

GD&ASSOCIATES

EXCLUSIVE LISTINGS | CANGGU EXCLUSIVES | ECLECTIC CONTEMPORARY VILLA



ECLECTIC CONTEMPORARY VILLA

BATU BOLONG, CANGGU

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 1,895,000	IDR 29,563,000,000	Leasehold	28 years

BEDS / BATHS	LEVEL	YEAR BUILT
6 / 7	2	2023

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
764 sqm 7.64 are	805 sqm 8.05 are	Eclectic

CERTIFICATES	ZONING	VIEWS
Akta PBG/SLF	Tourism	Sunset Garden Pool

Welcome to your dream villa complex in the heart of Canggu, one of the most sought-after locations on the island of Bali. This stunning contemporary villa is designed to cater to the needs of a modern family while maintaining a serene atmosphere. Situated on a spacious riverside lot, the main villa boasts five large bedrooms with ensuite bathrooms featuring high-end recycled plastic upholstered custom-made furniture. The separate studio unit is loft-style, with an outdoor whirlpool tub and a rooftop terrace.

The villa is equipped with energy-saving heat-pump appliances and solar power, reducing its carbon footprint and making it environmentally conscious. The garden features large mango trees and boasts an 80 sqm swimming pool and a hot tub, perfect for relaxing with family and friends. The kitchen has a double-door refrigerator, electric cooktop, oven, grill, and dishwasher, making it easy to prepare your favorite meals.

The villa has an extensive security room and is also monitored with wifi-connected security cameras. The large staff and laundry area has a washer, dryer, and the latest streamer technology. The house also has a wifi mesh network, ensuring that you always stay connected.

The villa is located in the serene and quiet area of Nelayan, with a private road and access to the Canggu shortcut while still within walking distance to the best spas, cafes, and the beach. This location is perfect for those who want to enjoy the peace and quiet of Bali while still having access to the best amenities and entertainment that Canggu has to offer.

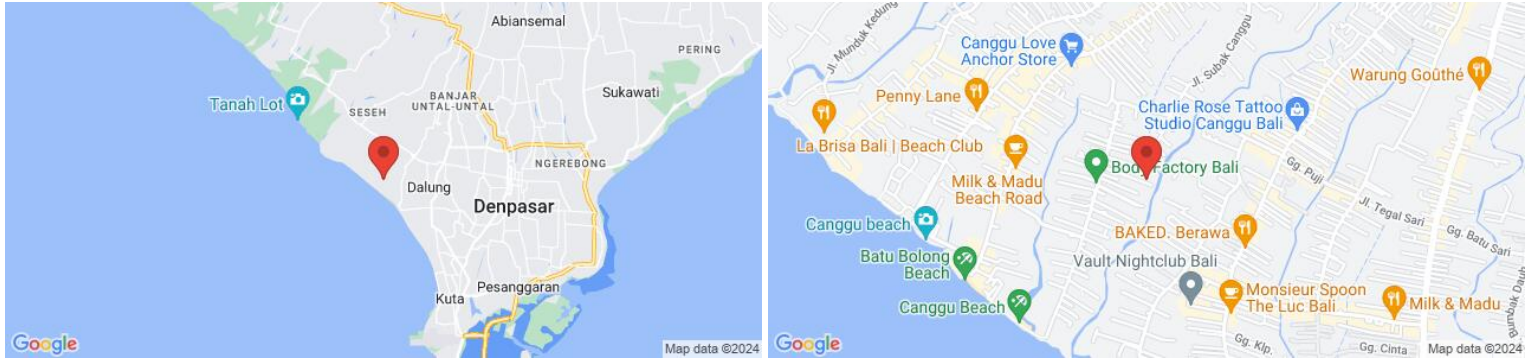
Garage | Garden | Gym | Home Office | Jacuzzi | Laundry Room | Private Parking | Rooftop | Staff Quarters | Storage Room | Swimming Pool

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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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OTHER FEATURES

8 x 17 meters pool with sun loungers

Total outdoor area 229 m2

Media room

Enclosed living and dining area

Fully equipped modern kitchen

Storage & Laundry room with sterilization unit

Gym room is convertible to another ensuite bedroom

Private access to the famous canggu shortcut

Kids or man cave

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NEARBY

Attractions

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*Batu Belig Beach
Cemagi Beach
Pererenan Beach
Petitenget Beach*

Public Facilities

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*DHL Express
Canggu School
Canggu Station
Caterpillar School
Central Vet
JNE Express
Montessori School
Siloam Medika
Soccer Field
Soori Dog Grooming
Vet Care*

Food & Drinks

.....

*Penny Lane
Times Beach Warung
Amolas Cafe
Atelier 5
Brunch Club Bali
Kanvas Patisserie
Koloni
KONG
Mauri Italian Contemporary Cuisine
Okamura Japanese Resto
Riviera Seafood-Wine Bar*

Culture

.....

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

Shopping

.....

