

GD&ASSOCIATES

PROPERTIES LISTINGS | MENGWI EXCLUSIVES | ARCHITECTURAL RIVERSIDE SANCTUARY



ARCHITECTURAL RIVERSIDE SANCTUARY TUMBAK BAYUH, MENGWI

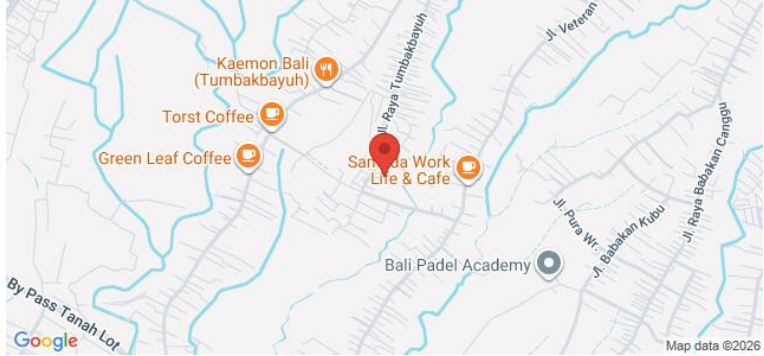
PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 1,700,000	IDR 30,584,000,000	Leasehold	27 years
BEDS / BATHS	LEVEL	YEAR BUILT	
5 / 6.5	3	Q4 2026	
LAND SIZE +/-	LIVING SIZE +/-	DESIGN	
800 sqm	700 sqm		
8.00 are	7.00 are		
CERTIFICATES	ZONING	VIEWS	
Certificate Copy	Residential	River and Greenery	
Notarial Deed			

Nestled within the peaceful enclave of Tumbak Bayuh, this exceptional residence commands a privileged riverside setting just moments from Pererenan and Canggu's destinations and iconic surf beaches. Enveloped by lush tropical greenery and the gentle rhythm of the river, the home delivers a rare sense of privacy while remaining effortlessly connected to Bali's most desirable lifestyle attractions.

Occupying 800 sqm of land with approximately 700 sqm of meticulously designed living space, the residence is defined by striking contemporary architecture that seamlessly blends natural materials with expansive glazing and dramatic double-height volumes. At its heart, a spectacular open-plan living and dining pavilion extends effortlessly into the landscaped gardens, creating an uninterrupted connection between the interiors and the surrounding nature. Five generous bedroom suites are complemented by a private entertainment room, dedicated office, spa, staff quarters, multiple storage rooms, and secure parking. Outside, a 68 sqm infinity-style swimming pool, expansive sun terraces, and an elegant BBQ pavilion provide an exceptional setting for both refined entertaining and relaxed tropical living.

Currently in the final stages of construction and scheduled for completion in Q4 2026, this remarkable residence has been thoughtfully crafted with premium finishes, refined craftsmanship, and timeless architectural detailing throughout. Designed to maximise natural light, cooling breezes, and tranquil garden and river views, it presents a compelling opportunity as an exclusive private residence or a high-performing luxury investment in one of Bali's most sought-after residential destinations.

