



49463 – Ultra Luxury Cliff Front Villa for Sale near Pandawa Beach – Bali

Description

An exceptional and rare opportunity to own a **brand-new ultra luxury cliff-front villa** in one of Bali's most prestigious coastal enclaves—Pandawa Beach. Perched dramatically on the cliff edge, this extraordinary property offers uninterrupted **direct ocean views with a breathtaking 360° panorama**, where the horizon meets the sky, and the soothing sound of waves becomes part of everyday living. From sunrise to sunset, and even the vibrant parasailing activities visible from the villa, every moment here is designed to deliver a truly elevated lifestyle experience.

Completed in **2025**, this remarkable estate comprises **two exclusive villas** set on a combined land area of **3,112 m²**, each thoughtfully designed to maximize privacy, space, and the natural beauty of its surroundings. The architectural concept uniquely blends **single-level front living areas** with **three levels cascading towards the cliff**, ensuring every corner of the property captures the dramatic oceanfront scenery.

The villa showcases a complete range of world-class luxury facilities, including **2 master bedrooms, 1 guest bedroom, 2 kids' bedrooms, spacious living areas, a dry and professional wet kitchen, private spa room, karaoke/media room, entertainment lounge with bar, private gym, kids playroom, swimming pool with gazebo, and a beautifully integrated fish pond**. Additional functional spaces, such as **maid quarters, storage, a control panel room, a water pump area, and a dedicated security room**, further enhance comfort and operational efficiency.

Engineered for modern luxury living, the property is equipped with **high-capacity electricity (82,500 VA & 66,000 VA)**, a **solar panel backup system**, and a **PDAM water supply**, ensuring sustainability and uninterrupted convenience. The villa also benefits from a **wide 2-car access road**, providing both exclusivity and ease of access.

Located in the highly sought-after **Pandawa Beach area**, this villa is surrounded by some of Bali's most **luxurious villas, high-end resorts, and exclusive wedding venues**. The area is globally recognized for its dramatic limestone cliffs, pristine white sand beaches, and its status as a **premium destination for luxury events and destination weddings**. This makes the property not only a stunning private residence but also a **high-value investment with exceptional rental and event potential**.

Complete with **Freehold Title (SHM)** and **IMB**, this property guarantees secure ownership in one of Bali's most elite and rapidly appreciating locations.

Estate Overview

- Total Land Size: 3,112 m² (2 villas)
- Villa Configuration: 2 luxury villas
- Year Built: 2025
- Ownership: Freehold (SHM)
- Building Permit: IMB available
- Access Road: Suitable for two cars passing
- Levels:
 - Front area: 1 level
 - Back area: 3 levels

Power, Utilities & Infrastructure

- Electric Capacity:
 - Villa 1: 82,500 VA
 - Villa 2: 66,000 VA
- Solar Panel System: Backup & primary supply integration
- Water Source: Pump system
- Control Systems: Dedicated control panel room
- Security: Separate security room

Room & Facility Breakdown (Per Villa)

Private & Family Areas

- 2 Master Bedrooms