



## Luxury 7 bed Villa Complex For Sale in Bali



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### Listing details

Property for:	Sale
Price:	USD 3,198,849.16

### Location

Country:	Indonesia
State/Region/Province:	Bali
Address:	Ketewel
ZIP code:	80513
Posted:	Jul 28, 2023
Description:	Luxury 7 bed Villa Complex For Sale in Bali Indonesia

Esales Property ID: es5553787

### Property Location

6 Gang Nusantara, Jalan Nusa Indah, Banjar Kubur (Kubur Village),  
Ketewel  
Bali  
80511  
Indonesia

### Property Details

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Bali is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On



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offer here is a chance to make a smart financial investment in this magnificent part of the world.

The Tanjung Bungah property includes two luxury villas directly on a black sand beach on the tranquil South East Coast of the island of Bali Indonesia. The complex includes a large residence called Villa Tanjung Bungah and a separate but directly adjacent guest accommodation called Villa Sandat. The property includes two enclosed fenced gardens with a large pool and a pavilion.

Villa Sandat is gated for separate occupation or together with the main villa. This villa includes a luxury suite, including indoor and outdoor showers, 4 poster queen bed and custom teakwood cabinetry. This villa has its own lounge, and kitchen and has its own private pavilion as well as a Jacuzzi equipped plunge pool and pavilion. Also located on the property is a two-story annexe including a large open office, two private offices and a meeting. The complex has a permanent staff of 6 include a property manager, housekeeper/cooks, and security staff. The complex is fully furnished.

The Villa Tanjung Bungah property complex is located in a tranquil traditional village known as Banjar Kubur. It is situated on a quiet village road which connects the villages of Gemicik Kubur and Manyar. The Balinese Hindu religion and culture permeates all aspects of daily village life. Pura Naga or Dragon Temple is located directly across the Tukad Naga River from the villa.

Villa Tanjung Bungah and the adjacent guest villa (Villa Sandat) feel like a small boutique hotel. The property's design and management set it apart from other luxury villas. The two-villa residence consists of a 4-bedroom main house and a smaller 1- bedroom guest villa beside it, called Villa Sandat. An additional bedroom (for a total of 6) is located in the annexe at the rear of Villa Tanjung Bungah.

Both villas are set in private gardens with separate gated entrances so they can be occupied together or separately offering a wide range of possibilities. With international standard schools nearby the main villa is perfect for families based in Bali or for international families who want to spend a portion of every year in a tranquil tropical environment.

The main villa is constructed with 2 stories including a large master suite with an ensuite bath and a small bedroom/sitting room/office suitable for occupation by children. Just outside are 2 bedrooms each with adjacent or ensuite bathrooms.

Airline access – Thanks to being an international meeting center, Bali is served by Ngurah Rai International Airport (IATA code DPS for the capital Denpasar). The airport is located approximately 45 minutes from the villa complex which includes a toll way to shorten travel time. The airport is served by more than 40 airlines who have regular departures to destinations within Indonesia and worldwide. A list of the leading carriers and destinations include:

Garuda Indonesia (national carrier) – serves Jakarta, Singapore, Hong Kong, Japan and Korea and Australian points.

Singapore Airlines and associate Scoot – 6 daily flights to Singapore connecting to the world.

Emirates Airlines – twice daily to Dubai with additional frequencies planned to New Zealand including



the islands only A380 service.

Qantas and associate Jetstar – connects Australian points including Sydney, Melbourne, Brisbane and Darwin. Jetstar also serves Singapore.

Air Asia – Multiple flights within Indonesia, also Singapore, Malaysia and Thailand Batik Air, Lion, Merpati and others serve multiple Indonesian points.

Cathay Pacific, Japan Air Lines, Korean Airlines, Qatar Airways, Malaysian Airlines, Thai International serving their respective capital cities once or twice daily.

## ABOUT THE AREA

The closest restaurant is in an adjacent village 5 minutes away. A wide variety of restaurants (from Michelin star to streetside cafes) can be found in the coastal village of Sanur 20 minutes away. Several 5 star and luxury hotels are located in Sanur. In the opposite direction, away from the coast is the district of Ubud which is the art, cultural and artistic centre of the island. This is located 25 minutes from the villa and includes a number of museums, art studios, dancing academies and shops. Ubud and its surrounding villages is the locus of guest houses, hotels and restaurants in the highlands. This includes a number of ultra-luxury hotels and Michelin star restaurants.

