

# GD&ASSOCIATES

PROPERTIES LISTINGS | UBUD EXCLUSIVES | ICONIC HOUSE



## ICONIC HOUSE

MAS, UBUD

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 1,190,000	IDR 19,261,000,000	Leasehold	30 years

BEDS / BATHS	LEVEL	YEAR BUILT
4 / 4	2	2020

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
700 sqm	280 sqm	Industrial
7.00 are	2.80 are	

CERTIFICATES	ZONING	VIEWS
Akta PBG/SLF	Residential	Rice field Garden Pool

*Nestled within a private jungle, this magnificent house boasts stunning views of Bali's iconic rice fields, enveloped by verdant greenery.*

*Alexis Dormier's approach to architecture is deeply rooted in the philosophy of combining and redefining design methods for each unique design challenge. In his view, every architectural task presents its own distinct case, matter, problem, and affair that requires an individualized approach. His design process relies on established rules that form a coherent and comprehensive design narrative, ultimately leading to optimal efficiency and a powerful expression of our built environment.*

*This building has two floors, each with its own unique architectural style. The first floor is a simple box that contains the living room, kitchen, foyer, and garage. It serves as a foundation for the floor above. The second floor has a distinct theme, with twisted surfaces forming walls and ceilings that repeat in a rhythmic sequence. This captivating two-story villa boasts four spacious bedrooms on 700 m2 of land. The villa's living area spans 280 m2, providing ample room for relaxation and entertaining.*

*The building blends seamlessly with the Bali mountainscape with its rhythmic pattern and simple layout. A wavy pool runs parallel to the building, while its east-west orientation provides self-shading and privacy. Local hard sandstone called 'Kerobokan stone' was used for the walls, as it represents a traditional Balinese construction material.*

*This investment is an excellent choice with a proven track record of consistently high occupancy rates.*

*Garage / Garden / Laundry Room / Private Parking /  
Storage Room / Swimming Pool*

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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

REGULAR  
OWNERSHIP: LEASEHOLD  
STATUS: GOOD CONDITION  
DESIGN: INDUSTRIAL  
LAND SIZE: 700 sqm / 7.00 are  
LIVING SIZE: 280 sqm / 2.80 are  
LEVEL: 2  
BED / BATH: 4 / 4.0  
VIEWS: RICE FIELD, GARDEN, POOL  
FURNISHING: FULLY-FURNISHED  
INCLUDE STAFF: NO  
PAYMENT TERM: NO  
CERTIFICATION: AKTA, PBG/SLF  
ZONING: RESIDENTIAL

## AMENITIES

✓ GARAGE  
✓ GARDEN  
✓ LAUNDRY ROOM  
✓ PRIVATE PARKING  
✓ STORAGE ROOM  
✓ SWIMMING POOL

## OTHERS

✓ MEDIA ROOM

## NEARBY

BALI ZOO  
MONKEY FOREST  
TITI BATU  
YOGA BARN

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