



Safe Haven: Luxury 5 Bed Amori Villas For Sale In Ubud Bali Indonesia



Ügynök információ

Név:	Niall Madden
Cégnév:	Esales Property Limited
Ország:	United Kingdom
Experience since:	2002
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
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Hirdetés részletei

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Ár:	USD 1,936,255.35

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Ország:	Indonesia
Állam/Régió/Tartomány:	Bali
Város:	Ubud
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Br Dukuh Kawan, Pejeng Kawan, Ubud
Gianyar
Bali
80552
Indonesia

Amori Villa: A Sanctuary of Luxury and Serenity Above the Sacred Petanu River

Perched majestically above the unspoiled, sacred Petanu River Valley, Amori Villa represents the pinnacle of Balinese luxury living. This five-bedroom sanctuary is more than just a residence; it is a



meticulously crafted retreat that balances the grandeur of a five-star boutique hotel with the intimate warmth of a family home. Set upon 2,500 square meters of prime freehold land, the property offers a rare combination of total privacy, uninterrupted jungle views, and the communal security of being integrated with the local village.

Architectural Excellence and Design

Completed in 2009 and maintained with an uncompromising eye for detail, Amori Villa spans 750 square meters of built area. The architecture is a masterclass in tropical luxury, utilizing premium finishes and high-quality construction materials that have stood the test of time.

The heart of the villa is undoubtedly its breathtaking infinity pool. Engineered to appear as if it is flowing directly over the edge of the river gorge and into the lush canopy below, the pool area serves as the property's dramatic centerpiece. Whether you are swimming at dawn as the mist rises from the river or enjoying a sunset cocktail, the connection to the natural valley is profound and ever-changing.

The interiors reflect a commitment to elegance and comfort. High vaulted ceilings, polished timber, and local stone accents create an atmosphere that is both sophisticated and grounded. Each of the five bedrooms is a private suite, designed to maximize views of the surrounding rice fields and gardens, ensuring that every guest or family member experiences the profound peace for which Bali is famous.

A Flourishing Wellness Retreat and Business

For the discerning investor or a family seeking a secondary residence, Amori Villa offers a unique 'turn-key' business opportunity. The property has spent years operating successfully as a 5-star boutique hotel and wellness retreat. It has built an enviable reputation in the global yoga and wellness community, providing a steady stream of income that comfortably supports the property's operational costs.

Room sales income occurs through various, established online travel agent listings such as Booking.com and Expedia.

Individual and group retreat enquiries come via the Amori Villa website, Instagram and listings with specialised retreat booking portals such as Retreat Hub and Book Retreats.

One of the most significant assets of Amori is its experienced and loyal staff. In Bali, the luxury of homeownership is elevated by a dedicated team that understands the nuances of the property. This team provides:

- * **Seamless Maintenance:** Ensuring the gardens, pool, and buildings remain in pristine condition year-round.
- * **Exceptional Service:** Providing world-class hospitality, from gourmet meal preparation to spa services, whenever the owners are in residence.
- * **Business Continuity:** Managing the retreat operations during the periods when the owners are away, allowing the villa to pay for itself while maintaining its prestigious standing.



Location: The Best of Both Worlds

Amori Villa is situated in a location that offers the 'true Bali' experience—surrounded by vibrant green rice fields and the sounds of the sacred river—while remaining remarkably accessible.

A short 15-minute drive brings you to the center of Ubud, Bali's cultural and spiritual capital. Here, owners can access:

- * World-Class Dining: From Michelin-starred restaurants to organic plant-based cafés.
- * Art and Culture: Museums, galleries, and traditional dance performances.
- * Modern Amenities: International schools, premium supermarkets, and high-end medical facilities.

Despite this proximity, Amori remains a quiet enclave. Its position on the edge of the Petanu valley ensures that the 'view is protected,' as the steep gorge prevents any future construction from obstructing the panoramic jungle vistas.

A Rare Freehold Opportunity

Freehold land (Hak Milik) of this size and quality is increasingly difficult to secure in the Ubud region. The current Australian owners, who are now entering their 70s, are reluctantly offering this piece of paradise for sale to focus on their retirement and family in Australia. Their departure opens the door for a new custodian to inherit a property that has been loved, respected, and expertly managed for over a decade.

Property Summary:

- * Bedrooms: 5 Luxury Suites
- * Facilities: Infinity pool over the gorge, lush tropical gardens, yoga/wellness spaces.
- * Access: 15 minutes to Central Ubud.
- * Income: Proven track record as a boutique hotel/retreat venue.

Amori Villa is not just an investment in real estate; it is an investment in a lifestyle of peace, beauty, and cultural richness. It is a place where the sacred history of the Petanu River meets the highest standards of modern luxury

ABOUT THE AREA

Gianyar is a culturally rich and geographically diverse regency on the island of Bali, Indonesia. Often regarded as the island's spiritual and artistic heartland, it encompasses the famous highlands of Ubud as well as the dark-sand coastline of Lebih and Keramas. Gianyar is a place where traditional Balinese life remains vibrantly intact; the landscape is a stunning patchwork of terraced rice paddies, deep river gorges, and ancient banyan trees, offering a much more tranquil and authentic atmosphere than the bustling tourist hubs of the south.

The regency is world-renowned as a center for fine arts and traditional crafts. Each village within Gianyar



specializes in a specific discipline: Celuk is famous for its intricate silver and gold smithing, Mas for its masterful woodcarving, and Batubulan for its stone sculptures. This deep artistic heritage is mirrored in the grand Gianyar Royal Palace (Puri Agung Gianyar), a magnificent example of Balinese architecture that serves as a testament to the region's historical significance as a powerful kingdom.

Beyond its arts, Gianyar is a sanctuary for nature and wildlife. It is home to the award-winning Bali Safari and Marine Park and the Bali Bird Park, making it a favorite for families. For those seeking iconic views, the Tegalalang Rice Terrace offers some of the most photographed vistas in Southeast Asia. The region is also deeply spiritual, housing some of Bali's most sacred sites, such as the 11th-century Goa Gajah (Elephant Cave) and the holy water temple of Tirta Empul, where locals and visitors alike participate in ritual purification.

The primary gateway is Ngurah Rai International Airport (DPS), also known as Denpasar International Airport. Located 45 km (28 miles) away from Amori. depending on your specific destination within the regency, the drive typically takes between 1 and 1.5 hours. While the distance is relatively short, travel times can vary significantly based on Bali's unique traffic patterns and the winding roads leading into the central highlands.

MAiN FEATURES:

- * 750m2 of living space
- * 2500 m2 plot
- * 5 Bedrooms
- * 6 Bathrooms
- * Stunning Views
- * Private Parking
- * Private Garden
- * Infinity Pool
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Bali
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Expedia and Booking.com

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Gyakori

Hálósobák:	5
Fürdőszobák:	6
Kész négyzetméter:	750 nm
Telekméret:	2500 nm

Lease terms

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