

GD&ASSOCIATES

PROPERTIES LISTINGS | TABANAN EXCLUSIVES | HIDDEN GEM



HIDDEN GEM KABA-KABA, TABANAN

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 900,000	IDR 16,106,000,000	Leasehold	27 years

BEDS / BATHS	LEVEL	YEAR BUILT
4 / 4	1	July 2026

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
800 sqm 8.00 are	370 sqm 3.70 are	

CERTIFICATES	ZONING	VIEWS
Certificate Copy Notarial Deed	Residential	River Valley Pool

The property is a thoughtfully set high above a beautiful river valley in the peaceful village of Kaba-Kaba. Surrounded by lush tropical greenery, it has a slightly mystical and secluded atmosphere, enhanced by the soothing sound of the river below. Being positioned well above the river also provides a strong sense of security during heavy rainfall, while the villa's elevated setting allows it to fully embrace the valley views and natural surroundings.

The villa consists of two separate buildings. The main building features the dining, living and kitchen areas, together with two bedrooms, while the guest building accommodates the remaining two bedrooms. All four bedrooms are equally appointed, with no designated master bedroom, and each has its own ensuite bathroom. Two of the bedrooms also open onto private gardens with outdoor bathtubs.

One of the property's most distinctive qualities is the mature tree at the heart of the villa, around which the entire design was thoughtfully developed rather than cutting the tree down. The villa is built to a very high standard, with quality materials, refined finishes and solid sliding doors that can effectively block out the surrounding sounds when closed. The structure and foundation were also engineered to a very high standard, providing a strong and solid foundation designed to withstand the challenging terrain and help prevent structural movement or collapse. This combination of thoughtful architecture, excellent construction quality and its elevated position makes the property both unique and reassuring as a long-term home.

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OVERVIEW

REGULAR

OWNERSHIP: LEASEHOLD

STATUS: EXCELLENT

LAND SIZE: 800 sqm / 8.00 are

LIVING SIZE: 370 sqm / 3.70 are

LEVEL: 1

BED / BATH: 4 / 4.0

VIEWS: RIVER, VALLEY, POOL

FURNISHING: FULLY-FURNISHED

PAYMENT TERM: NO

CERTIFICATION: CERTIFICATE COPY, NOTARIAL DEED

ZONING: RESIDENTIAL

AMENITIES

OTHERS

NEARBY

MAI MAIN PLAYGROUND

DEUS EX MACHINA

SAMADI

AMOLAS CAFE

RED GUNPOWDER

SANTANERA

FURTHER HOTEL

OBSIDIAN

SOCCER FIELD

VETERINARY CLINIC

BALI BUDA CANGGU

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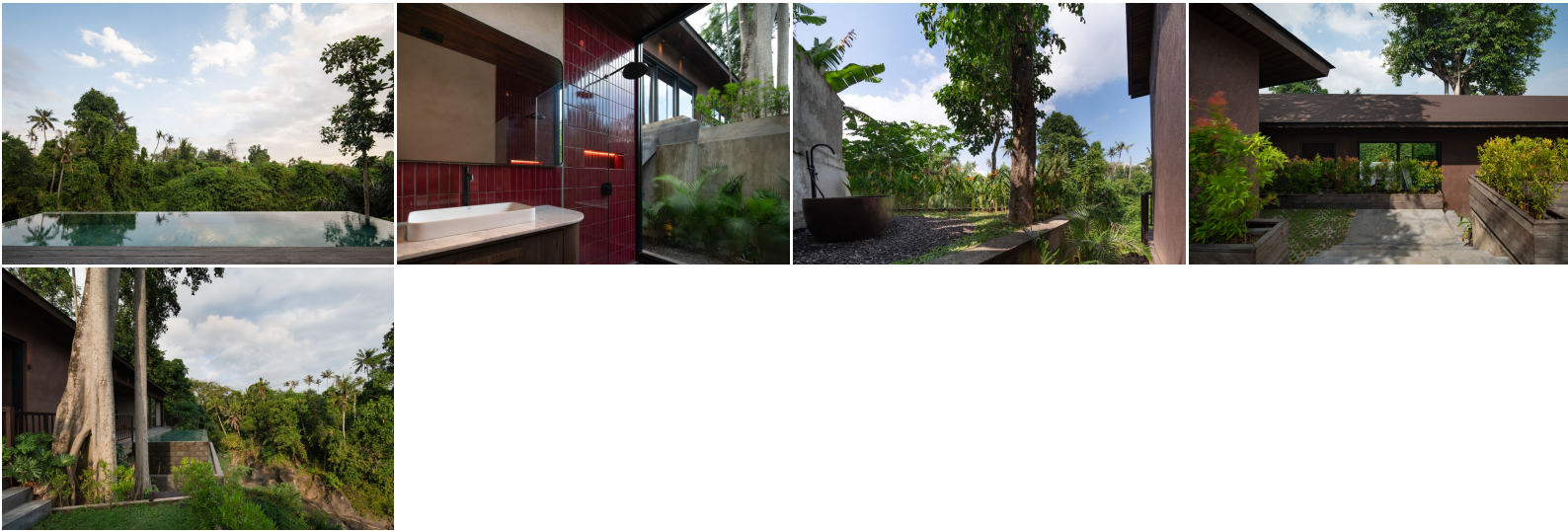
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