

GD&ASSOCIATES

PROPERTIES LISTINGS | CANGGU EXCLUSIVES | EXPANSIVE COASTAL RETREAT



EXPANSIVE COASTAL RETREAT

BERAWA, CANGGU

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 2,460,000	IDR 41,378,000,000	Leasehold	32 years
BEDS / BATHS	LEVEL	YEAR BUILT	
7 / 8.5	2	2016	
LAND SIZE +/-	LIVING SIZE +/-	DESIGN	
2,000 sqm	1,045 sqm	Coastal	
20.00 are	10.45 are		
CERTIFICATES	ZONING	VIEWS	
Akta	Tourism	Pool	
IMB		Garden	

Just 190 meters away or a three-minute walk from Berawa Beach, one of Bali's most coveted lifestyle enclaves, this estate enjoys a prime position surrounded by a vibrant selection of cafés, restaurants, boutique venues, and iconic destinations such as Finn's Beach Club.

Designed by GFAB Architects, this expansive coastal estate embodies a rare balance of scale and contemporary coastal sophistication. Its generous proportions and thoughtful circulation create an ideal environment for refined entertaining, intimate celebrations, and immersive group retreats. A 25-meter lap pool with a wading pool, a chef's kitchen, and full staff facilities complete the property's elevated lifestyle offering.

The residence comprises six bedrooms with ensuite bathrooms, a dedicated bunk room, a private media lounge, and a fully equipped air-conditioned gym with a cold plunge. Each bedroom has been conceived as a discreet sanctuary—spacious, serene, and framed by its own secluded courtyard. With its rare proximity to the beach, the estate presents an exceptional opportunity for luxury rentals.

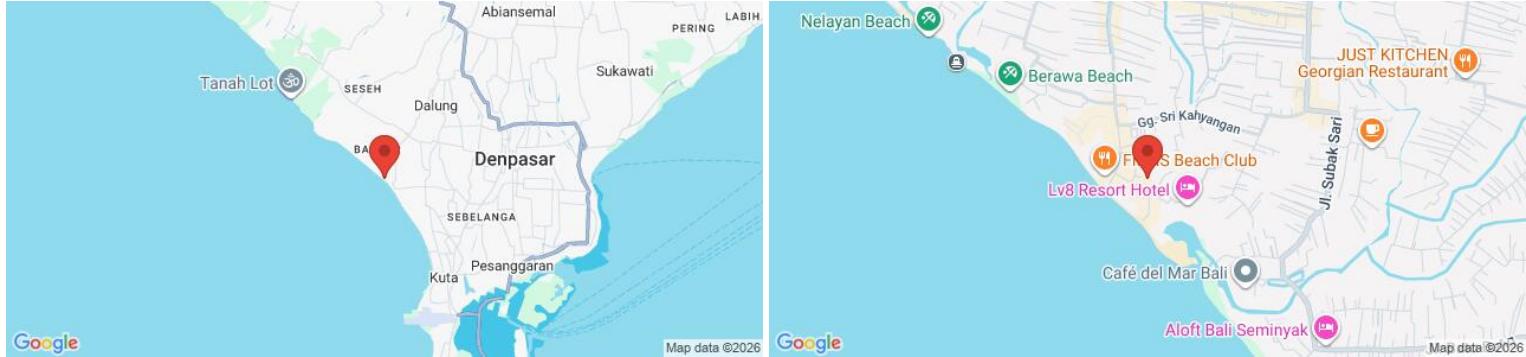
Garden / Gym / Laundry Room / Private Parking / Staff Quarters / Storage Room / Swimming Pool

GD&ASSOCIATES *by Gilles Demunter*®

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www.gillesdemunter.com | info@gillesdemunter.com | +(62)819-99-971-591
GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak, Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.

