

# GD&ASSOCIATES

EXCLUSIVE LISTINGS | MENGWI EXCLUSIVES | BIOPHILIC VILLA WITH OCEAN GLIMPSE



## BIOPHILIC VILLA WITH OCEAN GLIMPSE

PERERENAN, MENGWI

PRICE USD	PRICE IDR	OWNERSHIP
USD 6,250,000	IDR 107,719,000,000	Freehold
USD 450,000	IDR 7,756,000,000	Yearly Rental

BEDS / BATHS	LEVEL	YEAR BUILT
7 / 7.5	2	2021

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
1,440 sqm 14.40 are	833 sqm 8.33 are	

CERTIFICATES	ZONING	VIEWS
Notarial Deed NPWPD PBG SHGB SLF	Tourism	Ocean Garden Pool

Located in the upmarket Pererenan, Bali, this exquisite freehold property has ocean views and is just a short walk from the beach. Blending contemporary Brazilian and Balinese architectural styles, the Luxury Contemporary Villa is the epitome of tropical living, blurring indoor and outdoor, with no expense spared.

This rare property results from a collaboration between a renowned French architect and French developer specializing in one-of-a-kind luxury residences. Every detail reflects the highest quality. This home has been lovingly maintained and cherished since 2021, serving as a haven for the current owner's family and friends.

Spanning 833 m<sup>2</sup>, the villa features seven spacious en-suite bedrooms, a living room with a Living Divani Extra Soft Sofa for up to 20 guests, and a dining room seating 14 with designer "Jeanneret" chairs. It includes two modern kitchens equipped with Miele dishwasher, a home office with ocean view, and a professional laundry. The home also boasts Daikin central air conditioning and Italian double-glass aluminum sliding doors.

For entertainment, a private home cinema with a 3.2-meter screen offers access to over 2000 movies through Apple TV and Netflix, along with a Nintendo Switch and Bose sound system.

Surrounded by a 1,440 m<sup>2</sup> tropical garden, the property features a 20-meter infinity pool overlooking the sea, reclaimed Ulin wooden decking with eight double daybeds, a heated Jacuzzi, and outdoor dining options.

With its prime location and high-quality design, this property is ideal for luxury rentals or as a private residence.

Price and spec on demand—get in touch today!

info@gillesdemunter.com | +62819 99 971 591

Garage | Garden | Home Office | Jacuzzi | Laundry Room |

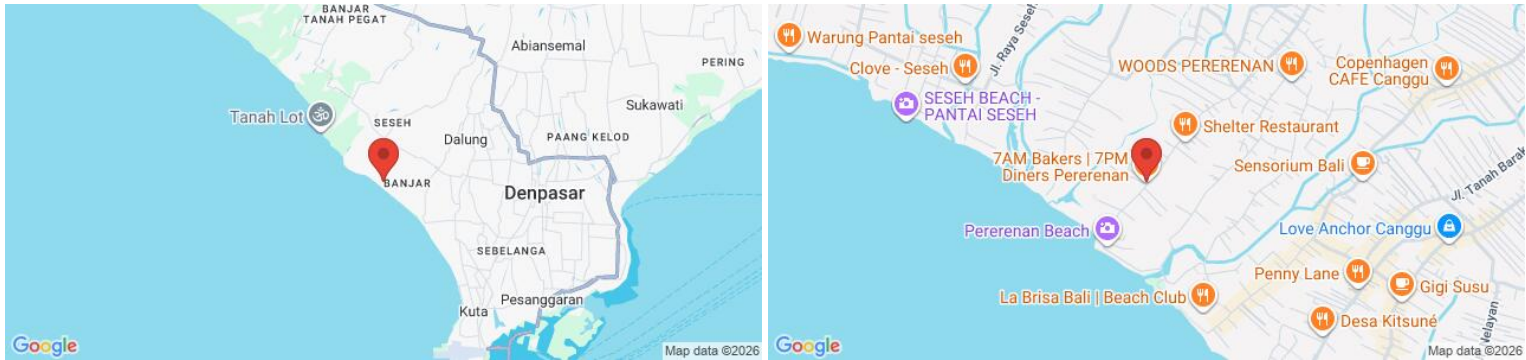
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GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak,  
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*Private Parking / Staff Quarters / Storage Room / Swimming Pool*



## OTHER FEATURES

## NEARBY

### Attractions

*Batu Belig Beach  
Batu Bolong Beach  
Berawa Beach  
Canggu Beach  
Cemagi Beach  
Echo Beach  
Mai Main Playground  
Mengening Beach  
Nelayan Beach  
Nyanyi Beach  
Pererenan Beach*

