

# The Dream Family Home at Berawa Beach





# 01

## COMFORT

Welcome to our exquisite 5-bedroom en-suite family villa, located in a serene gated community just minutes from Berawa Beach. Designed by architect Felipe Gonzalez, this luxurious retreat spans over 465 square meters of living space, offering unparalleled comfort and sophistication. The fully furnished interiors boast spacious living areas flooded with natural light, while outside, a stunning 16-meter swimming pool awaits for leisurely dips. Escape to the rooftop terrace for panoramic views of the surroundings or entertain guests in style. With parking for up to 4 cars, convenience is paramount. Indulge in the epitome of luxury living with this prestigious villa, where every detail has been meticulously crafted to exceed expectations. Don't miss the opportunity to make this exclusive sanctuary your own and experience a lifestyle of unparalleled elegance and tranquility.



# OVERVIEW

Land Size	775 sqm
Living Space	465 sqm
Property Status	Leasehold HAK SEWA
Lease until	07/2044 - Extendable
Year built	2018
Location	Desa Berawa Beach Villas Gated villa complex
Roof Type	Asphalt roofing shingles
Building Style	Contemporary
Floors	2 Floors
Access	Two Gates to private road
Extras	2 storage units á 12 sqm

# Bedrooms	5 → 4 + 1 Master Suite
# Bathrooms	6 → 5 ensuite + 1 toilet
# Private Parking	Carport for up to 4 cars
Swimming Pool Size	16 meters X 5 meters
Living Room Style	Enclosed to 2 sites
Dining Room	For up to 12 person
Kitchen	Open plan with isle, Pantry
Furnishing	Fully Furnished
Water Source	Well water with tank
Electricity Capacity	14.4 KW
Orientation	East - West

## FAMILY & DINING ROOM

Step into luxury as you enter our villa, where a spacious living room seamlessly blends with an open-plan, fully equipped teak wood kitchen. Adorned with top appliances and ample counter space, this kitchen is both elegant and functional. Tucked discreetly behind teak wood cabinets, discover a convenient guest toilet and pantry, ensuring privacy and convenience for you and your guests. The dining area, accommodating up to 12 people, offers the perfect setting for both grand gatherings and intimate meals. With its elegant ambiance and plentiful seating, it beckons you to indulge in unforgettable dining experiences with loved ones. Step through sliding glass doors to the enclosed living space, where breathtaking views of the shimmering pool and lush garden await.





# NEW SKY

## 03

A dream family villa in the heart of Bali's serene paradise! Nestled amidst lush greenery, this stunning property offers an oasis of tranquility where every moment is filled with relaxation and joy. Step into a world of luxury as you enter the expansive garden, where vibrant tropical blooms and swaying palm trees create a picturesque backdrop for your daily adventures. Imagine waking up to the gentle rustle of leaves and the soothing sounds of nature, as every room in this exquisite villa opens up to breathtaking views of the garden and the sparkling 16-meter pool. Whether you're lounging by the poolside with a refreshing cocktail in hand or enjoying a delicious barbecue with loved ones in the outdoor dining area, every day feels like a blissful retreat in this idyllic setting. With ample space for the whole family to unwind and reconnect, this villa is the perfect sanctuary for creating cherished memories that will last a lifetime. Located in a prestigious neighborhood, you'll enjoy privacy and seclusion while still being just minutes away from Bali's finest beaches, restaurants, and attractions.