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OVERVIEW	AMENITIES	OTHERS	NEARBY
REGULAR	✓ GARDEN	✓ MEDIA LOUNGE	BATU BELIG BEACH
OWNERSHIP: LEASEHOLD	✓ GYM	✓ GYM	BATU BOLONG BEACH
STATUS: FAIR CONDITION	✓ LAUNDRY ROOM	✓ ICE BATH	BERAWA BEACH
DESIGN: COASTAL	✓ PRIVATE PARKING	✓ GENERATOR SET	CANGGU BEACH
LAND SIZE: 2,000 sqm / 20.00 are	✓ STAFF QUARTERS		ECHO BEACH
LIVING SIZE: 1,045 sqm / 10.45 are	✓ STORAGE ROOM		MAI MAIN PLAYGROUND
LEVEL: 2	✓ SWIMMING POOL		NELAYAN BEACH
BED / BATH: 7 / 8.5			PERERENAN BEACH
VIEW: POOL, GARDEN			PETITENGET BEACH
FURNISHING: FULLY-FURNISHED			SESEH BEACH
CERTIFICATION: AKTA, IMB			BALI EQUESTRIAN
ZONING: TOURISM			DESA SENI
			DEUS EX MACHINA
			FINNS
			LIGA TENNIS
			AMOLAS CAFE
			FURTHER HOTEL
			BALI BUDA CANGGU