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

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OVERVIEW	AMENITIES	OTHERS	NEARBY
EXCLUSIVE	✓ GARAGE	✓ 8 X 17 METERS POOL WITH SUN LOUNGERS	BATU BELIG BEACH
OWNERSHIP: LEASEHOLD	✓ GARDEN	✓ TOTAL OUTDOOR AREA&NBSP;229 M2	CEMAGI BEACH
STATUS: BRAND NEW	✓ GYM	✓ MEDIA ROOM	PERERENAN BEACH
DESIGN: ECLECTIC	✓ HOME OFFICE	✓ ENCLOSED LIVING AND DINING AREA	PETTENGET BEACH
LAND SIZE: 764 sqm / 7.64 are	✓ JACUZZI	✓ FULLY EQUIPPED MODERN KITCHEN	DHL EXPRESS
LIVING SIZE: 805 sqm / 8.05 are	✓ LAUNDRY ROOM	✓ STORAGE & LAUNDRY ROOM WITH STERILIZATION UNIT	CANGGU SCHOOL
LEVEL: 2	✓ PRIVATE PARKING	✓ GYM ROOM IS CONVERTIBLE TO ANOTHER ENSUITE BEDROOM	CANGGU STATION
BED / BATH: 6 / 7.0	✓ ROOFTOP	✓ PRIVATE ACCESS TO THE FAMOUS CANGGU SHORCUT	CATERPILLAR SCHOOL
VIEWS: SUNSET, GARDEN, POOL	✓ STAFF QUARTERS	✓ KIDS OR MAN CAVE	CENTRAL VET
FURNISHING: FULLY-FURNISHED	✓ STORAGE ROOM		JNE EXPRESS
INCLUDE STAFF: NO	✓ SWIMMING POOL		MONTESSORI SCHOOL
PAYMENT TERM: NO			SILOAM MEDIKA
CERTIFICATION: AKTA, PBG/SLF			SOCCER FIELD
ZONING: TOURISM			SOORI DOG GROOMING
			VET CARE
			PENNY LANE
			UDARA BALI
			MALAMADRE MOTORCYCLES

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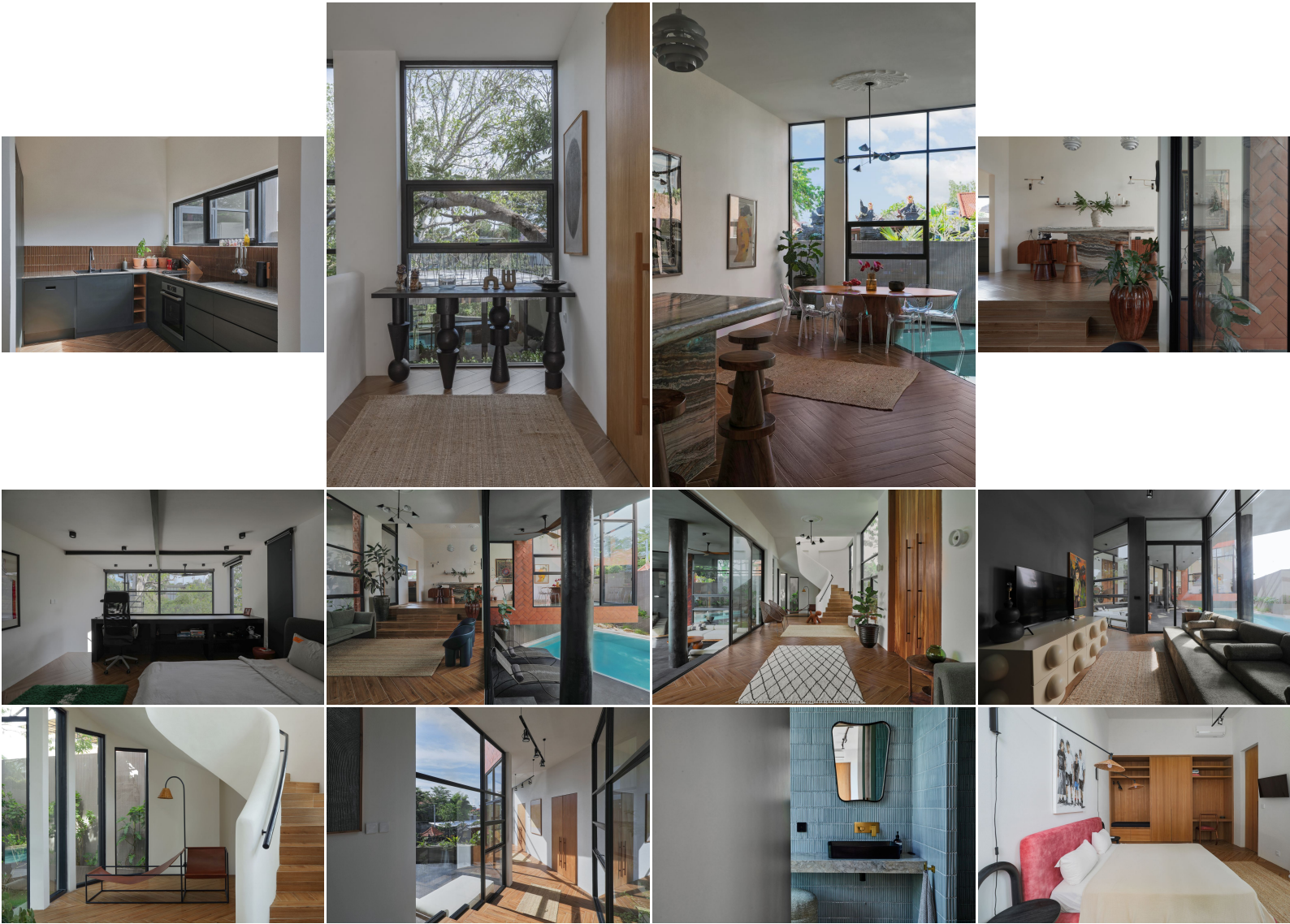


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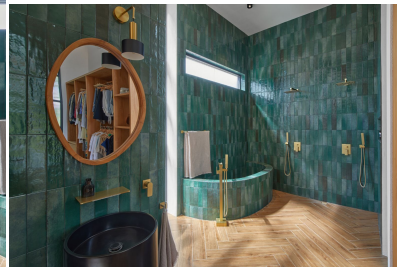
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