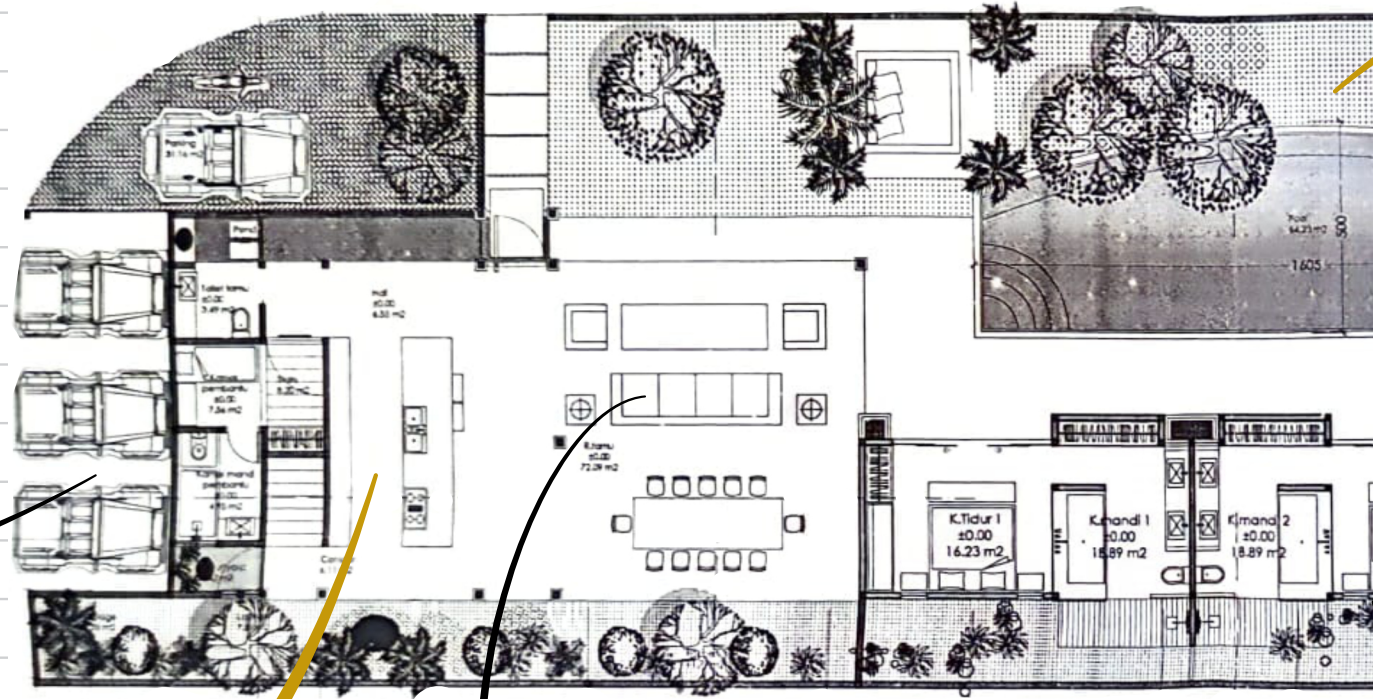
## TRANQUILITY

Step into a world where every corner tells a story, where traditional motifs and contemporary comforts seamlessly intertwine to create a masterpiece of design. As you enter, you'll be greeted by an enchanting display of Indonesian art decor, from intricate wood carvings to handwoven textiles adorning the walls. Each room is a celebration of local craftsmanship, with meticulously crafted furniture and vibrant accents that pay homage to Bali's rich cultural heritage. The layout of the villa is thoughtfully designed to maximize space and comfort for the entire family. From spacious living areas where you can unwind with loved ones to cozy bedrooms that offer a peaceful retreat at the end of the day, every detail is tailored to your utmost satisfaction. Outside, a lush garden oasis beckons, with manicured lawns and tropical foliage providing a serene backdrop for outdoor gatherings and relaxation. Take a dip in the sparkling pool or lounge under the shade of the gazebo as you soak in the beauty of your surroundings.

## OUTDOOR DINING AREA



Located cozy behind the kitchen and pantry area is the outdoor area. Convenient to reach from the door behind the kitchen area and the garden sits this teak wood table setting above the parking area.



## KITCHEN



The Open plan kitchen made from finest teak wood features a bar table above the working area. A pantry is tucked hidden behind the kitchen cabinet as well as the guest toilet on the other side.

