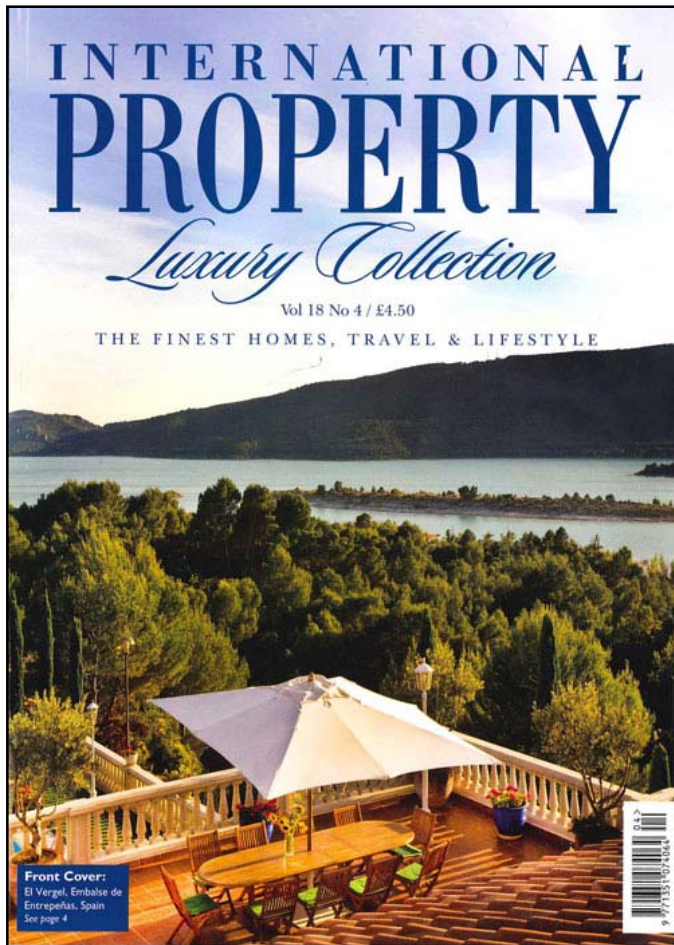


INTERNATIONAL PROPERTY LUXURY COLLECTION – THE ISTANA Volume 18 No.4 – August 2011



Bali

The Istana

In a cliff-top position on the south-western peninsula of Bali, The Istana comprises two infinity pools and five spacious bedroom suites on its 1,200sqm estate. The villa faces west towards the Indian Ocean overlooking the beach and reef of Uluwatu, rated by surfing enthusiasts as the fourth best break in the world.

Its symmetry is oriented around the path of the sun, so sunsets over the ocean take centre stage each night. Opulent entertaining and private areas blend seamlessly, such as the library, home theatre and dedicated spa and beauty treatment area. The main swimming pool is 32 metres long while the 120m² master bedroom suite set aside from the main house with its own infinity edge pool. The Istana has been completely operated as both a private residence and a commercial villa and currently has a substantial forward booking calendar.

£4,466k / £5,296k / \$7.52m
Elite Havens +62 (361) 738 747

Among 17,500 islands across the Indonesian archipelago, Bali is one of the 33 provinces of the Republic of Indonesia, the largest archipelagic country in the world with a chain of islands stretching over 500,000km from Sumatra to Papua.

Bali's reputation as a must-stop destination on the international jet-set circuit continues to grow. Now one of the most popular tourist destinations in the world, the rapid growth of development in tourism has naturally had a big impact on Bali. However, Balinese culture is still as strong as ever and it's this that makes the island different from other destination.

"Top-end luxury villas in Bali are sought-after for a combination of investment and lifestyle factors," says Matthew Georgeson of Elite Havens Knight Frank. "They are largely second homes used for commercial rentals when not in residence and any rise in list prices over the last few years has been derived from fundamentals of supply and demand, rather than a bubble driven by credit (as in so many other global property markets). The foreign buyers market is truly international; however, with Australia's proximity and dollar strength, Australians make the largest share. There are also many expatriate buyers based in Asia, notably Singapore and Hong Kong."

100 International Property Luxury Collection

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