



Expressions of Interest Sought

VILLA

BAYUH SABBHA

Bingin, Bali

A once in a generation opportunity as a grand family estate or alternatively Bali's most strategic/iconic development site.

Harcourts Purba

Siti Salmah Purba, S.H.

Principal

+62 878 6282 2002

siti.purba@harcourtspurbabali.com



TABLE OF CONTENTS

* The Estate Quick Facts

Location

Site/Floorplan

Estate Facilities

Estate Photography

Proven Event/Wedding Space

* Development Potential Quick Facts





THE ESTATE

QUICK FACTS

Location:

Absolute cliff-top villa located in Bingin, Uluwatu, Bali.

Frontage:

Approximately 250m of direct prime cliff-top frontage. Typically, comparable properties of this size frontage yield would be 60m to 100m

Land:

Area 13,700 m² (Full topographic survey is available including cliff front to beach level)

Build Area:

1407 m²

Access to beach:

Private path access

Furnished:

Fully furnished (inventory available for review)

Pools:

2 infinity-edge pools with unique views.

Bedrooms:

5 bedrooms with en-suite bathrooms, TV room with en-suite can be used as a 6th bedroom.

Tenure:

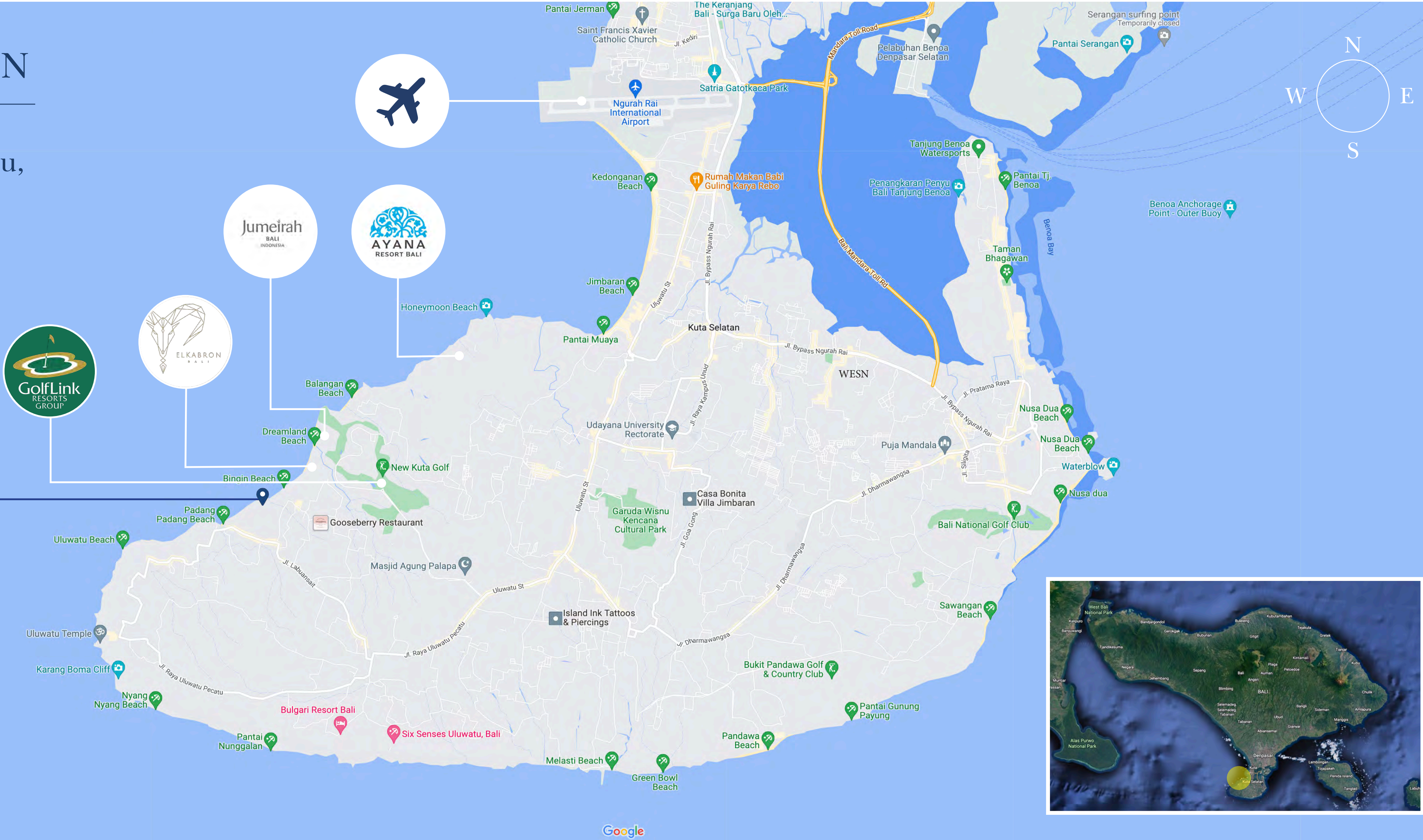
SHM - Freehold

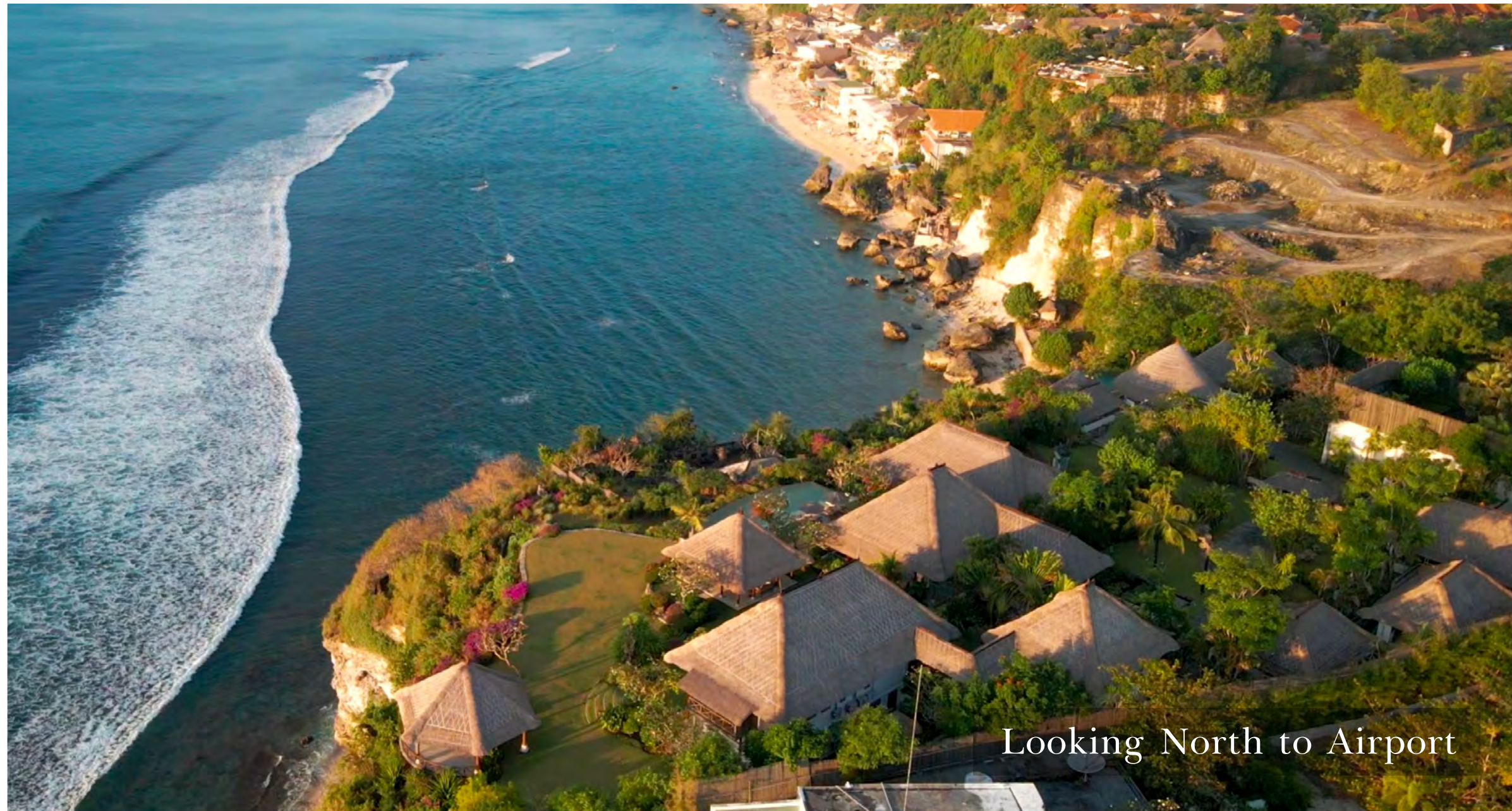
Price:

