

GD&ASSOCIATES

PRIVATE LISTINGS | CANGGU EXCLUSIVES | INDUSTRIAL CHIC HOME WITH RICEFIELD VIEW



INDUSTRIAL CHIC HOME WITH RICEFIELD VIEW KAYU TULANG, CANGGU

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 1,100,000	IDR 17,854,000,000	Leasehold	23 years
USD 120,000	IDR 1,948,000,000	Yearly Rental	

BEDS / BATHS	LEVEL	YEAR BUILT
3 / 3	2	2023

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
400 sqm 4.00 are	350 sqm 3.50 are	Eco-Friendly

CERTIFICATES	ZONING	VIEWS
Akta PBG/SLF	Residential	Ricefields Neighborhood

The Tegelhouse is quiet, away from the hustle and bustle of Canggu, yet convenient to some of the best restaurants, beach clubs, and boutiques.

Designed by a talented nz architect and executed in collaboration by renowned local architects and interior designers. The property aims to use natural and local materials, such as recycled wood & red bricks, and present them within a modern context.

Exposed brick features prominently in the landscape and architecture of many historic neighborhoods due to its longevity and structural integrity but looks equally at home in more modern constructions. An exposed brick wall adds a particular earthy warmth to a living room and brings a sense of warmth, character, and texture.

The house pays respect to its original site being an old rice paddy, by adopting a split-level living layout mimicking the terraces and working with the site's natural contours.

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

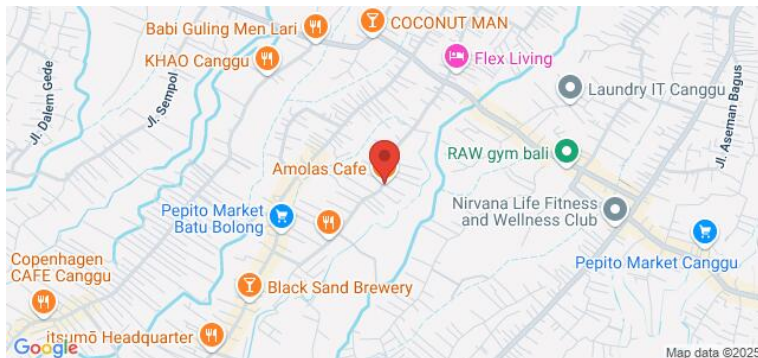
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GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak,
Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.

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OTHER FEATURES

20 m2 pool with a wooden deck & sun loungers

Beautifully landscaped lush garden

Enclosed living & dining area with Windeur sliding doors

Fully equipped modern kitchen with up-to-date appliances

Home office

Balcony

Powder room

Laundry & a spacious storage room

Private parking for 2 cars & bikes

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NEARBY

Food & Drinks

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Bokashi
Times Beach Warung
Amolas Cafe
Desa Kitsune
Indigo
Kanvaz Patisserie
KONG
Mauri Italian Contemporary Cuisine
Origen Mexican Restaurant
Red Gunpowder
Santanera

Attractions

.....

Batu Bolong Beach
Berawa Beach
Canggu Beach
Cemagi Beach
Echo Beach
Mai Main Playground
Mengening Beach
Pererenan Beach
Petitenget Beach
Seseh Beach

Shopping

.....

Heveya Organic Latex Mattress & Bedding Specialist
Bali Buda Canggu
Bali Buda Umalas
Bokashi
KIM SOO
Limited Edition
Muka Concepts

Culture

.....

