

GD&ASSOCIATES

EXCLUSIVE LISTINGS | KEROBOKAN EXCLUSIVES | EXTRAORDINARY POOLSIDE VILLA



EXTRAORDINARY POOLSIDE VILLA

TEGAL CUPEK, KEROBOKAN

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 250,000	IDR 4,090,000,000	Leasehold	9 years

BEDS / BATHS	LEVEL	YEAR BUILT
2 / 2.5	1	2019

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
300 sqm	180 sqm	Minimalist
3.00 are	1.80 are	

CERTIFICATES	ZONING	VIEWS
Akta IMB	Residential	Neighborhood Pool

Designed in 2019 by the Creative Director of S/W/F Boutique, this villa is set on Tegal Cupek Street in the charming neighborhood of Umalas, offering the best of both worlds with close proximity to both Canggu and Seminyak.

The villa exudes calm and understated luxury, with soothing textures and abundant natural light. It features 2 bedrooms and 2.5 bathrooms and includes front and back courtyards for seamless indoor-outdoor living. The remodel showcases an Italian marble kitchen, a skylit open-plan living area, and custom-made furnishings explicitly designed for the space. Its minimalist aesthetic emphasizes natural materials, creating a modern and timeless retreat. Each space flows effortlessly, from the master bedroom—where soft white walls meet smooth polished floors and mirrored accents—to the sunlit courtyards framed by palms. Sheer curtains filter daylight, casting gentle shadows that dance across the pool and outdoor shower.

The breezy design blurs the line between indoors and out, with cohesive materials unifying the villa. Resin features prominently, from sculptural artworks to outdoor elements like the custom bathtub. Every space has been thoughtfully designed, resulting in an elegant and chic environment that appeals to those with refined taste. Perfect for entertaining or unwinding, the villa balances style and comfort—whether lounging by the pool, hosting friends, or enjoying a quiet evening. The design draws from personal experience, guided by the mantra “If you love it, use it.”

Surrounding its owners with beauty while nurturing everyday life proves that a home is far more than just its physical form.

Featured in Marie Claire Australia.

Garden / Private Parking / Swimming Pool

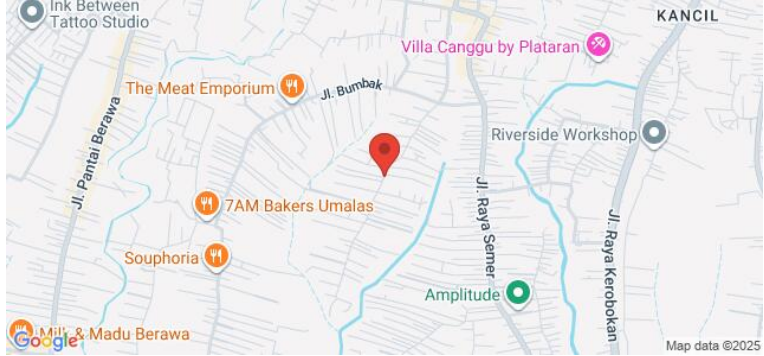
GD&ASSOCIATES *by Gilles Demunter*®

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

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.

GD&ASSOCIATES



OTHER FEATURES

Swimming pool

Skylit open-plan living area

Garden

Private parking

NEARBY

Attractions

*Batu Belig Beach
Echo Beach
Berawa Beach
Mai Main Playground
Pererenan Beach
Petitenget Beach*

Food & Drinks

*Times Beach Warung
Amolas Cafe
Bokashi
BRAUD Cafe
Desa Kitsune
Doppio Cafe Pink
Gusto Gelato
Indigo
Kavaz Patisserie
KONG
Mauri Italian Contemporary Cuisine*

Culture

*Bali Equestrian
Desa Seni
Deus Ex Machina
FINNS
Liga Tennis
Nirvana
Potato Head
Samadi
Sanctuary
Soham Wellness*

Public Facilities

*Further Hotel
Canggu Community School
Caterpillar School
Montessori School
Obsidian
Semer Vet
Soccer Field
Soori Dog Grooming
Veterinary Clinic*

Shopping

*Muka Concepts
Bali Buda Canggu
Bali Buda Umalas
BIASA
Bintang Supermarket
Bokashi
Heveya Organic Latex Mattress & Bedding Specialist
KIM SOO
Limited Edition
Soil Food Temple*

GD&ASSOCIATES *by Gilles Demunter*[®]

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

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.

GD&ASSOCIATES

OVERVIEW

EXCLUSIVE

OWNERSHIP: LEASEHOLD

STATUS: GOOD CONDITION

DESIGN: MINIMALIST

LAND SIZE: 300 sqm / 3.00 are

LIVING SIZE: 180 sqm / 1.80 are

LEVEL: 1

BED / BATH: 2 / 2.5

VIEWS: NEIGHBORHOOD, POOL

FURNISHING: FULLY-FURNISHED

INCLUDE STAFF: NO

PAYMENT TERM: NO

CERTIFICATION: AKTA, IMB

ZONING: RESIDENTIAL

AMENITIES

✓ GARDEN

✓ PRIVATE PARKING

✓ SWIMMING POOL

OTHERS

✓ SWIMMING POOL

✓ SKYLIT OPEN-PLAN LIVING AREA

✓ GARDEN

✓ PRIVATE PARKING

NEARBY

BATU BELIG BEACH

ECHO BEACH

BERAWA BEACH

MAI MAIN PLAYGROUND

PERERENAN BEACH

PETTITENGET BEACH

TIMES BEACH WARUNG

AMOLAS CAFE

BOKASHI

BRAUD CAFE

DESA KITSUNE

DOPPIO CAFE PINK

GUSTO GELATO

INDIGO

KANVAZ PATISSERIE

BALI EQUESTRIAN

FURTHER HOTEL

MUKA CONCEPTS

GD&ASSOCIATES *by Gilles Demunter*®

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

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.

GD&ASSOCIATES



GD&ASSOCIATES *by Gilles Demunter*®

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

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.

GD&ASSOCIATES



GD&ASSOCIATES *by Gilles Demunter®*

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

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.

GD&ASSOCIATES



GD&ASSOCIATES *by Gilles Demunter*®

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

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.

GD&ASSOCIATES



GD&ASSOCIATES *by Gilles Demunter*[®]

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

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.