## LIVING & DINING



With 72 sqm the spacious Living Room & Dining Room is flooded with natural light and is enclosed to 2 sites to ensure fresh air circulation anytime.

## GROUND FLOOR

Elevated 3.50 meters above the carport, the ground floor of the villa, nestled amidst lush tropical foliage, the centerpiece of this level is a sprawling 16-meter swimming pool, enveloped by verdant greenery. Overlooking this serene oasis are four exquisitely appointed ensuite bedrooms, each providing a haven of comfort and relaxation. Adjacent to these private sanctuaries lies a generously sized living and dining area, seamlessly merging with an open-concept kitchen space. Here, guests can savor delectable meals while basking in the tranquil ambiance of the villa's surroundings. Whether lounging by the poolside or indulging in a culinary delight, every corner of the ground floor is meticulously designed to evoke a sense of luxury and tranquility. With its seamless integration of natural beauty and contemporary elegance, this villa offers an unparalleled haven for discerning travelers seeking an idyllic escape amidst the splendor of the tropics.

### GARDEN & SWIMMING POOL

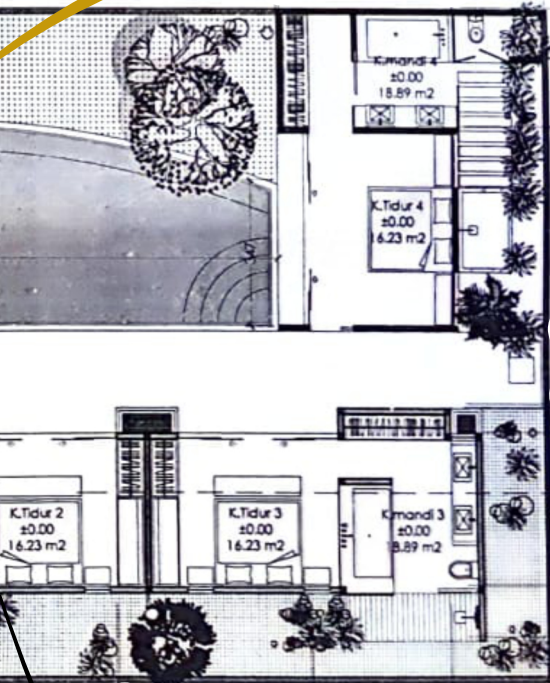


The lush garden and 16 meter long swimming pool are the center of the property. Each bedroom has a direct view and access to the pool and garden. Easy access via stairs on both sites of the pool and a shallow area to lay down and enjoy the sun while in the water.

### BEDROOMS



The 4 bedrooms in the ground level, all with the space of 16 sqm, come with an en-suite spacious bathroom and a comfortable king size bed. All bedrooms are facing the garden and swimming pool and are filled with natural light.



