



## Exclusive 4-Bedroom Villa in a Private Beachfront Community in Keramas



### Agenten-Info

|                 |                                                                                                  |
|-----------------|--------------------------------------------------------------------------------------------------|
| Name:           | ArKadia                                                                                          |
| Name der Firma: |                                                                                                  |
| Land:           | Vereinigtes Königreich                                                                           |
| Telefon:        |                                                                                                  |
| Sprachen:       | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Anzeigen-Details

|                |                 |
|----------------|-----------------|
| Immobilie für: | Kaufen          |
| Preis:         | USD 1,986,222.7 |

### Standort

|                       |            |
|-----------------------|------------|
| Land:                 | Indonesien |
| Staat/Region/Provinz: | Bali       |
| Stadt:                | Gianyar    |
| Veröffentlicht:       | 03.07.2025 |

### Beschreibung:

Exclusive 4-Bedroom Villa in a Private Beachfront Community in Keramas

Starting price: USD 1,997,500 (leasehold until 2074 + extension option)

Completion: Q3 2027

This off-plan villa is part of an exclusive gated beachfront residential complex, offering just ten private villas thoughtfully positioned along the quiet black sand shores of Keramas. Known for its natural beauty and world-class surf, this part of Bali offers a rare combination of peaceful living and vibrant coastal energy. Set on a 650 m<sup>2</sup> plot, this two-storey villa offers 335 m<sup>2</sup> of refined interior space, including 4 bedrooms — each with its own ensuite bathroom — a spacious living and dining area, and an additional office / TV room for work or entertainment. Large windows invite in natural light and open onto tropical views. A dedicated staff area supports seamless daily living, while a separate guest house offers privacy for extended family or visiting friends.

One of the villa's defining features is the rooftop terrace with panoramic ocean views, ideal for sunrise meditations or relaxed evening gatherings under the open sky. The estate is designed as a car-free, nature-forward gated community, with 24/7 security and shared amenities including a lagoon-style pool, communal pavilion, and children's play area. Architecture and materials reflect Bali's natural palette — from local stone to warm wood — with a focus on timelessness, comfort, and connection to nature. Whether you seek a private residence, a family retreat, or a lifestyle investment, this beachfront villa offers a rare opportunity to live with space, beauty, and quiet sophistication — just minutes from Sanur,



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Ubud, and top international schools.

## Payment plan:

\* 40% – Initial down payment upon signing the sales agreement

\* 55% – Staged payments during the construction period

\* 5% – Upon completion of construction

(installment terms are tailored individually depending on the sales date and project stage).

Neu: Ja

Gebaut: 2027

## Allgemein

Schlafzimmer: 4

Badezimmer: 4

Fertige m<sup>2</sup>: 335 m<sup>2</sup>

Grundstücksgröße: 650 m<sup>2</sup>

## Zimmerdetails

Innenausstattung: Fitted kitchen

## Gebäudedetails

Parkplatz: Ja

Anzahl der Garagen: 1

Außen-Ausstattung: Pool

Anzahl Etagen: 2

## Mietdetails

Möbliert: Ja

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/RWEE-T2669/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/RWEE-T2669/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: bpv102104



# IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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