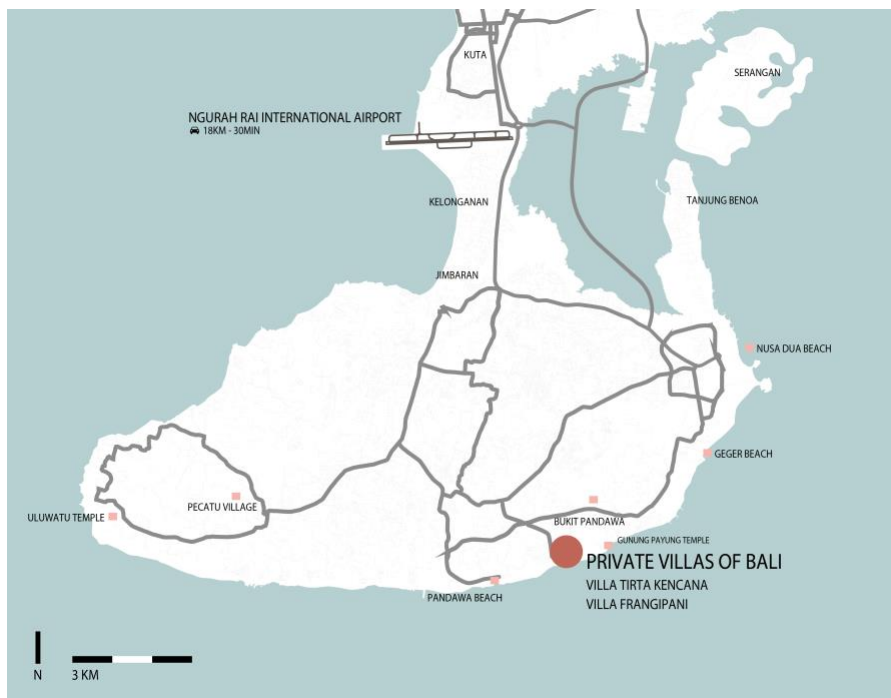

PRIVATE VILLAS OF BALI

A unique Business opportunity with significant growth and capital gains potential

Private Villas of Bali consists of two extraordinary mansions located on Bukit Pandawa, Bali's most exciting new destination, midway between Uluwatu and Nusa Dua on the southernmost cliffs of Bali and only 25 minutes from the airport.
<https://www.privatevillasofbali.com/>



Private Villas of Bali is located at Gapura Vista Residence, a gated private life style community overlooking Pandawa Beach and the Indian Ocean, close to many of Bali's most spectacular and idyllic beaches, beach clubs and surf spots (many only visited by those "in the know"). With three world class golf courses, Nusa Dua restaurants and shopping, Uluwatu and Jimbaran's famous seafood beach dining under 30 minutes away, Private Villas of Bali offers two extraordinary luxury cliff top villas:

Villa Tirta Kencana

a contemporary luxury cliff top villa with incredible panoramic Ocean Views, featuring 7 spacious Suites and Studios and a large infinity edge private pool and a separate plunge pool.



Villa Tirta Kencana is one of Bali's largest and **most luxurious cliff top ocean-view residences with 160-degree panoramic ocean view views**. We designed our home as a contemporary Gallery with our invigorating panoramic ocean views as our canvas.

The Name Tirta Kencana means **Golden Water** after the incredible color of the ocean during sunset time and when the moon rises over the water. Contemporary designs and multiple unique common spaces, terraces and dining options provide the opportunity for everyone to find their own space to relax, whilst its dramatic ocean views over our infinity edge pool from our main pool deck and living room creates the perfect setting throughout the day. The beautiful interiors were designed by a famed Japanese designer. **7 luxurious Suites and spacious Studios sleep 12, whilst extra beds can still be added.**

Villa Tirta Kencana is a great venue for families and "adult only gatherings" alike and offers great amenities including full body massages in our various spa locations, manicure and pedicure sessions, yoga, cooking classes and different tours and outings through our concierge services. Please check our website for more information:

<https://www.privatevillasofbali.com/villa-tirta-kencana.html>

Villa Tirta Kencana quick facts

- 1320 m2 built up area yet incredibly cozy and dramatic on almost 1,500 m2 of elevated grounds
- Seven spacious Suites and Studios – including an incredible Master-, Spa and Ocean Vista suites, two Studios and a Private Pool Suite with its own plunge pool
- Superbly comfortable beds, quality linen, towels and bath amenities
- Extensive ocean view Pool deck, terraces and Bale and 89 m2 infinity edge swimming pool
- A private plunge pool at Private Pool Suite
- 188 m2 living & dining room with open Kitchen, 14 seat outdoor dining at the pool
- 65 m2 Japanese living/dining room designed by Super Potato- Japan
- 85 m2 Spa Living area and study
- 2 elevators to help the elderly and impaired and provide a wet weather entrance
- Extensive staff areas including sleeping quarters, bathrooms, kitchen, office spaces, store room, rain water collection for irrigation and water back up storage
- Our own organic vegetable and herb garden
- Permanent Business license (Pondok Wisata) in place

Spa

- 2 external Spa pavilions and in Suite treatments if required
- Full body Massage services, Manicure & Pedicure



Villa Frangipani

a very private and charming clifftop luxury villa set in beautiful gardens near the cliff edge, with 7 spacious Suites and Studios and a giant private swimming pool



Villa Frangipani is one of Bali's **most private and luxurious cliff top ocean-view residences** and a perfect choice for a long-awaited family holiday, gathering, wedding or celebration. Blended perfectly into superbly landscaped cliff top gardens, and "on the front row" the cliff area is directly accessible from our garden.

The contemporary yet homely design was inspired by traditional Balinese architecture, Feng Shui and traditions. A giant 135 m2 pool set in lush tropical gardens with direct access to the cliff, forms its natural heart. **7 luxurious Suites and spacious Studios sleep 12, whilst extra beds can still be added.** Our beautiful gardens and pool terraces offer many locations to relax or play whilst there are several areas for lounging and dining including a communal pool living and open kitchen and lots of private spaces to enjoy.

Villa Frangipani is a great venue for families but also for "adult-only gatherings" and offers great amenities for adults including full body massages in our various spa locations, manicure and pedicure sessions, yoga, cooking classes and different tours and outings through our concierge services. Please check our website for more information: <https://www.privatevillasofbali.com/villa-frangipani.html>

Villa Frangipani quick facts

- 1314 m2 built up area yet incredibly cozy on 1,845 m2 of pristine gardens
- Seven spacious Suites and Studios – including an incredible Master Suite, Library suite, a Pool Suite and 4 Studios with garden and pool access
- Superbly comfortable beds, quality linen, towels and bath amenities

- Extra beds available on request
- Library suite includes office area for those that still need to do some work
- 135 m2 Swimming Pool
- Extensive Pool deck, terraces and Bale, easy access to cliff edge
- 151 m2 Living & Dining room, open kitchen and ocean view terrace
- 72 m2 Pool side living room and dining for 14 guests
- Large multi-tier water feature featuring our resident wild turtle
- Permanent Business license (Pondok Wisata) in place

Spa

- 2 external Spa pavilions and in Suite treatments if required
- Full body Massage services, Manicure & Pedicure.



Private Villas of Bali

Set in enchanted cliff top gardens and extensive pool and deck areas, lawns and multiple terraces, both villas are a perfect choice for a long family holiday, a gathering, wedding, event or celebration. Our incredible service team, with their wonderful Balinese spirit, includes a Villa Manager, Butlers and Housekeepers, Chefs, Gardeners and Engineers, all eager to serve and to create an unforgettable stay and memories.

Our villas are very well known and both Villa Frangipani and Villa Tirta Kencana provide incredibly beautiful and intimate settings for weddings, celebrations and events from 2-70 seated and from 10-80 for a standing cocktail party. Please check our website for information: <https://www.privatevillasofbali.com/weddings.html>

Private Villas of Bali offers concierge services including transport options, tours and sightseeing, restaurant reservations, in villa massages and special occasions, coordination of events, meetings weddings etc. We are experienced in developing special multi day programs for ladies, men and different generations in the party staying at the villa, such as children's programs, teams the elderly etc. Please check our Services section on our website <https://www.privatevillasofbali.com/services.html>

Technology and infrastructure (both residences):

- Equipped to turn the house into full smart home. Internal Cat 6E data cabling provided for internet/wireless backbone throughout the house and all terraces.
- High speed scalable internet shared between 10 residences by Fiber Optic
- Enterprise Quality Wireless distribution; Central Wiring room combined can convert any data port to phone/data or fax port
- Smart TVs with data ports and Netflix access through VPN
- Beautifully lighted home, energy saving LED technology
- Extensive CC TV coverage – expandable
- 3 telephone lines and cable TV through Fiber Optic
- Rain water collection for irrigation
- Back up water tank (PDAM)
- Gas Fired, silent generator – full coverage (Kohler)
- Both homes are built have strong Feng Shui values and due to their south-south west orientation avoid direct sun light on the terraces and living areas for most of the day
- Shared 24-hour security
-

Our Service Promise

We built two extraordinary cliff top mansions, developed a wonderful warmhearted and caring team and named our little company Private Villas of Bali.