Upon application

LOCATION

Bingin, Uluwatu,
Bukit





Looking North to Airport



Looking West/South to Uluwatu

THE LOCALE

Villa Bayuh Sabbha shares its magnificent 180-degree views with a sprinkling of other private luxury villas and lavish hotels on Bali's Bukit Peninsula.

Guests can wander down to Bingin Beach from a pathway just beyond the villa's gates, and even as far as Dreamland Beach at low tide.

Padang Padang, another popular surfing spot, with more facilities and easier access, is just under two kilometres from the villa back down the main road. The famed Uluwatu Temple – a mecca at sunset – is a five minute drive away.

The Bingin-Uluwatu dining scene has exploded with a great new variety of restaurants, cafes and general lifestyle concept stores.

No better geolocation on the West Coast of the Bukit.

No better position on the West Coast of Bali for a 180 degree sunset.

SITE/FLOOR PLANS

Total property area : 13.700 M2
Floor size of villa : 1.407 M2



- | | |
|------------------------------|--------------------------------|
| 1. Villa entrance | 16. Main kitchen |
| 2. Security | 17. Main dining pavillion |
| 3. Guest bathroom pavillion | 18. Terrace |
| 4. Guest bathroom | 19. Main living pavillion |
| 5. Living & dining pavillion | 20. Stairs |
| 6. Kitchen | 21. Downstairs guest bedrooms |
| 7. Swimming pool | 22. Downstairs guest bathrooms |
| 8. Tennis court | 23. Media room |
| 9. Tennis toilet | 24. Upstairs master bedroom |
| 10. Bale | 25. Upstairs master closet |
| 11. Gym | 26. Upstairs master bathroom |
| 12. Changing room | 27. Balcony & walkway |
| 13. Gym toilet | 28. Upstairs office/library |
| 14. Staff area | |
| 15. Ponds | |



THE FAMILY ESTATE

ESTATE FACILITIES

- 5 fully air-conditioned bedrooms
 - TV room with en-suite can be used as a 6th bedroom
- Dining room with terrace for outdoor dining
- Self-contained guest area with its own pool, dining and living areas, kitchen and washroom, in addition to the two bedrooms that are located in this area
- Large open-living Family room
- Air-conditioned Study/Office
- Media/Entertainment room-air-conditioned
- Wanitilan lounge
- Sunset pavilion
- Fully equipped service kitchen
- Twin infinity edge swimming pools
- Fully equipped gym
- Floodlit tennis court
- Private beach access
- Full backup generator

FAMILY LIVING
AREA &
SUNSET PAVILION



BEDROOM AREAS



MASTER BATHROOM AREA



SELF-CONTAINED GUEST PAVILION AREA



FULLY EQUIPPED GYM & CHANGE ROOM



FLOODLIT TENNIS COURT



DIRECT PRIVATE
BEACH ACCESS



THE TWO POOLS



PROVEN RENTAL/EVENTS INCOME HISTORY

Villa Bayuh Sabbha has a 20 year history of hosting the most memorable weddings, celebrations and holiday stays.



DEVELOPMENT POTENTIAL



THE OPPORTUNITY

A unique investment opportunity to acquire a prime development site of 13,700 m² with 250m of cliff frontage directly overlooking the world class Bingin/The Impossibles surf break on the West Coast of Bali's Bukit Peninsula.

The Property has an unbeatable size/frontage ratio and with excellent topography,

The zoning is of the highest use; tourism zoning which allows the development of hotels, condominiums, apartments, villas and beach clubs.

The Property is only 30 minutes from the airport.

World class seaviews and surf breaks.

The area boasts a number of premier hotel and resort properties, golf course and a very developing F&B scene.

Accessibility: Public Road from Eastern side of the site.

