



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



### Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for:	Sale
Price:	USD 1,986,222.7

### Location

Country:	Indonesia
State/Region/Province:	Bali
City:	Gianyar
Posted:	Jul 03, 2025

### Description:

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,



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).

New: Yes

Built: 2027

**Common**

Bedrooms: 4

Bathrooms: 4

Finished sq. ft.: 335 sq m

Lot Size: 650 sq m

**Room details**

Indoor Features: Fitted kitchen

**Building details**

Parking: Yes

Number of Garages: 1

Outdoor Amenities: Pool

Number of Floors: 2

**Rental details**

Furnished: Yes

**Lease terms**

Date Available:

**Additional information**

Website URL: [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)

**Contact information**

IMLIX ID: bpv102104



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