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

Public Facilities

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

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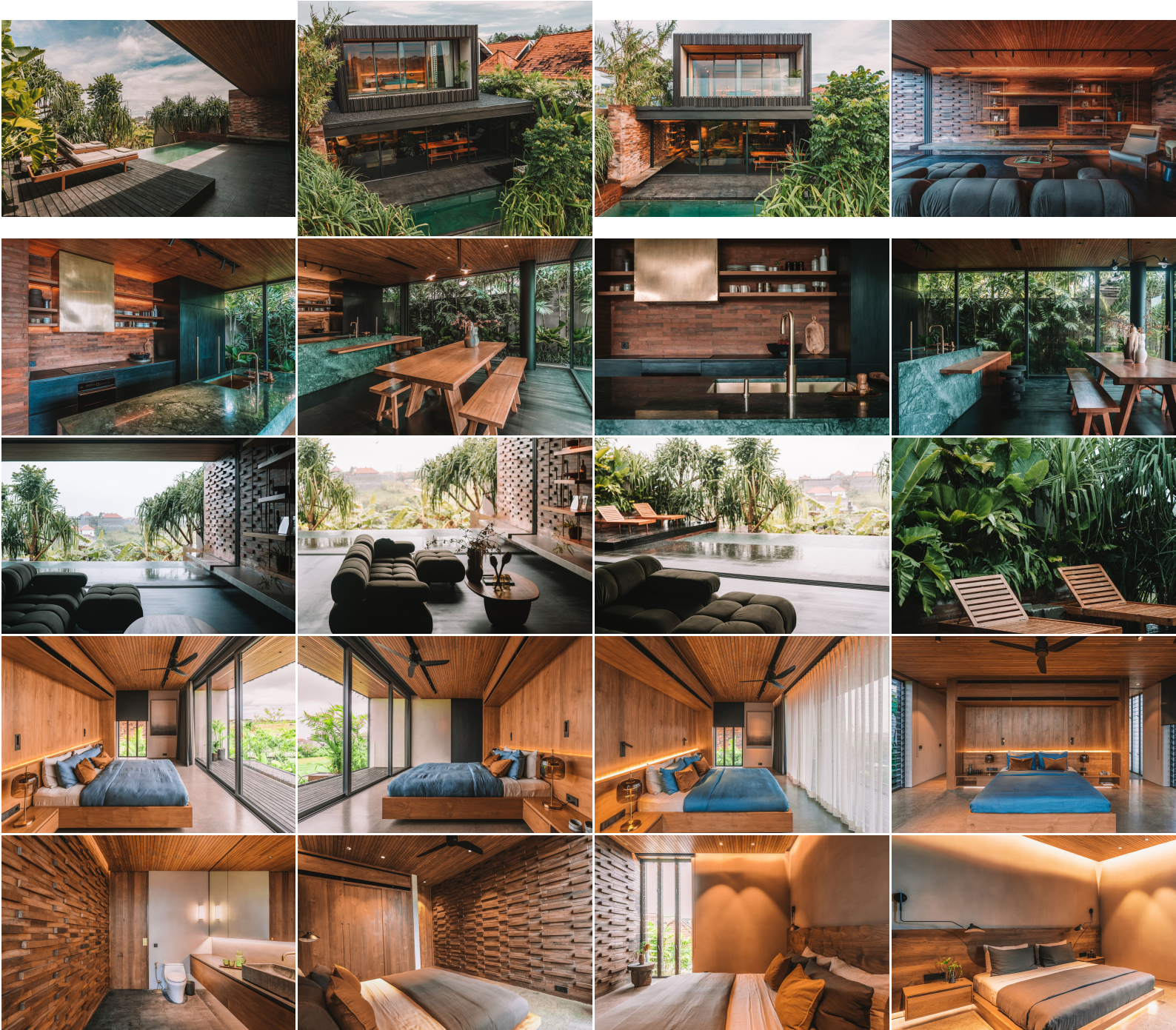
OVERVIEW	AMENITIES	OTHERS	NEARBY
PRIVATE, RENT	✓ GARAGE	✓ 20 M2 POOL WITH A WOODEN DECK & SUNLOUNGERS	BOKASHI
OWNERSHIP: LEASEHOLD	✓ GARDEN	✓ BEAUTIFULLY LANDSCAPED LUSH GARDEN	TIMES BEACH WARUNG
STATUS: BRAND NEW	✓ HOME OFFICE	✓ ENCLOSED LIVING & DINING AREA WITHWINDEUR SLIDING DOORS	AMOLAS CAFE
DESIGN: ECO-FRIENDLY	✓ LAUNDRY ROOM	✓ FULLY EQUIPPED MODERN KITCHEN WITH UP-TO- DATE&NBSP;APPLIANCES	DESA KITSUNE
LAND SIZE: 400 sqm / 4.00 are	✓ PRIVATE PARKING	✓ HOME OFFICE	INDIGO
LIVING SIZE: 350 sqm / 3.50 are	✓ STAFF QUARTERS	✓ BALCONY	KANVAZ PATISSERIE
LEVEL: 2	✓ STORAGE ROOM	✓ POWDER ROOM	KONG
BED / BATH: 3 / 3.0	✓ SWIMMING POOL	✓ LAUNDRY & A SPACIOUS STORAGE ROOM	MAURI ITALIAN CONTEMPORARY CUISINE
VIEWS: RICEFIELDS, NEIGHBORHOOD		✓ PRIVATE PARKING FOR 2 CARS & BIKES	ORIGEN MEXICAN RESTAURANT
FURNISHING: FULLY-FURNISHED			RED GUNPOWDER
INCLUDE STAFF: YES			SANTANERA
PAYMENT TERM: NO			BATU BOLONG BEACH
CERTIFICATION: AKTA, PBG/SLF			BERAWA BEACH
ZONING: RESIDENTIAL			CANGGU BEACH
			CEMAGI BEACH
			HEVEYA ORGANIC LATEX MATTRESS & BEDDING SPECIALIST
			DESA SENI
			FURTHER HOTEL

