

# GD&ASSOCIATES

EXCLUSIVE LISTINGS | KEROBOKAN EXCLUSIVES | CONTEMPORARY ABODE VILLA



## CONTEMPORARY ABODE VILLA

UMALAS, KEROBOKAN

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 2,200,000	IDR 35,212,000,000	Leasehold	37 years

BEDS / BATHS	LEVEL	YEAR BUILT
4 / 6	1	2024

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
1,293 sqm 12.93 are	581 sqm 5.81 are	Modern

CERTIFICATES	ZONING	VIEWS
Akta PBG/SLF	Residential	Garden Pool

*Umalas Bumbak is known as one of the best residential areas. Enjoy peace and tranquility in a strategic location to all the major hubs Seminyak and Canggu have to offer, such as many of Bali's top restaurants (Bonito Fish Bar, Pizza Fabrica, etc.), shops, and International Schools (French School, ProEd). The beaches of Berawa and Batu Belig are just minutes away.*

*The Contemporary abode villa exemplifies the very essence of minimalist architecture, boasting clean lines, airy interiors, and advanced functionality.*

*Throughout the construction process, a team of expert architects and suppliers utilized natural materials and cool tones to create an overall atmosphere of tranquility and serenity.*

*The contemporary-style villas offer a perfect balance of form and function, with functionality being a top priority. The use of natural materials and the minimalist design philosophy create an aesthetically pleasing and practical environment.*

*The one-level property comprises 4 bedrooms on a 1490 m2 plot and 581 m2 living space. It also has a gym, staff quarters, an electric garage, and more.*

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

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GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak,  
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## OTHER FEATURES

*Fully equipped home-gym*

*1 multi purpose room with 2 laundry machines and lots of storage (staff quarter)*

*6 bathrooms + 1 bathtub area + 1 outdoor stone-cladded private shower by the pool*

*Covered parking area for 2 cars and 4 motor bikes*

*Gazebo area with equipped outdoor kitchen, bar stools (2) and dining (4)*

*2 swimming pools, a front pool 4m x 15m, and a private pool for the master suite 2.8m x 10.5m*

*Wrap around pathways (1.5m width) offering extra sitting outdoor areas and garden access*

*Main free flow pathway allowing easy transfer of groceries, luggages, and other items*

*3.5m height ceiling in the living room*

*3m height ceilings in the rest of the home*

*Slim and easy to slide aluminum Decco 42mm sliding doors*

*Double glazed windows 5mm + 5mm with laminated tempered glass*

*Master suite with its own lounge area, minibar, TV, and 2 working stations*

*Spacious Master suite bathroom with 2 built in vanities, 2 rain showers and 2 hand showers*

*Motorized curtains and blinds in the master suite*

*Bathrooms finished with Verde Patricia marble slab and Venus tiles*

*Kitchen set with Modena appliances and 4.55m island with Dekkton counter top*

*Swimming pools cladded in Green sukabumi stone finish & Candi stone top overflow*

*Type A Ulin timber pool decking in the main pool as well as the private one*

*Top end roman house granite floors 0.80mx0.80m stones*

*Built in functional Cabinetry*

*Electric garage doors*

*Installed CCTV*

*Solar possibility with Inverter panels of 20.900 kwp already installed*

*Triple water filtration with automatic backwash*

*2 Ariston heater pumps 240L provide hot water anytime of the day*

*Insulated from heat and humidity, ceilings, walls and floors*

*Ultra thick (22cm+) heavy loading exterior and interior walls*

*100% Customized furnitures by Jezz Living*

*Light fixtures by Piment Rouge*

*Curtains and blinds by Serba Antic*

*Special lighting with timers (outdoors). Dimmable lighting in master suite, Living room & gym*

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## NEARBY

### Public Facilities

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*Bali Self Storage  
Canggu School  
Canggu Station  
Caterpillar School  
Central Vet  
DHL Express  
DHL Express  
JNE Express  
Montessori School  
Siloam Medika  
Soccer Field*

### Attractions

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*Echo Beach  
Berawa Beach  
Canggu Beach  
Pererenan Beach  
Petitenget Beach  
Seseh Beach*

### Shopping

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*Soil Food Temple  
Bali Buda Canggu  
Bali Buda Umalas  
Heveya Organic Latex Mattress & Bedding Specialist  
KIM SOO  
Limited Edition  
Love Anchor  
Malamadre Motorcycles  
Muka Concept  
Pepito Supermarket  
Pepito Supermarket*

### Culture

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*Bali Equestrian  
Brazilian Body Fitness  
Desa Seni  
Deus Ex Machina  
FINNS  
Liga Tennis  
Mixed Martial Arts Academy  
Potato Head  
Samadi  
Soham Wellness  
UDARA Bali*

