

54808 – 4-BR Luxury Ocean View Villa for Sale near Pandawa Beach – Kuta Selatan, Bali

Description

? **Location:** Pandawa Beach Area, Kuta Selatan, Bali

A high-grade luxury villa property offering spectacular, unobstructed full ocean views in the highly strategic corridor near Pandawa Beach, Kuta Selatan. Situated on a **683 sqm land parcel** with a spacious **458 sqm building size**, this estate comes complete with a private **4m × 12m swimming pool**, private rooftop, and 24-hour security. Perfectly suited as an exclusive private sanctuary, a high-yield commercial rental villa, or a valuable hospitality investment portfolio asset.

Property Specifications

- **Total Land Area:** 683 sqm
- **Building Area:** 458 sqm
- **Bedrooms:** 4 Units
- **Living Rooms:** 2 Units
- **Staff Quarters:** 2 Bedrooms
- **Swimming Pool:** 4 meters × 12 meters
- **Kitchen & Storage:** Fully equipped kitchen set & dedicated storage room
- **Parking Facilities:** Garage capacity for up to 4 vehicles
- **Utilities & Technical:** Water heater system, PDAM city water supply, and backup generator set (*Genset*)
- **Legalities:** Freehold Certificate (*Sertifikat Hak Milik / SHM*) & Building Permit (*IMB* issued 2014)
- **Additional Features:** Elevated rooftop terrace, security system, and offered fully furnished *(excluding paintings)*

Key Investment Advantages & Strategic Highlights

- **Unobstructed Ocean Views:** Directly overlooks the Indian Ocean with sweeping panoramic vistas from both the poolside lounge and the private rooftop terrace.
- **Elite Tourism Location:** Positioned within Bali's highly sought-after southern peninsula, in close proximity to the famous Pandawa Beach enclave.
- **Turnkey Condition:** Fully furnished and meticulously maintained, allowing for immediate residential occupancy or commercial rental operation without major capital expenditure.
- **Secure Legal Title:** Backed by clean Freehold (*SHM*) land title and valid 2014 *IMB* building permits.

? Asking Price: IDR 22,000,000,000 (Negotiable) *(Approx. USD 1,375,000)*

? 4-bedroom luxury ocean-view villa with a 12x4m pool, private rooftop, 4-car garage, and SHM title near Pandawa Beach, Kuta Selatan.

? **Interested in this property?** Contact us to review title documents, inspect building permits, or schedule a private site viewing.

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