

📍 Bukit

# Bukit 4713 - The Rose

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Villa Rose is one of four exceptional villas that make up the Pandawa Cliff Estate - a hidden paradise located high above the ocean on Bali's southernmost tip.

As the estate's name suggests, the villas are positioned on the cliff top overlooking the golden sands of Pandawa Beach. This is spectacular, unadulterated Bali at its best: far from the hoi polloi of Seminyak and Kuta, yet less than half an hour's drive from the airport and many of Bali's top attractions, including the dramatically positioned, sacred temple of Uluwatu and the fine dining establishments of Jimbaran and Nusa Dua.

Together, The Pala, Villa Rose, Villa Markisa and Villa Marie offer a total of 21 bedrooms, capable of sleeping 42 adults. This, coupled with the superbly landscaped cliff top gardens, extensive decked areas, huge team of professional yet personable staff and purpose-designed guest facilities, make The Pandawa Cliff Estate a wedding and special event venue par excellence. The four villas also share a sports centre with full size tennis court, squash court, gym and spa.

Privacy is in no way compromised however, and each villa is sweetly secluded within its own extensive walled gardens. Two-storey Villa Rose has been designed to embrace its sublime cliff top location. The elegant upper-floor lounge is open on all sides to the spectacular ocean views while the glass doors of the grand dining room slide back completely to open the room up to the gardens and infinity-edge pool. Four spacious ensuite bedrooms – two kings and two twins – are set back on either side of the living spaces, all with wide ocean views.

**Features and amenities**

**Location**

Kutuh Village, The Bukit Peninsula, South Kuta, Bali, Indonesia.

**Capacity**

8 Adults (4 bedrooms: 2 with king beds, 2 with twin beds) plus 4 extra beds on request at additional cost.

**Living areas**

Upper floor, open-sided lounge; ground floor dining for 14 with second sitting room; TV lounge and bar area.

**Pool**

18m x 6m x 1.25m.

**Estate Staff**

Manager; assistant manager; full-time chef; 24-hour housekeeping, butler service and security; garden and pool staff; maintenance engineer; in-house spa therapist. Babysitters available on request.

**Dining**



Western, Asian, vegetarian and children's dishes. Requests accommodated (including special diets).

#### Communication

WiFi internet access; landline for international and local calls; mobile phone coverage.

#### Entertainment

Satellite TV; DVD and Blu-ray player.

#### Spa and sport

Full size tennis court; squash court; spa and gym.

#### For families

Villa Rose is well equipped for families, and can provide baby cots, highchairs and booster seats on request.

#### Transport

A 7-seater car with driver is available on a complimentary basis for up to 8 hours a day. Additional hours are charged on guest account.

#### Weddings and events

Offering an unbeatable cliff-top setting, with large lawns and exceptional purpose-built guest facilities, weddings and events for up to 400 people can be arranged at the estate with prior notice.

#### Additional facilities

Barbecue; diesel powered back-up generator; safety deposit boxes in all bedrooms.

#### Property area

14,767 sqm.





## The layout

### Indoor living

- Delightful open-sided, upper-floor living area with spectacular ocean views and plentiful seating.
- Glass-walled dining room with unique 14-seater table set on the base of a polished tree trunk, and a separate sitting area.
- TV lounge and bar counter with massive semi-circular couch facing a 50-inch TV with Satellite channels, DVD and Blu-ray player.

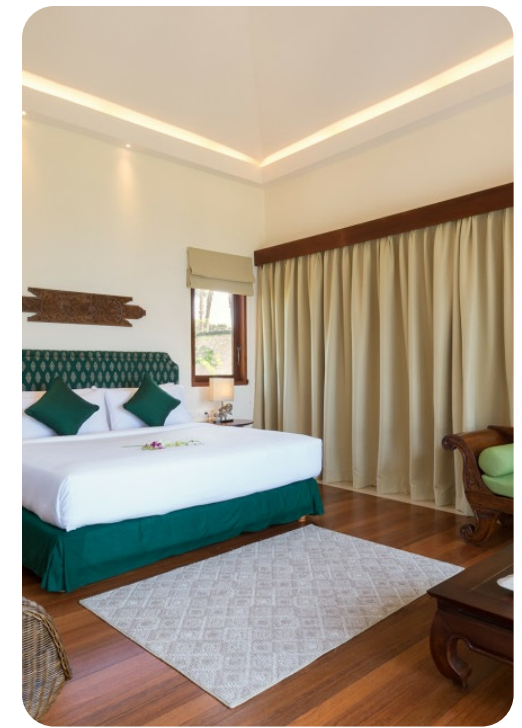
### Outdoor living

- Two large furnished decks in the cliff-top garden - one poolside, the other adjoining the dining room
- Poolside guest washrooms.
- 18-metre cliff-top infinity swimming pool.

## The rooms

### Bedrooms

- Four almost identical ensuite bedrooms - two king-bedded and two twin-bedded - create an ideal set-up for families.
- All rooms feature sliding glass doors opening onto either balconies or terraces overlooking the pool, gardens and ocean.
- All are air-conditioned, have floors of teak and marble and are distinguished with bright, traditional ikat fabrics.
- Bathrooms feature teak woodwork, marble floors and vanities, freestanding bath tubs, well-lit fitted dressing areas and glass-enclosed showers.



## Location

Peacefully and privately situated, at the end of a winding country lane on Bali's southernmost tip, The Pandawa Cliff Estate is a hidden paradise overlooking the Indian ocean from its enchanting cliff-top setting. Apart from a handful of other luxury villas sprinkling the cliff top, and the beach huts and local cafes bordering the white sands of Pandawa Beach far below (named after the five warrior brothers of the Mahabharata epic, whose white stone statues are carved into niches along the road leading down to the beach), there is little development in this unspoiled corner of Bali. But despite it's tranquil, rural setting, The Pandawa Cliff Estate is less than 30 minutes' drive from Bali's international airport, and within easy reach of several glorious surf beaches, the sacred sea temple of Uluwatu, and the many restaurants and beach bars of Jimbaran and Nusa Dua.

