

# GD&ASSOCIATES

PROPERTIES LISTINGS | MENGWI EXCLUSIVES | EXQUISITE ENVIRONMENTALLY-FRIENDLY VILLA

## EXQUISITE ENVIRONMENTALLY-FRIENDLY VILLA PERERENAN, MENGWI

PRICE USD      PRICE IDR      OWNERSHIP      PERIOD  
USD 1,445,000      IDR 22,947,000,000 Leasehold      23 years

BEDS / BATHS      LEVEL      YEAR BUILT  
6 / 7      2      2020

LAND SIZE +/-      LIVING SIZE +/-      DESIGN  
1,022 sqm      1,400 sqm      Contemporary  
10.22 are      14.00 are

CERTIFICATES      ZONING      VIEWS  
*Akta*      *Residential*      *River*  
*IMB*           *Rice field*  
           *& Jungle*

*Located in the quiet village of Pererenan, near Canggu. It's a tropical island home with contemporary interiors and thoughtful design. In Sanskrit, this villa means 'gratitude.' It has been designed to show appreciation for Mother Nature and is positioned to enjoy serene views of the surroundings. This villa offers open and closed spaces with full-frontal views of rice fields and rivers, and it consists of a main house with a separate loft. All areas are well executed in detail and design. Wood and stone details complement the tranquil, panoramic views of the jungle.*

*Walking into the main villa, guests will be greeted with warm wood accents framing a tranquil pond and a view of Pererenan's magnificent countryside greeneries. The enclosable living area of the main villa offers a seamless relaxation and dining experience as half is located outside and the other is inside the villa itself. The infinity pool is right outside the first-floor bedrooms facing a river that flows nearby, giving off a sense of tranquility and peace. Each bedroom is furnished with care and excellence from high-quality interiors and unique pieces.*

*The villa's amenities have been designed around nature's perseverance, with features such as solar panels, a bio septic tank, permaculture gardens, and a koi pond with a UV filtration system. It also doesn't neglect essential luxury amenities found in modern homes everywhere.*

*This 2-level property comprises 6 bedrooms on a plot of 1022 m2 with a living space of 1400 m2.*

*Home Office | Jacuzzi | Laundry Room | Private Parking |  
Staff Quarters | Storage Room | Swimming Pool*



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OVERVIEW	AMENITIES	OTHERS	NEARBY
REGULAR	✓ HOME OFFICE	✓ 13-METER POOL & AMP; PERMACULTURE GARDENS	ECHO BEACH
OWNERSHIP: LEASEHOLD	✓ JACUZZI	✓ ENCLOSED LIVING/DINING AREA	BERAWA BEACH
STATUS: GOOD CONDITION	✓ LAUNDRY ROOM	✓ FULLY EQUIPPED MODERN KITCHEN WITH PANTRY	MAI MAIN PLAYGROUND
DESIGN: CONTEMPORARY	✓ PRIVATE PARKING	✓ HOME OFFICE	MENGENING BEACH
LAND SIZE: 1,022 sqm / 10.22 are	✓ STAFF QUARTERS	✓ JACUZZI & AMP; SAUNA	NELAYAN BEACH
LIVING SIZE: 1,400 sqm / 14.00 are	✓ STORAGE ROOM	✓ SOUND DOME	NYANYI BEACH
LEVEL: 2	✓ SWIMMING POOL	✓ POWDER ROOM	SESEH BEACH
BED / BATH: 6 / 7.0		✓ STORAGE & AMP; LAUNDRY ROOM	TIMES BEACH WARUNG
VIEWS: RIVER, RICE FIELD, & JUNGLE		✓ MAIDS QUARTER	AMOLAS CAFE
FURNISHING: FULLY-FURNISHED		✓ PRIVATE CARPING FOR SEVERAL CARS & AMP; BIKES	RIVIERA SEAFOOD-WINE BAR
INCLUDE STAFF: NO			DESA KITSUNE
PAYMENT TERM: YES			INDIGO
CERTIFICATION: AKTA, IMB			KONG
ZONING: RESIDENTIAL			RED GUNPOWDER
			SANTANERA
			LIMITED EDITION
			BALI EQUESTRIAN
			FURTHER HOTEL

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