## WALK-IN CABINET

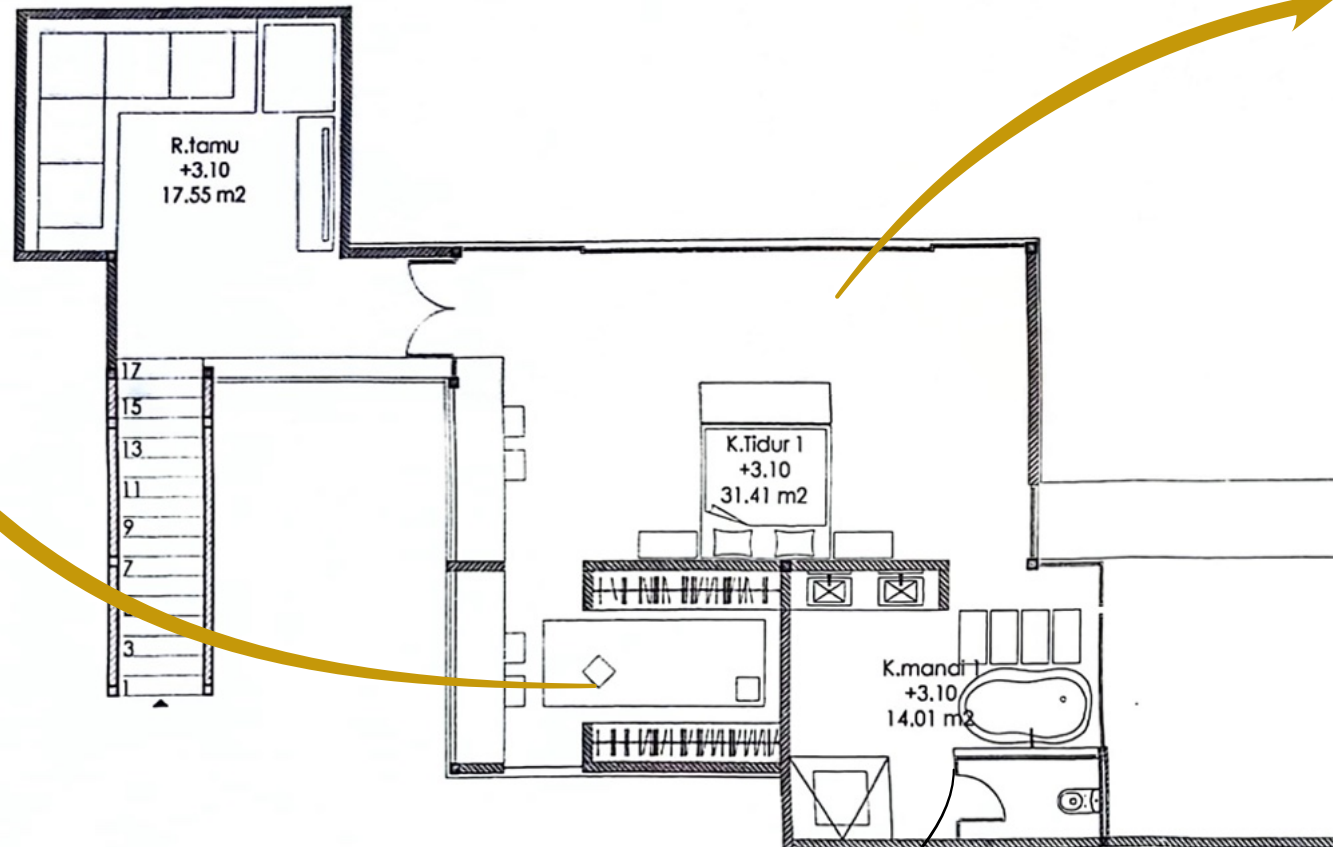


Teak wood cabinets and shelves access able from the bedroom or the bathroom. Make up table with natural light.

## BATHROOM



Spacious bathroom featuring double sinks, shower, private toilet and a hot tub with view to the roof top terrace.



## MASTER BEDROOM



32 sqm Master Bedroom featuring a King Size Bed, beautiful artwork decorates the room filled with plenty of natural light.

## ROOFTOP TERRACE



20 sqm terrace with lush green and gazebo to relax in absolute privacy. Overlooking the swimming pool and tropical garden.

# 05

## MASTER SUITE

Ascending to the upper level, guests are greeted by the epitome of luxury: the Master Suite. This opulent sanctuary boasts a spacious walk-in cabinet and a lavish bathroom complete with a bathtub for indulgent relaxation. From the comfort of the bathtub, one can gaze out onto the rooftop terrace, adorned with a charming gazebo and verdant foliage, creating a serene retreat amidst the bustling surroundings. This rooftop oasis offers a tranquil escape, where guests can unwind amidst the lush greens and bask in the beauty of the natural surroundings. Whether enjoying a quiet moment of reflection in the gazebo or soaking in the rejuvenating ambiance of the terrace, the Master Suite provides a haven of serenity and luxury. With its seamless integration of indoor comfort and outdoor beauty, this upper level retreat offers an unparalleled experience for those seeking the ultimate in relaxation and refinement.