### Food & Drinks

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*Amolas Cafe  
Atelier 5  
BRAUD Cafe  
Brunch Club Bali  
Butterman  
Doppio Cafe Pink  
Esperluette Patisserie Francaise  
Gusto Gelato  
Kanvaz Patisserie  
Koloni  
KONG*

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OVERVIEW	AMENITIES	OTHERS	NEARBY
EXCLUSIVE	✓ GARAGE	✓ FULLY EQUIPPED HOME-GYM	BALI SELF STORAGE
OWNERSHIP: LEASEHOLD	✓ GARDEN	✓ 1 MULTI PURPOSE ROOM WITH 2 LAUNDRY MACHINES AND LOTS OF STORAGE (STAFF QUARTER)	CANGGU SCHOOL
STATUS: BRAND NEW	✓ GYM	✓ 6 BATHROOMS + 1 BATHTUB AREA + 1 OUTDOOR STONE-CLADDED PRIVATE SHOWER BY THE POOL	CANGGU STATION
DESIGN: MODERN	✓ PRIVATE PARKING	✓ COVERED PARKING AREA FOR 2 CARS AND 4 MOTORBIKES	CATERPILLAR SCHOOL
LAND SIZE: 1,293 sqm / 12.93 are	✓ STAFF QUARTERS	✓ GAZEBO AREA WITH EQUIPPED OUTDOOR KITCHEN, BAR STOOLS (2) AND DINING (4)	CENTRAL VET
LIVING SIZE: 581 sqm / 5.81 are	✓ STORAGE ROOM	✓ 2 SWIMMING POOLS, A FRONT POOL 4M X 15M, AND A PRIVATE POOL FOR THE MASTER SUITE 2.8M X 10.5M	DHL EXPRESS
LEVEL: 1	✓ SWIMMING POOL	✓ WRAP AROUND PATHWAYS (1.5M WIDTH) OFFERING EXTRA SITTING OUTDOOR AREAS AND GARDEN ACCESS	DHL EXPRESS
BED / BATH: 4 / 6.0		✓ MAIN FREE FLOW PATHWAY ALLOWING EASY TRANSFER OF GROCERIES, LUGGAGES, AND OTHER ITEMS	JNE EXPRESS
VIEWS: GARDEN, POOL		✓ 3.5M HEIGHT CEILING IN THE LIVING ROOM	MONTESSORI SCHOOL
FURNISHING: FULLY-FURNISHED		✓ 3M HEIGHT CEILINGS IN THE REST OF THE HOME	SILOAM MEDIKA
INCLUDE STAFF: NO		✓ SLIM AND EASY TO SLIDE ALUMINUM DECCO 42MM SLIDING DOORS	SOCCER FIELD
PAYMENT TERM: NO		✓ DOUBLE GLAZED WINDOWS 5MM + 5MM WITH LAMINATED TEMPERED GLASS	ECHO BEACH
CERTIFICATION: AKTA, PBG/SLF		✓ MASTER SUITE WITH ITS OWN LOUNGE AREA, MINIBAR, TV, AND 2 WORKING STATIONS	BERAWA BEACH
ZONING: RESIDENTIAL		✓ SPACIOUS MASTER SUITE BATHROOM WITH 2 BUILT IN VANITIES, 2 RAIN SHOWERS AND 2 HAND SHOWERS	CANGGU BEACH
		✓ MOTORIZED CURTAINS AND BLINDS IN THE MASTER SUITE	PERERENAN BEACH
		✓ BATHROOMS FINISHED WITH VERDE PATRICIA MARBLE SLAB AND VENUS TILES	SOIL FOOD TEMPLE
		✓ KITCHEN SET WITH MODENA APPLIANCES AND 4.55M ISLAND WITH DEKKTON COUNTER TOP	BALI EQUESTRIAN
		✓ SWIMMING POOLS CLADDED IN GREEN SUKABUMI STONE FINISH & CANDISTONE TOP OVERFLOW	AMOLAS CAFE
		✓ TYPE A ULIN TIMBER POOL DECKING IN THE MAIN POOL AS WELL AS THE PRIVATE ONE	
		✓ TOP END ROMAN HOUSE GRANITE FLOORS 0.80M X 0.80M STONES	
		✓ BUILT IN FUNCTIONAL CABINETRY	
		✓ ELECTRIC GARAGE DOORS	
		✓ INSTALLED CCTV	
		✓ SOLAR POSSIBILITY WITH INVERTER PANELS OF 20.900 KWP ALREADY INSTALLED	
		✓ TRIPLE WATER FILTRATION WITH AUTOMATIC BACKWASH	
		✓ 2 ARISTON HEATER PUMPS 240L PROVIDE HOT WATER ANYTIME OF THE DAY	
		✓ INSULATED FROM HEAT AND HUMIDITY, CEILINGS, WALLS AND FLOORS	
		✓ ULTRA THICK (22CM+) HEAVY LOADING EXTERIOR AND INTERIOR WALLS	
		✓ 100% CUSTOMIZED FURNITURES BY JEZZ LIVING	
		✓ LIGHT FIXTURES BY PIMENT ROUGE	
		✓ CURTAINS AND BLINDS BY SERBA ANTIC	
		✓ SPECIAL LIGHTING WITH TIMERS (OUTDOORS), DIMMABLE LIGHTING IN MASTER SUITE, LIVING ROOM & GYM	

