

GD&ASSOCIATES

EXCLUSIVE LISTINGS | CANGGU EXCLUSIVES | A CURATED TROPICAL LIVING



A CURATED TROPICAL LIVING

BERAWA, CANGGU

PRICE USD	PRICE IDR	OWNERSHIP
USD 4,300,000	IDR 76,691,000,000	Freehold
BEDS / BATHS	LEVEL	YEAR BUILT
6 / 6.5	1	2025
LAND SIZE +/- 1,500 sqm 15.00 are	LIVING SIZE +/- 700 sqm 7.00 are	DESIGN
CERTIFICATES PBG SHGB SLF	ZONING Tourism	VIEWS Pool Garden

* Company share sale option is available

Refined living just steps from the beach, about 100 meters from Canggu beach, this exceptional freehold residence features contemporary architecture and refined interiors in a desirable location. Designed by Studio Anso, the villa showcases a sophisticated approach to space and materials, ensuring lasting appeal. Offered exclusively through @gdassociatesbali.

A sophisticated tropical-contemporary living space blends refined resort living with a collector's home aesthetic. Warm teak paneling and library-style shelving merge tropical modernism with artisanal elements. Floor-to-ceiling glass doors reveal lush garden views, while a gallery wall of ceramics adds a relaxed sophistication. The living area, set in a deep, dark-framed niche, contrasts with lighter wood and draws the eye inward. Polished concrete or stone flooring provides an understated base, allowing furniture to shine. Full-height sliding doors open to a vibrant tropical garden, seamlessly connecting indoor and outdoor living.

This six-bedroom layout features spacious areas for daily living and entertaining, with high ceilings enhancing comfort. The main building includes an indoor living room, dry kitchen, TV room, chef's kitchen, and outdoor dining, creating an ideal environment for hosting. The centerpiece is the expansive swimming pool, accompanied by a pavilion with a bar and sunken living area for refined gatherings.

Located near renowned restaurants and boutiques, this property balances convenience with investment potential. Its premium quality ensures strong rental performance, while its freehold status and prime location offer opportunities for capital appreciation and lasting value, making it a distinguished residence in Canggu.

Laundry Room | Storage Room | Swimming Pool

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OTHER FEATURES

NEARBY

Attractions

Batu Belig Beach
Batu Bolong Beach
Berawa Beach
Canggu Beach
Echo Beach
Mai Main Playground
Mengening Beach
Nelayan Beach
Pererenan Beach
Petitenget Beach
Seseh Beach

Public Facilities

Semer Vet
Further Hotel
Canggu Community School
Caterpillar School
Montessori School
Obsidian
Soccer Field
Soori Dog Grooming
Veterinary Clinic

Culture

Bali Equestrian
Desa Seni
Deus Ex Machina
FINNS
Liga Tennis
Nirvana
Potato Head
Samadi
Sanctuary
Soham Wellness
UDARA Bali

Food & Drinks

Amolas Cafe
Bokashi
Desa Kitsune
Indigo
Kanzaz Patisserie
KONG
Mauri Italian Contemporary Cuisine
Origen Mexican Restaurant
Red Gunpowder
Riviera Seafood-Wine Bar
Santanera

Shopping

Bali Buda Canggu
Bali Buda Umalas
Bokashi
Heveya Organic Latex Mattress & Bedding Specialist
Limited Edition
Muka Concepts

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OVERVIEW	AMENITIES	OTHERS	NEARBY
EXCLUSIVE	✓ LAUNDRY ROOM		BATU BELIG BEACH
OWNERSHIP: FREEHOLD	✓ STORAGE ROOM		BATU BOLONG BEACH
STATUS: EXCELLENT	✓ SWIMMING POOL		BERAWA BEACH
LAND SIZE: 1,500 sqm / 15.00 are			CANGGU BEACH
LIVING SIZE: 700 sqm / 7.00 are			ECHO BEACH
LEVEL: 1			MAI MAIN PLAYGROUND
BED / BATH: 6 / 6.5			MENGENING BEACH
VIEWS: POOL, GARDEN			NELAYAN BEACH
FURNISHING: FULLY-FURNISHED			PERERENAN BEACH
INCLUDE STAFF: DOES NOT INCLUDE STAFF			PETTITENGET BEACH
PAYMENT TERM: NO			SESEH BEACH
CERTIFICATION: PBG, SHGB, SLF			SEMER VET
ZONING: TOURISM			FURTHER HOTEL
			CANGGU COMMUNITY SCHOOL
			CATERPILLAR SCHOOL
			BALI EQUESTRIAN
			AMOLAS CAFE
			BALI BUDA CANGGU

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