5 bathrooms
- Fully furnished
- Private swimming pool: 10 × 4 meters
- 2 kitchens
- Living room
- Breakfast & dining area
- Office & lobby
- Laundry room
- Backyard
- Garage & carport
- 2 maid's rooms with bathroom
- Elevator shaft ready for a 4-level elevator installation
- SHM / Freehold

? **Prime Location:**

- 500 meters to Balangan Beach
- 700 meters to Dreamland Beach
- Approx. 15 minutes to Padang Padang Beach
- Approx. 15 minutes to Labuan Sait's cafés, restaurants & bars
- Approx. 15 minutes to GWK Cultural Park
- Approx. 20 minutes to Uluwatu Temple
- Approx. 20 minutes to Jimbaran
- Approx. 40 minutes to Ngurah Rai International Airport

? **Additional Freehold Land Available Next to the Villa:**

- Land size: **456 sqm**
- Dimensions: approximately **13.5 × 32 × 15 meters**
- SHM / Freehold
- **Price: IDR 17.5 Million/sqm**
- **Total: IDR 7.98 Billion – Negotiable**

? **Villa Price: USD 1,250,000 / IDR 22.5 Billion – Negotiable**

This is a rare opportunity to secure a luxury residence in one of Bali's most prestigious coastal destinations, with the added flexibility to acquire the adjacent land for future expansion or development.

? **Interested in this exceptional property?**

Contact **Devata Agung Property** for complete information, floor plans, or to arrange an exclusive private viewing.