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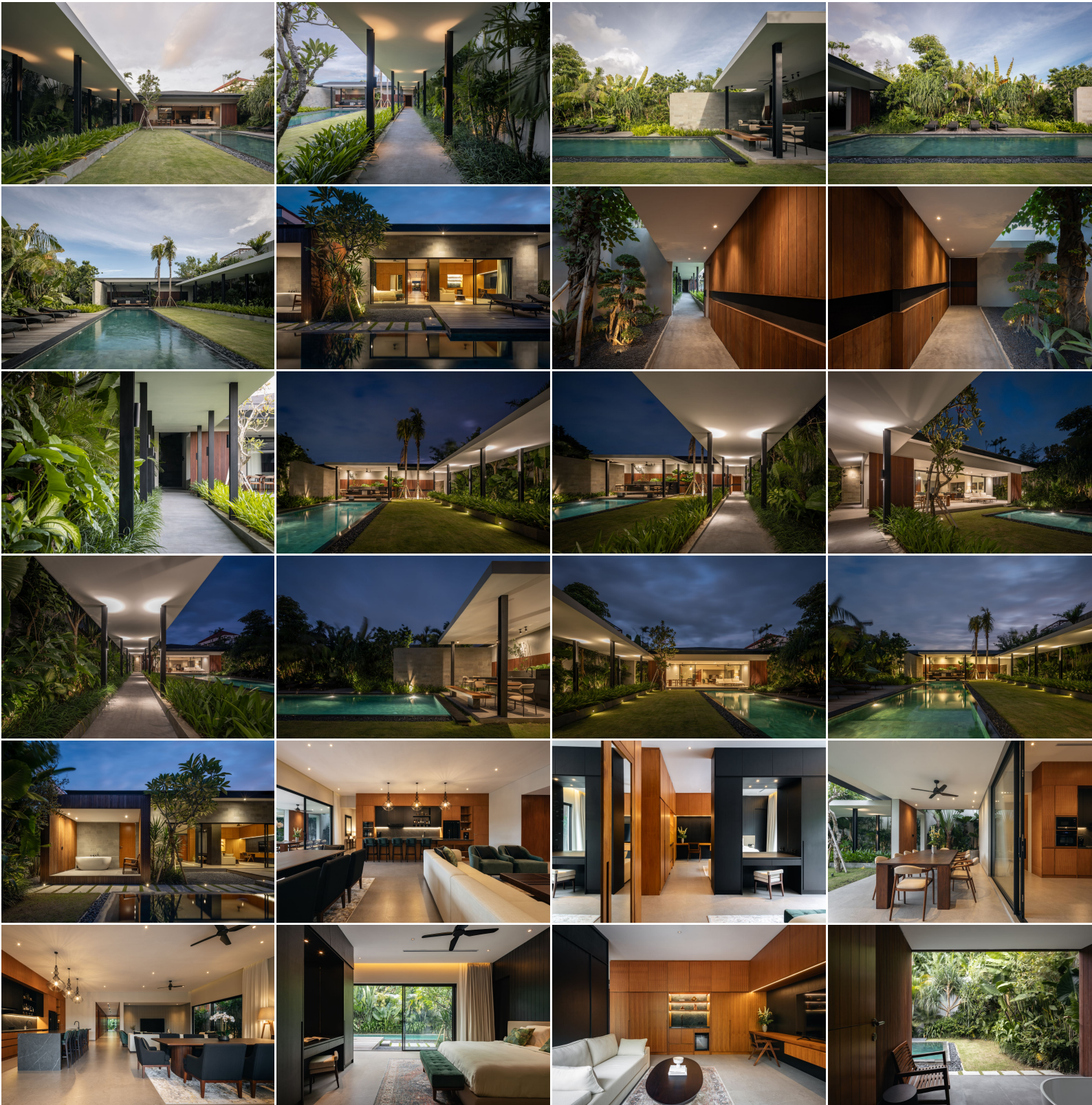
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