Whether you celebrate a special occasion, cast your vows to your loved ones or plan a gathering of a multi-generational family or a group of friends**providing extraordinary experiences and memories to last a life time is what we do!**

Our Service Promise is based on an intuitive personal service:

- **an open mind** - we try to understand the individual interests and needs of our guests.
- **a warm heart** - to make our guest "arrive at home and be cared for from the heart", instead of being "checked in, accommodated and served."
- **work in teams** - to ensure truly memorable experiences exceeding our guests' expectations and resulting in wonderful memories



Gapura Vista

- Private Villas of Bali is located in Gapura Vista – a beautifully designed gated and managed intimate residential estate in a tranquil cliff sanctuary with like-minded residents and grand residences
- All residences in Gapura Vista are designed by Habitat 5, an internationally acclaimed architect and built to the same minimum quality and standard, however uniquely reflecting the individual owner's preferences and life style making Gapura Vista a truly unique real estate development with its cliff top location above Pandawa beach and adjacent to the Waldorf Astoria development and nearby Mandarin Oriental and planned Cheval Blanc hotel (Louis Vuitton).
- A cliff walk is under construction enabling owners to walk along the cliff to hotels, spas and restaurants of neighboring hotels and future inclinators & lifts down the cliff to the beaches.
- 25 minutes from Ngurah Rai Airport and only 35 minutes to Sanur over the new over water Mandara Express Way.
- Located within 20 minutes of three world class golf courses, Nusa Dua and its amenities and beaches, Jimbaran Beach with its restaurants, Uluwatu and the many secluded surf beaches along the Bukit,
- Beach Access – Pandawa beach has its own access road – registered owners enjoy free access and parking
- A neighborhood association of owners has been set up and a small management office put in place to coordinate 24-hour security, owners communication, public road maintenance, mechanical and electrical systems and general services such as PDAM, PLN (Gapura Vista has its own private Electrical substation and commercial grade in-ground cabling) Pest control, Internet (scalable) etc. There is a separate gas fired low noise generator for the public areas and a permanent

engineer to assist owners when necessary and to maintain mechanical and electrical communal systems. All Residences share equally in the operating cost through an annual budget as part of an owner's charter and maintenance agreement.



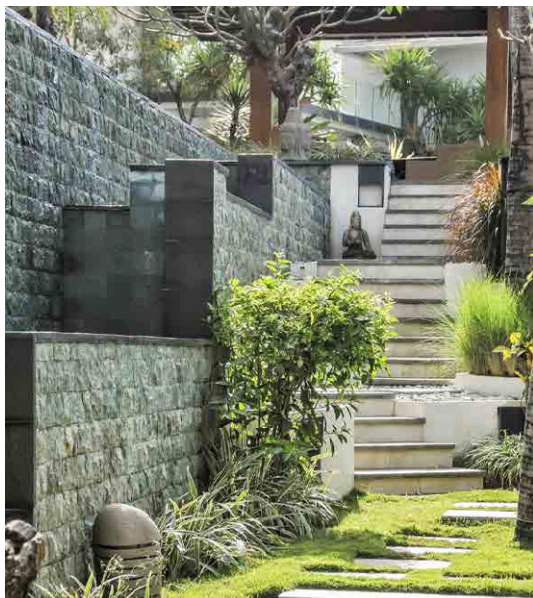
Pandawa beach

Option to buy as a business

Private Villas of Bali (includes both villas) is available for purchase as a life style/retirement business, with full licenses, building and business licenses and tax registrations in place. The following can be included as part of the sale:

- *Private Villas of Bali website, various active business email addresses*
- *Transfer of OTA agreements such as Booking.com, Expedia, Agoda, Trip.com, Airbnb, VRBO etc.*
- *Online channel manager to manage on line rates and promotions*
- *Transfer of the management team, including manager, engineers, chef, housekeepers etc.*
- Various web domains featuring strategic names for the future development of the area
-
- **Asking Price**
- **Villa Tirta Kencana - US\$ 5,600,000**
- **Villa Frangipani - US\$ 6,400,000**