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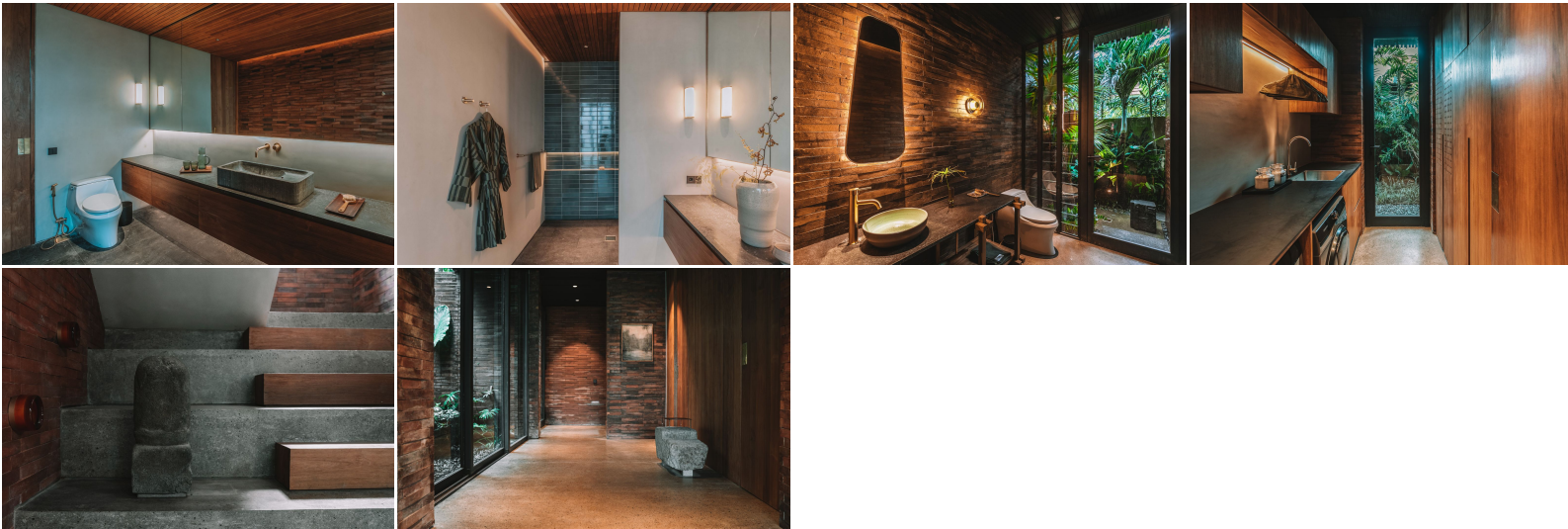
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