



Jembrana



SURF RETREAT - ABSOLUTE BEACHFRONT FREEHOLD VILLA | WEST BALI

Positioned directly on the sand in one of West Bali's most untouched coastal villages, this rare freehold beachfront estate delivers privacy, scale, and genuine oceanfront living an increasingly scarce asset in Bali's property market.

Set along Bali's tranquil western coastline, the property enjoys direct beach access and uninterrupted sea views, while remaining conveniently close to lifestyle attractions. The well-known Pengeragoan surf break and beach is just a 10-minute drive away, offering a balance of seclusion and accessibility.

Importantly, the property is held under freehold title and is supported by a Bar and Restaurant business permit, presenting strong potential for a boutique hospitality, wellness, or retreat-style operation.

Occupying a substantial 3,035 m² landholding with approximately 626 m² of built area, the estate is arranged across six standalone structures, thoughtfully designed to create space, privacy, and flow. The villa

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Price	\$1.1M USD
Property Type	Residential
Property ID	1420
Land Area	3,035 m ²
Floor Area	626 m ²

AGENT DETAILS

Brennan Hill - 0424 133 622

OFFICE DETAILS

Local Property Team - Bali
0424133622

PROPERTY TEAM

comprises five generous bedrooms, each with a private ensuite featuring a bathtub, separate shower, and toilet ideal for owner-occupiers, guests, or boutique accommodation use.

Key Property Highlights

- Land Size: 3,035 m² | Built Area: 626 m² across 6 buildings
- Six separate buildings featuring 6 spacious bedrooms, 5 private bathrooms
- Architecture: A refined fusion of traditional Indonesian vernacular and contemporary tropical design, using rich timbers and natural materials set within a lush coastal landscape.
- Living Experience Open-plan layout that flows effortlessly between indoor and outdoor spaces, including a fully equipped kitchen, large dining area, and generous living zones designed for relaxed tropical living and entertaining.
- Lifestyle Amenities: Beachfront pool with ocean views, shared lounge with rooftop terrace for sunsets and ocean breezes, fitness room with ping-pong table, outdoor BBQ area, and tranquil gazebo.
- Support Facilities: Dedicated staff & storage building plus ample on-site parking.

Architecturally, the property blends authentic Indonesian vernacular design with refined tropical living. Rich timbers, natural finishes, and open pavilions sit comfortably within a mature landscape of palms and coastal vegetation, creating a timeless and relaxed beachfront aesthetic.

The central living and dining areas are designed for open-air tropical living, seamlessly connecting indoor spaces with the outdoors. A fully equipped kitchen and expansive dining area make the villa equally suited to private living or entertaining on a larger scale.

A shared lounge enjoys elevated ocean views and opens onto a rooftop terrace, providing a spectacular setting for sunsets and sea breezes. The beachfront swimming pool overlooks the shoreline, while additional features include an outdoor BBQ area, and gazebo for relaxation.

Supporting infrastructure includes a dedicated staff and storage building and ample on-site parking.

This is a rare coastal holding in West Bali offering scale, beachfront positioning, and long-term security suitable as a private sanctuary or a high-quality lifestyle investment in an increasingly supply-constrained market.

Regional Growth & Future Potential

West Bali is now on the cusp of major infrastructure and tourism-driven transformation:

- **Gilimanuk–Mengwi Toll Road:** A new ~96-km expressway currently under development is set to significantly improve access between West Bali and central/southern parts of the island, reducing travel times and opening up the region to broader tourism and economic activity. This major infrastructure initiative has been included in Indonesia's national development plan, reinforcing long-term commitment to Bali Barat's growth. [Godulu+1](#)
- **Paramount Park Theme Park:** A large-scale theme park development in Jembrana, created in partnership with Paramount Pictures, is progressing with construction now active and projected to open around 2026. This project is expected to draw significant domestic and international visitors and catalyse further commercial and lifestyle investment across West Bali. [Bali Live](#)

These developments mark West Bali as one of the island's **next emerging hotspots**, combining serene beachfront living with robust future growth prospects — ideal for luxury homebuyers, lifestyle investors, or boutique hospitality operators.

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