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OVERVIEW

REGULAR

OWNERSHIP: LEASEHOLD

STATUS: OFF-PLAN PROPERTY

LAND SIZE: 800 sqm / 8.00 are

LIVING SIZE: 700 sqm / 7.00 are

LEVEL: 3

BED / BATH: 5 / 6.5

VIEWS: RIVER AND GREENERY

FURNISHING: FULLY-FURNISHED

PAYMENT TERM: NO

CERTIFICATION: CERTIFICATE COPY, NOTARIAL DEED

ZONING: RESIDENTIAL

AMENITIES

OTHERS

NEARBY

ECHO BEACH

BERAWA BEACH

MAI MAIN PLAYGROUND

PERERENAN BEACH

TIMES BEACH WARUNG

ORIGEN MEXICAN RESTAURANT

AMOLAS CAFE

BOKASHI

DESA KITSUNE

INDIGO

KONG

RED GUNPOWDER

SANTANERA

SATOSHI

SHELTER

BALI EQUESTRIAN

FURTHER HOTEL

BALI BUDA CANGGU

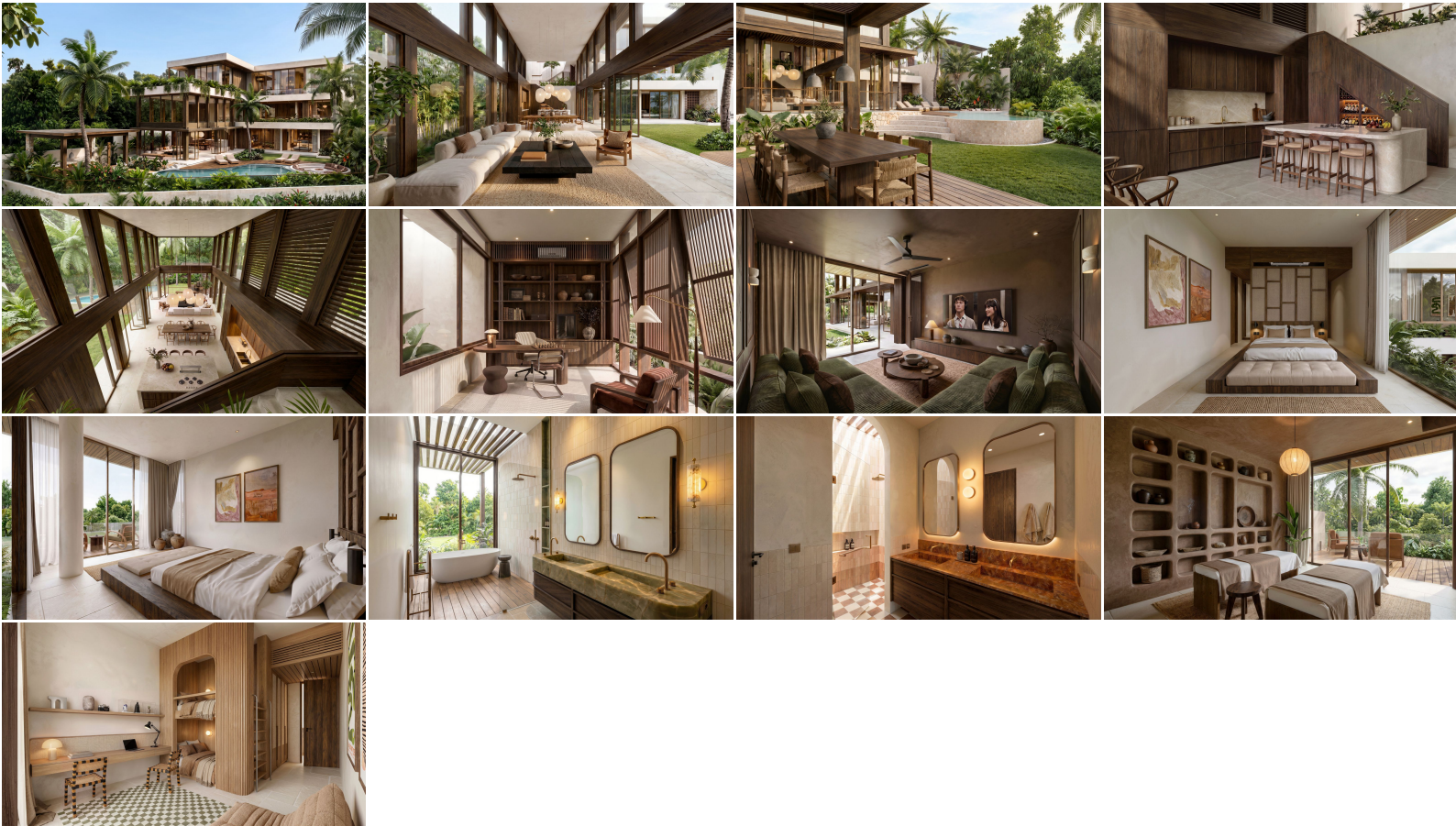
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