### Culture

*Bali Equestrian  
Desa Seni  
Deus Ex Machina  
FINNS  
Liga Tennis  
Nirvana  
Samadi  
UDARA Bali*

### Food & Drinks

*Amolas Cafe  
Bokashi  
Desa Kitsune  
Indigo  
KONG  
Origen Mexican Restaurant  
Red Gunpowder  
Riviera Seafood-Wine Bar  
Santanera  
Satoshi  
Seseh General Store*

### Public Facilities

*Further Hotel  
Canggu Community School  
Caterpillar School  
Montessori School  
Obsidian  
Semer Vet  
Soccer Field  
Veterinary Clinic*

### Shopping

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

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## OVERVIEW

EXCLUSIVE, RENT  
OWNERSHIP: FREEHOLD  
STATUS: EXCELLENT  
LAND SIZE: 1,440 sqm / 14.40 are  
LIVING SIZE: 833 sqm / 8.33 are  
LEVEL: 2  
BED / BATH: 7 / 7.5  
VIEWS: OCEAN, GARDEN, POOL  
FURNISHING: FULLY-FURNISHED  
INCLUDE STAFF: INCLUDE STAFF  
PAYMENT TERM: NO  
CERTIFICATION: NOTARIAL DEED, NPWPD, PBG,  
SHGB, SLF  
ZONING: TOURISM

## AMENITIES

✓ GARAGE  
✓ GARDEN  
✓ HOME OFFICE  
✓ JACUZZI  
✓ LAUNDRY ROOM  
✓ PRIVATE PARKING  
✓ STAFF QUARTERS  
✓ STORAGE ROOM  
✓ SWIMMING POOL

## OTHERS

## NEARBY

BATU BELIG BEACH  
BATU BOLONG BEACH  
BERAWA BEACH  
CANGGU BEACH  
CEMAGI BEACH  
ECHO BEACH  
MAI MAIN PLAYGROUND  
MENGENING BEACH  
NELAYAN BEACH  
NYANYI BEACH  
PERERENAN BEACH  
BALI EQUESTRIAN  
DESA SENI  
DEUS EX MACHINA  
FINNS  
AMOLAS CAFE  
FURTHER HOTEL  
BALI BUDA CANGGU

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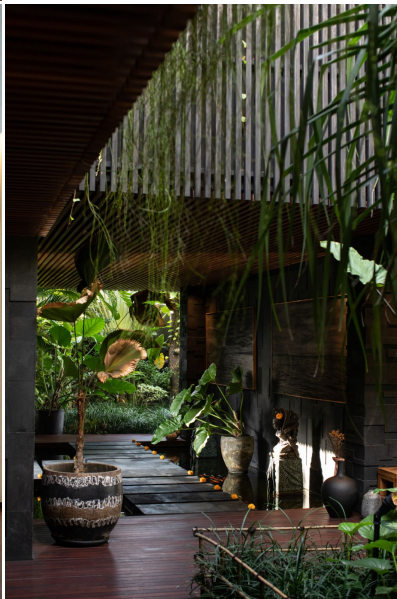
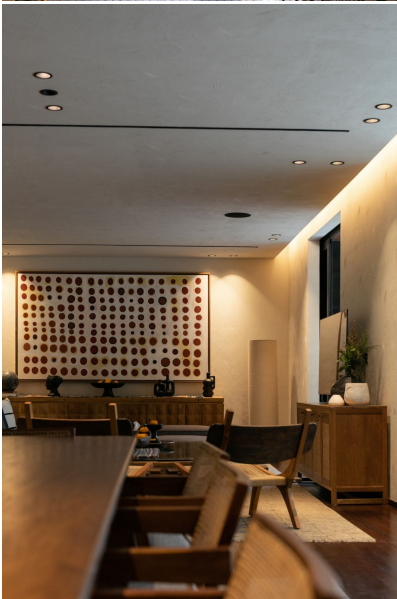
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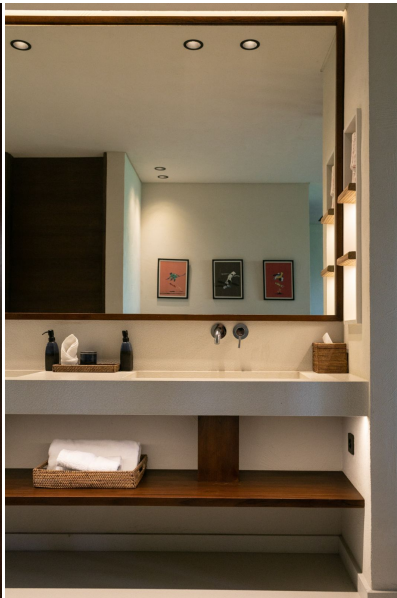
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