

# GD&ASSOCIATES

YEARLY RENTAL | KEROBOKAN EXCLUSIVES | COZY MODERN VILLA



## COZY MODERN VILLA

UMALAS, KEROBOKAN

PRICE USD  
USD 100,000

PRICE IDR  
IDR 1,624,000,000

OWNERSHIP  
Yearly Rental

BEDS / BATHS  
3 / 3.5

LEVEL  
1

YEAR BUILT  
2024

LAND SIZE +/-  
660 sqm  
6.60 are

LIVING SIZE +/-  
383 sqm  
3.83 are

DESIGN  
Modern

CERTIFICATES  
Akta  
PBG/SLF

ZONING  
Residential

VIEWS  
Pool  
Garden

*\* Available now & staff included*

*Located in the best residential area of Umalas near many trendy restaurants, shops, and International Schools (Canggu Club, French school). The beaches of Batu Belig and Canggu Berawa are just minutes away. Despite its prime location, the house provides a serene and secluded living environment, allowing you to enjoy peace and privacy.*

*The property has 3 bedrooms on a 660 m2 plot with a living space of 383 m2. It includes an open and enclosed living room, 2 kitchens, a maid's room, and more.*

*It features bright, open spaces filled with natural light. A calming mix of neutral colors creates a peaceful atmosphere, while large windows make the space feel even bigger. Minimalist furniture with clean lines combines style and practicality. Sleek fixtures make the space comfortable and inviting in every corner.*

*Garage | Garden | Staff Quarters | Storage Room |  
Swimming Pool*

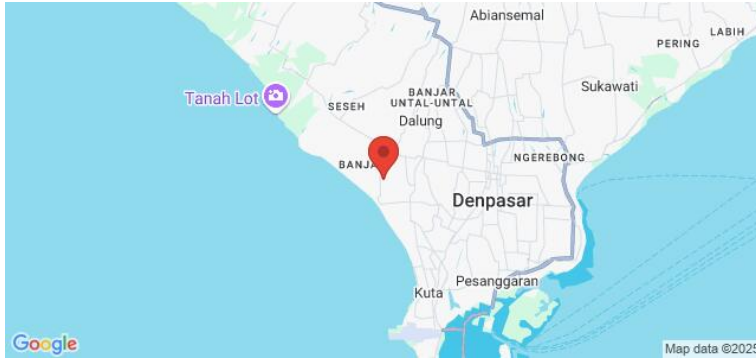
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GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak, Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.

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## OVERVIEW

RENT

STATUS: GOOD CONDITION

DESIGN: MODERN

LAND SIZE: 660 sqm / 6.60 are

LIVING SIZE: 383 sqm / 3.83 are

LEVEL: 1

BED / BATH: 3 / 3.5

VIEWS: POOL, GARDEN

FURNISHING: FULLY-FURNISHED

INCLUDE STAFF: YES

PAYMENT TERM: NO

CERTIFICATION: AKTA, PBG/SLF

ZONING: RESIDENTIAL

## AMENITIES

- ✓ GARAGE
- ✓ GARDEN
- ✓ STAFF QUARTERS
- ✓ STORAGE ROOM
- ✓ SWIMMING POOL

## OTHERS

- ✓ SWIMMING POOL
- ✓ OPEN AND ENCLOSED LIVING ROOM
- ✓ 2 KITCHENS
- ✓ STORAGE ROOM
- ✓ POWDER ROOM
- ✓ MAIDS QUARTERS
- ✓ GARAGE FOR 2 CARS