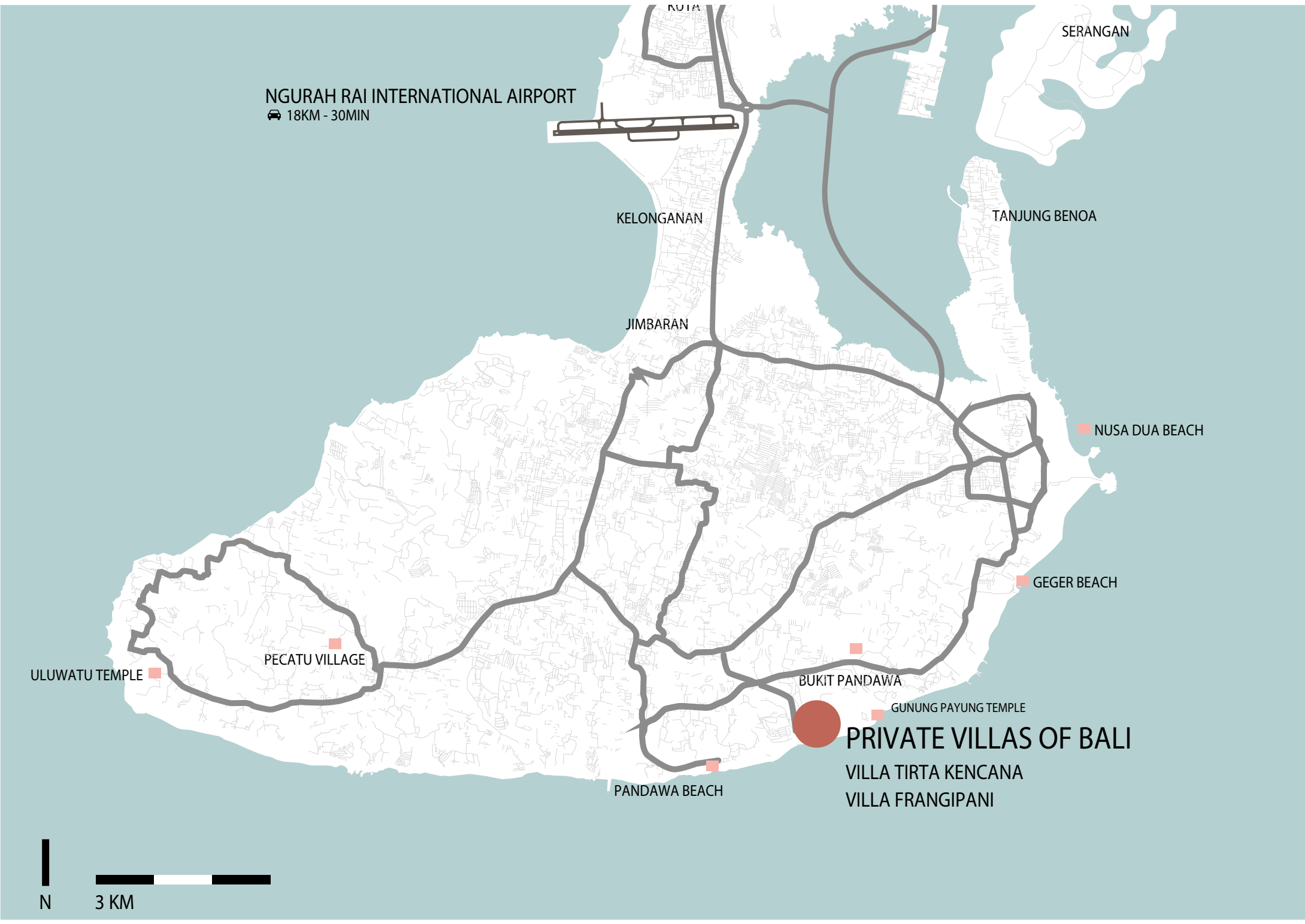




PRIVATE VILLAS OF BALI

info@privatevillasofbali.com
www.privatevillasofbali.com





NGURAH RAI INTERNATIONAL AIRPORT
🚗 18KM - 30MIN

KELONGANAN

JIMBARAN

SERANGAN

TANJUNG BENOA

NUSA DUA BEACH

GEGER BEACH

BUKIT PANDAWA

GUNUNG PAYUNG TEMPLE

PRIVATE VILLAS OF BALI
VILLA TIRTA KENCANA
VILLA FRANGIPANI

ULUWATU TEMPLE

PECATU VILLAGE

PANDAWA BEACH



N



3 KM

VILLA TIRTA KENCANA