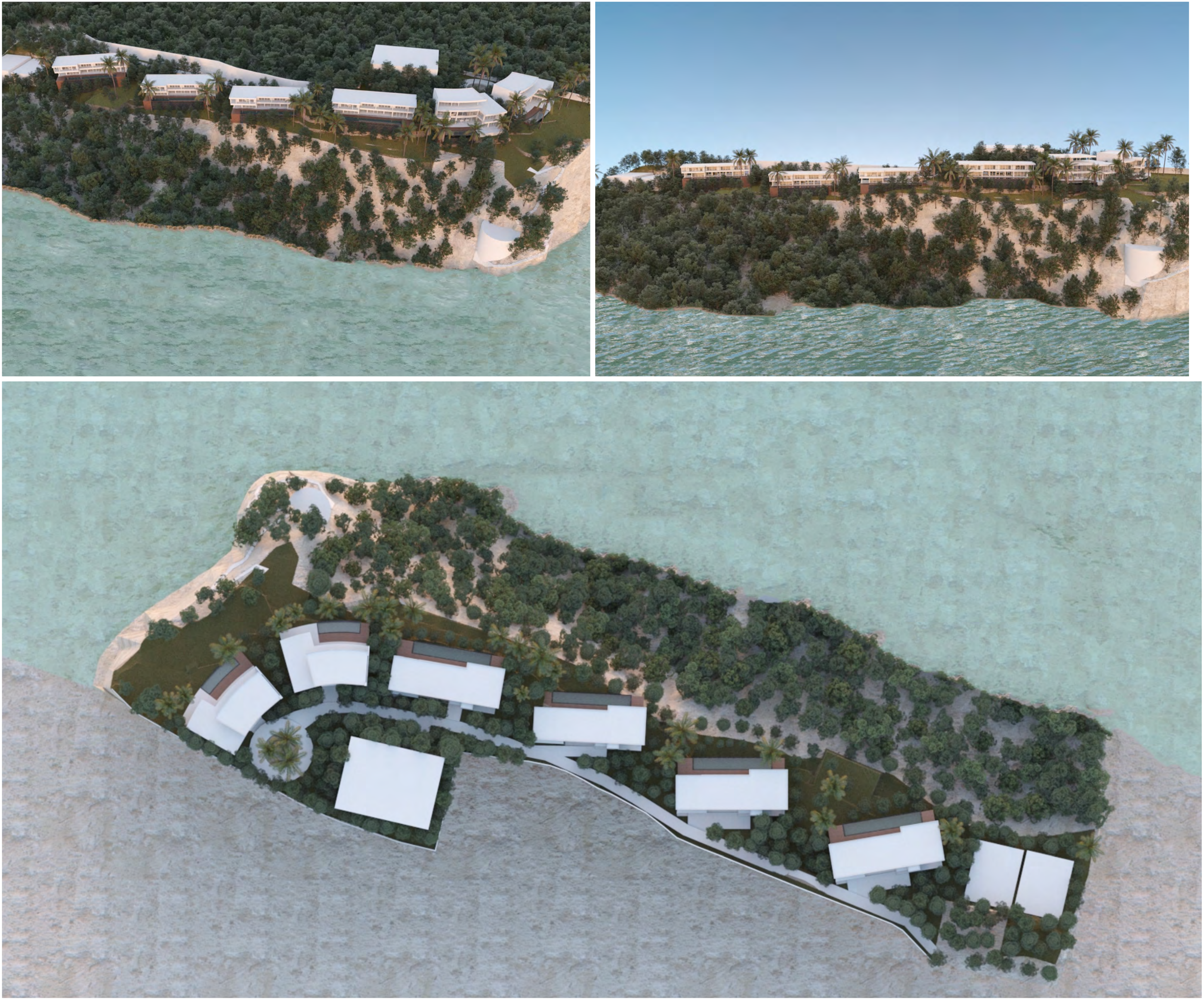
PLN & PDAM site connected.

OPTION 1

HIGH-END VILLA
SUB-DIVISION

ESTATE FACILITIES

The shape and topography of the site lends itself as a superb development site for a minimum of five standalone villas.



OPTION 2

HIGHER DENSITY HOTEL CONCEPT



Harcourts Purba

Siti Salmah Purba, S.H.

Principal

+62 878 6282 2002

siti.purba@harcourtspurbabali.com