## NEARBY

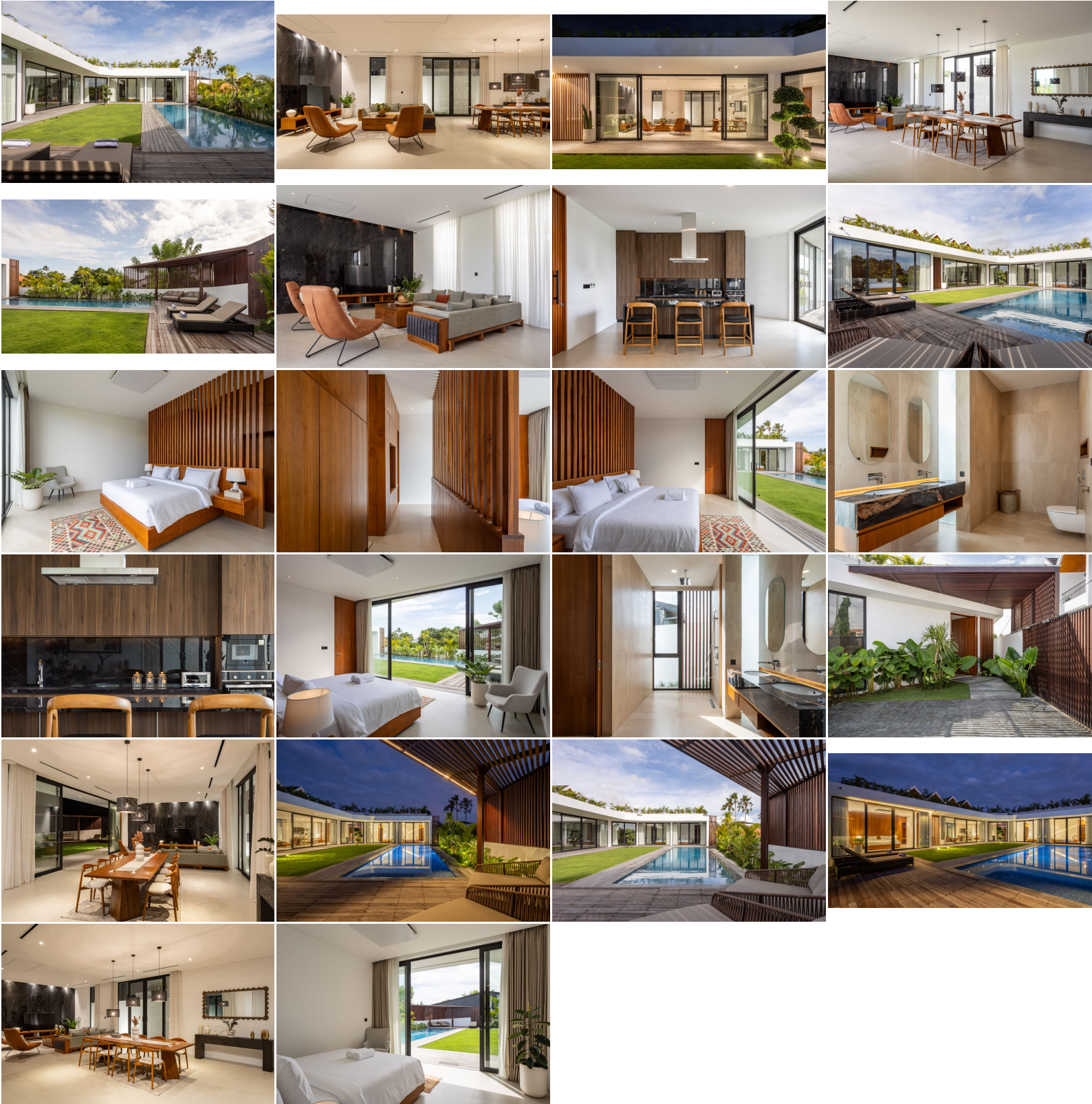
- BATU BELIG BEACH
- BATU BOLONG BEACH
- BERAWA BEACH
- CANGGU BEACH
- ECHO BEACH
- MAI MAIN PLAYGROUND
- NELAYAN BEACH
- PERERENAN BEACH
- PETTENGET BEACH
- SESEH BEACH
- BALI EQUESTRIAN
- DESA SENI
- DEUS EX MACHINA
- FINNS
- LIGA TENNIS
- AMOLAS CAFE
- FURTHER HOTEL
- BALI BUDA CANGGU

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