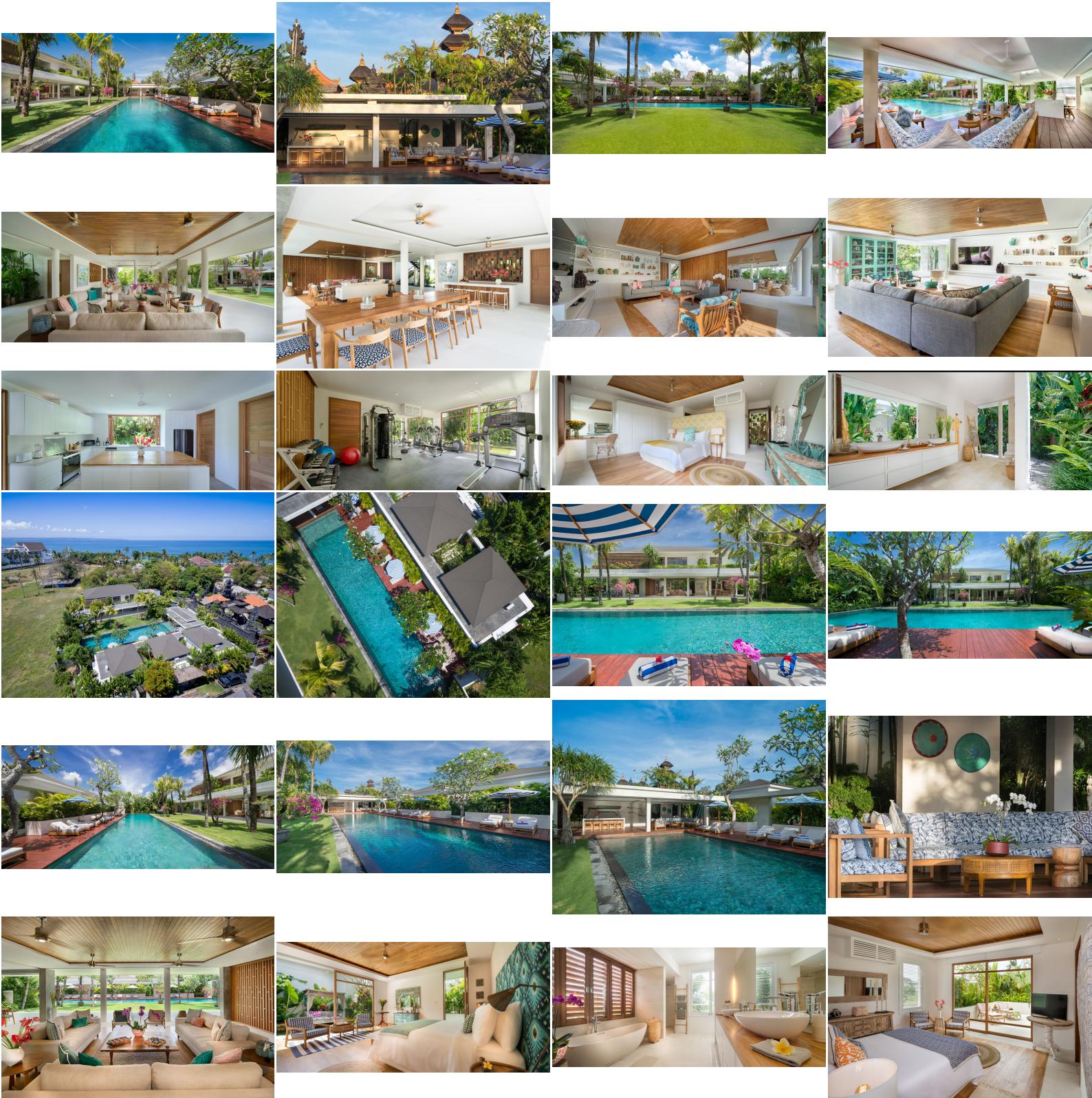
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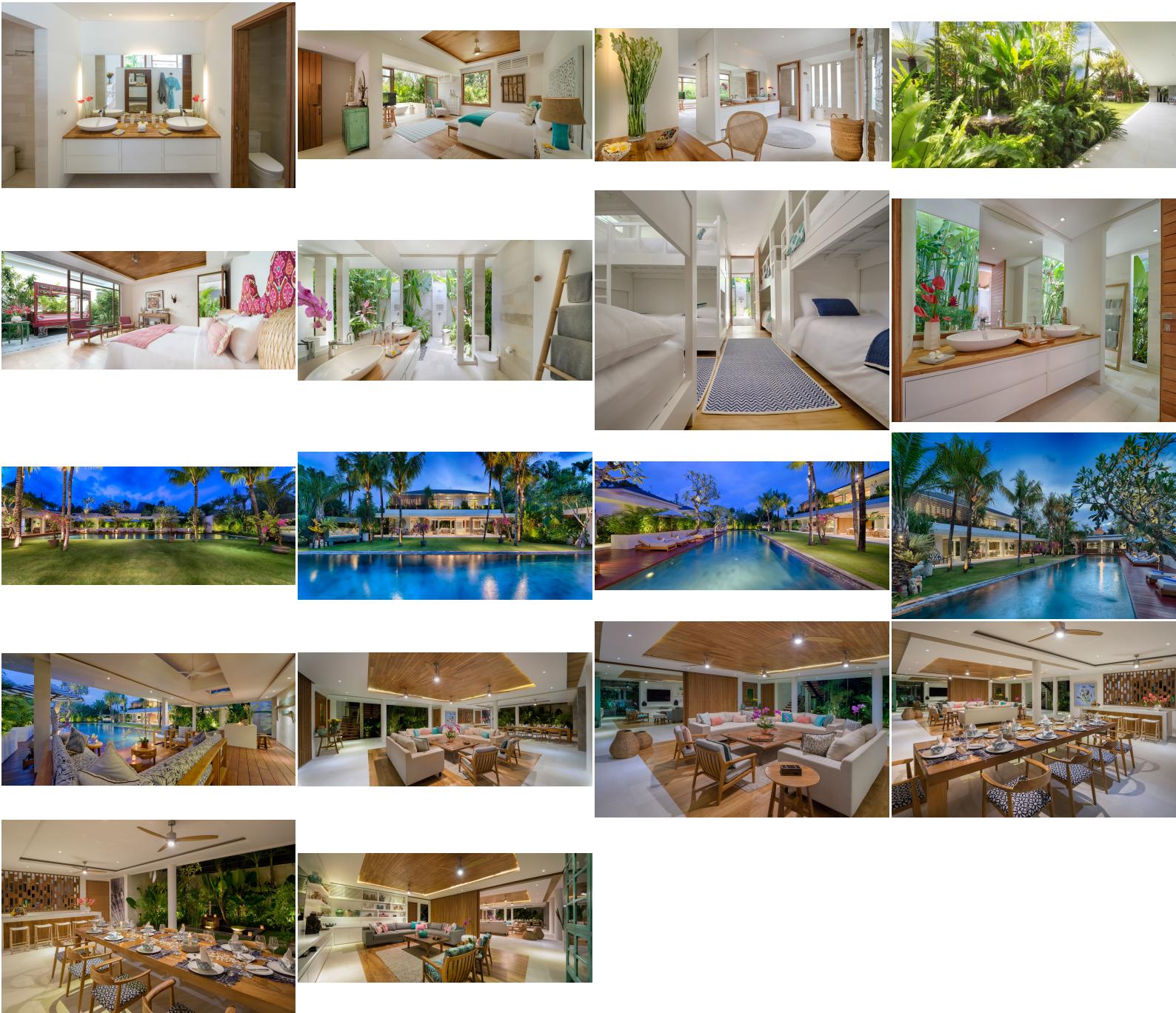
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www.gmsembari.com | info@gmsembari.com | +62 819-3574-337
GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak, Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.

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