

# GD&ASSOCIATES

PROPERTIES LISTINGS | MENGWI EXCLUSIVES | CARIBBEAN COASTAL VILLA



## CARIBBEAN COASTAL VILLA BUDUK, MENGWI

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 380,000	IDR 5,200,000,000	Leasehold	30 years

BEDS / BATHS	LEVEL	YEAR BUILT
2 / 2.5	1	January 2021

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
650 sqm 6.50 are	206 sqm 2.06 are	Bungalow

CERTIFICATES	ZONING	VIEWS
Akta IMB	Residential	Garden Plantation

*This brand new property is situated on a fantastic residential plot overlooking green-belt Pandan cultivation in the outskirts of charming Tumbak Bayuh village. Approximate nearly 15 minutes drive to Pererenan beach and 6 kilometers Jalan Raya Canggu.*

*Designed and professionally built by a notable architect, including the contractor.*

*Quality materials and ironwood flooring are used throughout the property, which is vital for the homeowner to have a place that used beautiful materials to construct the house. The textiles and pieces have to shine, a home with a lot of light, and an outdoor area. The main villa holds three bedrooms, and a separate villa is a guest house of two guest bedrooms. This property is definitely a tropical dream home or a good buy for side investment as a rental villa.*

*Garage | Garden | Laundry Room | Private Parking | Staff  
Quarters | Storage Room | Swimming Pool*

**GD&ASSOCIATES** by Gilles Demunter®

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## OVERVIEW

REGULAR  
 OWNERSHIP: LEASEHOLD  
 STATUS: EXCELLENT  
 DESIGN: BUNGALOW  
 LAND SIZE: 650 sqm / 6.50 are  
 LIVING SIZE: 206 sqm / 2.06 are  
 LEVEL: 1  
 BED / BATH: 2 / 2.5  
 VIEWS: GARDEN, PLANTATION  
 FURNISHING: FULLY-FURNISHED  
 INCLUDE STAFF: NO  
 PAYMENT TERM: YES  
 CERTIFICATION: AKTA, IMB  
 ZONING: RESIDENTIAL

## AMENITIES

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

## OTHERS

✓ 10 X 4 METERS POOL WITH SUNDECK  
 ✓ WOODEN GATE GARAGE FOR VEHICLES  
 ✓ ENCLOSED DINING AND LIVING AREAS  
 ✓ OUTDOOR AND INDOOR DINING  
 ✓ OUTDOOR LOUNGE AREA WITH BEAUTIFUL BALI'S SCENERY

## NEARBY

MAI MAIN PLAYGROUND  
 BALI EQUESTRIAN  
 LIGA TENNIS  
 NIRVANA  
 SAMADI  
 AMOLAS CAFE  
 INDIGO  
 KONG  
 SATOSHI  
 OBSIDIAN  
 SOCCER FIELD  
 VETERINARY CLINIC  
 BALI BUDA CANGGU  
 BALI BUDA UMALAS  
 HEVEYA ORGANIC LATEX MATTRESS & BEDDING SPECIALIST

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