

BPI - Bali Real Estate

The Luxury of Private Villa Retreats

Villa Maridadi

Location: **Cemagi – Ocean Front**



Location:

Maridadi villa is one of Bali's very few absolute oceanfront Villas located on a cliff with access to Cemagi Beach. Villa Maridadi is located just beyond the quiet and picturesque Balinese Village of Mengening along a winding village road lined with paddyfields and featuring substantial Balinese Temples and massive Banyan Trees. Only a 30 minutes from the many popular restaurants and shops of Seminyak and approximately 45 minutes drive to Ngurah Rai International Airport. For the golf enthusiasts, the Nirwana Bali Golf Course - The Le Meridien Hotel and the famous Tanah Lot Temple are less than a 10 minutes drive. The Nusa Dua Golf Club and Bali Handara Golf Course are an equidistant 1 hour's drive away.

Setting:

With over 40 meters of private beach frontage Villa Maridadi has the ultimate sunset panorama with views over to the Jimbaran Bukit headland in the south over a Balinese temple set on a large rocky outcrop in the ocean to the Java coastline in the west and the cloudy peaks of Gunung Agung to the north.

Set on a 4,050 square meters, gently sloping grounds, studded with coconut palms and fragrant frangipani trees, with a crystal clear 20 meter x 5 meter lap swimming pool this home is a wonderful retreat, far from the gaiety of tourist Bali.

The villa was designed and built by the same International Group who built the Four Seasons Hotel in Bali, and is refreshingly uncomplicated and simple in design with the sympathetic use of traditional Balinese architectural concepts and utilization of the best of local timbers and handcrafted stones and offers you every modern amenity.

Cuisine: The staff has been trained to serve you in comfort and elegance. Every effort will be made to accommodate your dining requests and special dietary needs. The cooks know how to shop for premium quality produce and all meals are provided to you at cost. Naturally, Indonesian cuisine is a specialty and we have a wide selection of delicious choices. Vegetarian, Italian and BBQ style meals are also a favorite and our staff are well used to children and their often simpler menu needs.

Living and Dining: The stunning main 12-meter x 8 meter open living and dining pavilion has been designed for relaxation and entertainment and provides optimum enjoyment of the wonderful ocean, river and unforgettable sunset views. The pavilion with its high natural alang alang grass ceiling, the tall supporting coconut columns and the cool cream terrazzo paved floors is the very essence of tropical living. Overhead ceiling fans and gentle sea breezes keep everyone cool and the ample lounge area seating assures that there is room for everyone to relax. The lounge has a music system with surround sound speakers in the ceiling. The 3 meter antique wood dining table for 12 makes for easy and elegant dining.

A separate air -conditioned indoor study has a Television unit complete with VCD or DVD and Video systems. A second upstairs casual open living area also has a Television unit with VCD, Video and Play station systems as well as a pool table for your enjoyment.

The grounds are beautifully grassed and maintained. The wonderful 20 meter long swimming pool is lined with green stone with a white Palimanan stone surround. A swim in the pool, a surf at one of Bali's most popular surf beaches, a beach walk, a bike ride up to the village and its surrounds or a quiet fish at the rock pools are all only a matter of steps.

Bedrooms: The villa has 5 Air-conditioned bedrooms, all with en-suite bathrooms. The villa has been designed with a master and study bedroom bungalow on ground level, two separate guest bungalows and a separate wing with two ground level bedrooms and living area upstairs with glass sliding doors. All the bedrooms have ocean views with large glass sliding doors also with split air conditioning units as well as overhead ceiling fans.

The bedrooms have custom made oversized king beds with built in wardrobes. Often overlooked in tropical homes, all bedrooms have good quality curtains. The bedroom interiors have been tastefully furnished with a balance of modern rattan and collected antique furniture and artifacts.

Villa Features Summary

Area Sizes

Land area: 4,050 M2
Residence Size: 587 M2
Large Private Swimming Pool 20 m x 5 m
Tropical landscaped garden with ponds
Private Car Parking
Guest capacity ideally 8-10 people as couples

Bedrooms

3 bedrooms with King sized beds
2 bedroom with Twin-size bed
All with air- conditioning and overhead ceiling fans
Separate Study room

5 en-suite bathrooms

1 Master with bathtub
2 guest with bathtub
Study Bathroom with shower
Downstairs Twin rooms with shower

Communication

Cable TV, VCR, Stereo, VCD
Stereo Unit in all bedrooms
Telephone Line

Living and Dining Areas

Open plan living & dining area
Main Dining Table Seats 12 people
Separate air-conditioned Television Study Room located downstairs
Second glass sliding door and open air living with Television and ½ sized Pool Table

Villa Services

Pool Table
Full Sized Tennis Court
Safety Boxes 3
Fully equipped kitchen and laundry
Live in staff quarters
Complimentary Laundry Service (dry cleaning at cost)
Babysitter on request

Staffing

1 Villa Manager
4 Housekeeping Staff
1 Trained Cooks
1 Daily pool
2 gardener
3 Night Security

Specification

Size

Total Land	4050 M2
Total Building	587 M2
Room Size	
Master bedroom	5,5 x 5,5 M2
Study Room	4,5 x 4 M2
Bedroom 1	5 x 5 M2
Bedroom 2	5 x 5 M2
Bedroom 3	5 x 4,5 M2
Bedroom 4	5 x 4,5 M2
Living and Dining	8 x 12 M2
Kitchen Size	5 x 5 M2
Pool Size	5 x 20 M2

For booking requests please contact:

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