← WALDORF ASTORIA

SECURITY

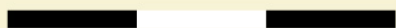
VILLA FRANGIPANI

CLIFF FRONT

MELANG KELOD
TEMPLE

N
↑

60



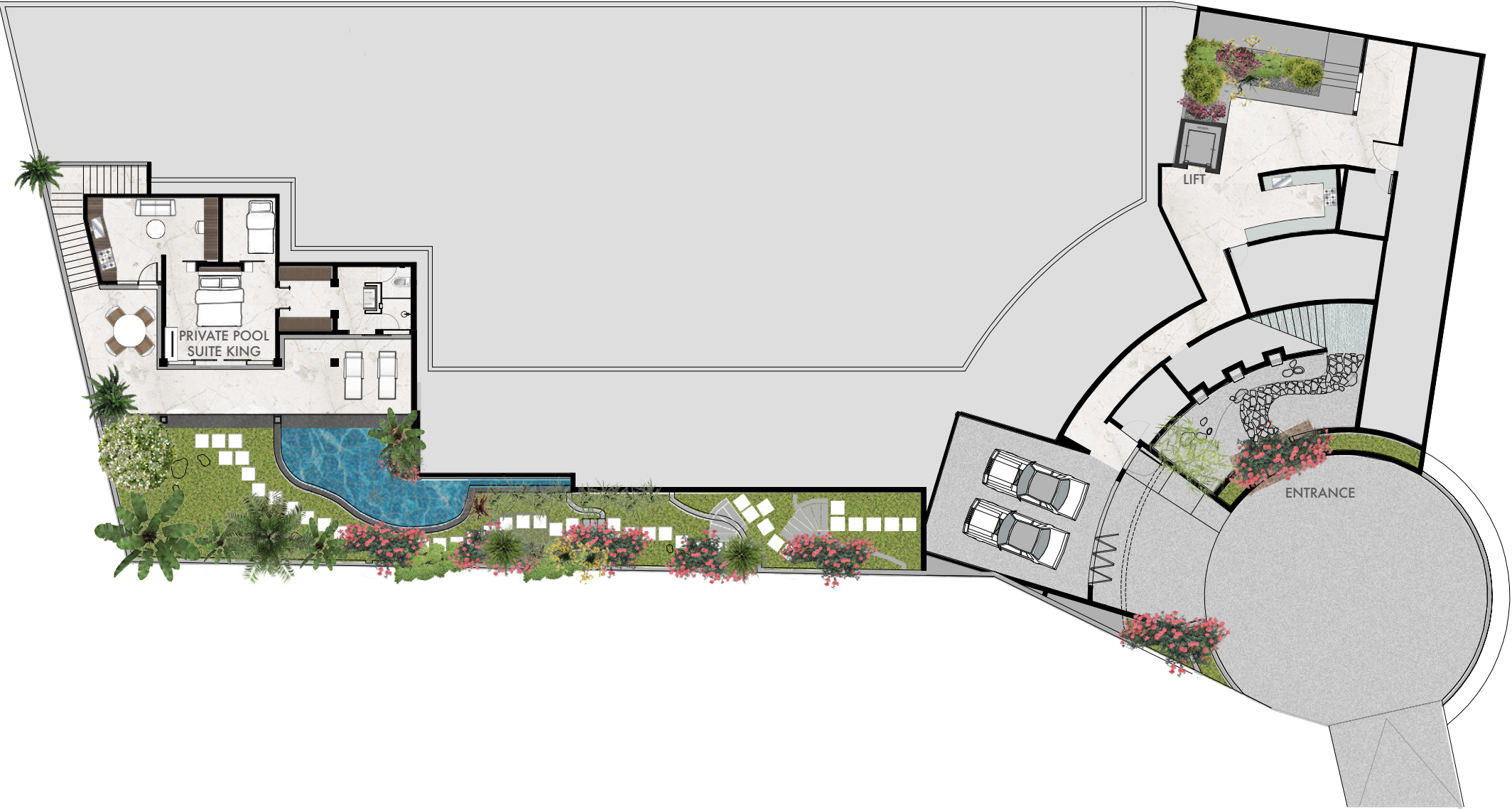
PRIVATE VILLAS OF BALI
VILLA FRANGIPANI
ENTRY LEVEL



PRIVATE VILLAS OF BALI
VILLA FRANGIPANI
POOL LEVEL



PRIVATE VILLAS OF BALI
VILLA TIRTA KENCANA
ENTRY LEVEL



PRIVATE VILLAS OF BALI
VILLA TIRTA KENCANA



PRIVATE VILLAS OF BALI
VILLA TIRTA KENCANA
UPPER LEVEL

