

55051 – 4BR Newly Renovated Luxury Villa for Sale at Pecatu Graha in Pecatu, Bali

Description

? **Location:** Komplek Pecatu Graha, Pecatu, South Kuta, Badung Regency, Bali *(Premier Gated Resort & Residential Community)*

An elegant, newly renovated, and expansive family residence offering panoramic mountain and ocean views within the prestigious, double-gated residential enclave of Pecatu Graha. Spanning **635 sqm of land** with an impressive **850 sqm multi-level built footprint**, this turnkey **4-bedroom** estate delivers private resort-grade leisure amenities—including a private swimming pool with whirlpool, private gym, billiard entertainment lounge, and rooftop terrace—positioned just 5 minutes from the beach and golf course.

Property Specifications & Villa Features

- **Land Size:** 635 sqm
- **Building Size:** 850 sqm
- **Bedrooms & Bathrooms:** 4 Main Bedrooms + 5 Bathrooms, plus 1 Maid's Bedroom + 1 Maid's Bathroom
- **Condition & Furnishing:** Newly renovated (*Baru selesai renovasi*) and delivered **Fully Furnished**
- **Orientation:** South-facing front elevation; North-facing rear elevation
- **Utilities:** 6,600 VA electricity capacity and municipal water supply (*PDAM*)
- **Private Leisure & Interior Amenities:**
  - Private swimming pool with integrated whirlpool and landscaped private garden
  - Dedicated entertainment lounge equipped with a billiard table
  - Private home gym and dedicated study room
  - Expansive living and family gathering areas plus a spacious rooftop terrace/balcony with mountain and ocean views
  - Separate wet and dry kitchens, dedicated ironing room, 2 storage rooms, and covered parking

Community Facilities & Security

- **24-Hour Double-Gated Security:** High-security residential environment supported by an on-site fire station within the development and proximity to police and military facilities.
- **Shared Resort Infrastructure:** Exclusive resident access to a 10 × 30 meter communal swimming pool and 5 dedicated places of worship representing different religions within the complex.

Pricing & Transaction Terms

- **Asking Price:** IDR 11,900,000,000 *(11.9 Billion Rupiah) — Direct Owner*

Key Investment Advantages & Strategic Highlights

- **Turnkey Renovated Scale:** An expansive 850 sqm built area on 635 sqm of land, freshly renovated and move-in ready with zero immediate capital expenditure required.
- **Prime Bukit Connectivity:** Located approximately 5 minutes from the beach and the championship golf course, offering strong appeal for luxury family living or high-value long-term executive leases.
- **Self-Contained Gated Security:** Unmatched peace of mind with double-gated access, dedicated emergency services, and comprehensive neighborhood infrastructure.

? Newly renovated, fully furnished 4BR luxury villa (635 sqm land / 850 sqm building) with mountain and ocean views at Pecatu Graha in Pecatu, Bali.

? **Interested in this property?** Contact us directly to review title documentation, inspect floor layouts, or schedule a private viewing.

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