

Luxury Villa Rentals

ONCE IN A LIFETIME CHANCE TO OWN ONE OF THE WORLD'S BEST VILLAS

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One of Indonesia's most iconic private villas – The Istana – is on the market.

Bali's reputation as a must-stop destination on the international jet-set circuit continues to grow and The Istana's exclusive location and unique architecture creates an environment that encapsulates the island's serenity and spirit to offer you or your guests the ultimate relaxation retreat.

Found in a majestic cliff-top position on the south-western peninsular of Bali in an area known as the Bukit, the Istana comprises two infinity pools and five spacious bedroom suites on its 5200 square metre estate. The villa faces west towards the rolling surf of the Indian Ocean overlooking the beach and reef of Uluwatu, rated by surfing enthusiasts as the fourth best break in the world.



It is the perfect place to become immersed in Bali's famous sunsets and momentarily leave the real world behind to indulge in a luxurious feast of the senses.

The Istana was designed by lauded Australian-based French architect Fredo Taffin, who forged his reputation for his cutting-edge design of the ever iconic hotspot KuDeTa in fashionable Seminyak.

Mr. Taffin said that his decision to break ranks with traditional Balinese architecture when designing The Istana started a trend in Bali resort architecture towards achieving perfect symmetry in order to maximize the spectacular ocean views.

"The Istana was Bali's first destination villa and was designed to offer world-class amenities and the highest level of service. Architecturally speaking the low elevation keeps the building 'down to earth' with proportions that are discreet and elegant, rather than intimidating," he said.



The symmetry of The Istana is oriented around the path of the sun, so sunsets over the vast blue ocean take centre stage each night before focusing on the far off twinkle of the lights of the small local fishing fleet at night fall.

As one would expect from a property of this calibre, The Istana transitions seamlessly between opulent entertaining and private areas, such as the library, home theatre and dedicated spa and beauty treatment area that have been thoughtfully integrated into an estate that offers a something to everyone. Families will feel especially welcome owing to the vast children's room and games room. The long manicured lawn and extensive service areas, along with the striking azure of the ocean, explain its popularity for weddings and events.

Bali's modern lifestyle is reflected in The Istana's delicious blend of indoor and outdoor spaces. The main swimming pool is 32 metres in length and offers yet another pleasant sanctuary. The 120 square metre master bedroom suite is an independent structure set aside from the main house with its own infinity edge pool.

The Istana is operated and marketed by BHM Villas, a member of the Elite Havens Group, which specialises in the operational management and marketing of luxury villas in Bali. BHM has successfully assumed responsibility for every aspect of The Istana's logistical and commercial operations, as well as providing marketing and agent relations services through its sister company Marketing Villas Limited, to ensure the effective and efficient running of The Istana as both a sound commercial investment and a treasured holiday retreat for its owner.



The onsite team features a western chef who ensures an indulgent fusion menu from the villa's restaurant-grade kitchen. The management team consists of four butlers, two drivers, two masseuse and spa staff and countless housekeeping and maintenance people and round-the-clock security team.

Separate staff entrances, quarters and parking allow The Istana to remain an idyllic escape where guests can be comfortable in the knowledge that impeccably trained service staff are working behind the scenes to cheerfully cater for all requests.

The Istana has been competently operated as both a private residence and a commercial villa and currently has a substantial forward booking calendar of committed guests and repeat clients.

Built in 2002, it has been recently and extensively renovated and upgraded by Gary Fell in 2007 and 2008 to maintain its status as one of the most desirable places to stay in Asia. Mr. Fell possesses a very different way of looking at space complements the work of Mr. Taffin.

"We feel the contrast between our modern interventions and the original brings out the best in both," Mr Fell said.

"Throughout the villa, contemporary furniture finished with hi gloss lacquer and (custom made) silk wall panels play against the more rustic teak floors. Modern ceiling treatments channel light into the volumes created by the open, traditional roof structure," he said.

The Istana is routinely covered in the media in such publications as The New York Times and Condé Nast Traveller and has been twice rated by DestinAsian Magazine as one of the Top 10 villas in Asia. Recently, Island Magazine rated the Istana as the third best Island Villa in the world.

The Istana is being represented for sale by Elite Havens in association with Knight Frank.

For further information or to register your interest in the purchase of The Istana, please contact Matthew Georgeson at Elite Havens on matthew@elitehavens.com or +62 (361) 738 747.

www.TheIstana.com