In this area villagers pursue a wide variety of pastimes which translate to a vibrant tapestry of activity worth many days of exploration. There are countless destinations and activities located throughout the island including bird parks, a zoo and botanical garden as well as activity driven pursuits like village walks, white water rafting, ocean cruises to nearby islands (Lembongan Island, Nusa Penida – directly across from the villas as well as the Gillies Islands a short sail to the East.

The island deity, Mt Agung is typically visible daily from the front of the property. There are also distant views of Mt Rinjani on Lombok Island, occasionally visible in the early morning. There is a 5 km walking and bicycle brick paved path directly in front of the villa which extends 500 meters to the East and 4 km to the West. A short walk away (visible from the house) are two surf breaks including Keremas which is well known (and loved) in the surfing community.

Climate – The weather is tropical throughout the year including rains and showers at any time. The temperature ranges from 20 degrees c in the early morning to 30 plus in the early afternoon. On-shore breezes (Tradewinds) are typical throughout the year but are steady (providing a kind of tropical air-conditioning) for the period from late May until early October. This is also kite flying season. The opposite season or rainy season, (actually there is sun every day).

The rich and diverse culture of Bali plays out at all levels of life, from the exquisite flower-petal offerings placed everywhere, to the processions of joyfully garbed locals shutting down major roads as they march to one of the myriad temple ceremonies, to the otherworldly traditional music and dance performed island-wide. Almost everything has spiritual meaning. The middle of Bali is dominated by the dramatic volcanoes of the central mountains and hillside temples such as Pura Luhur Batukau (one of the island's estimated 10,000 temples), while the tallest peak, Gunung Agung, is the island's spiritual centre.



## One Island, Many Destinations

On Bali you can lose yourself in the chaos of Kuta or sybaritic pleasures of Seminyak and Kerobokan, surf wild beaches in the south or just hang out on Nusa Lembongan. You can go family-friendly in Sanur or savour a lavish getaway on the Bukit Peninsula. Ubud is the heart of Bali, a place where the culture of the island is most accessible, and it shares the island's most beautiful rice fields and ancient monuments with east and west Bali. North and west Bali are thinly populated but have the kind of diving and surfing that make any journey worthwhile.

## Bali's Essence

Yes, Bali has beaches, surfing, diving and resorts great and small, but it's the essence of Bali – and the Balinese – that makes it so much more than just a fun-in-the-sun retreat. It is possible to take the cliché of the smiling Balinese too far, but in reality, the inhabitants of this small island are indeed a generous, genuinely warm people. There's also a fun, sly sense of humour. Upon seeing a bald tourist, many locals exclaim 'bung ujan', which means today's rain is cancelled – it's their way of saying that the hairless head is like a clear sky.

## Bali's Fun

At the end of the day (which is the start of the day for some visitors), Bali's rich culture and many amazing sights are what takes Bali's sheer delight to another level. Because Bali is fun, no matter what you want or who you are. Seminyak has shops and designers, Kerobokan has luxe beachside resorts and superb eating, Kuta and Legian have the nightlife, and Canggu wraps it all into one irresistible package. Plunge deep into Bali's spirit while renewing your own in Ubud or catching the perfect wave in Bingin. You name it, it's here.

## MAiN FEATURES:

- 1157m2 of living space luxury fittings
- 3760m2 plot
- 7 Bedrooms between both villas
- 6 Bathrooms between both villas
- Private Parking
- Private Garden
- Private Pool
- Stunning Views
- Close to essential amenities like 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 Airbnb and Booking.com

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## Common

Bedrooms:

7



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Bathrooms: 6  
Finished sq. ft.: 1157 sq m

## Building details

Number of Garages: 2

## Rental details

Furnished: Yes

## Lease terms

Date Available:

## Additional information

Virtual tour URL: [https://www.youtube.com/embed/0iL5Bu12uB0?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autopause=2&start=136&wmode=transparent](https://www.youtube.com/embed/0iL5Bu12uB0?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autopause=2&start=136&wmode=transparent)

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