

# GD&ASSOCIATES

EXCLUSIVE LISTINGS | CANGGU EXCLUSIVES | INDUSTRIAL GEM VILLA



## INDUSTRIAL GEM VILLA

BABAKAN, CANGGU

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 900,000	IDR 15,073,000,000	Leasehold	23 years

BEDS / BATHS	LEVEL	YEAR BUILT
4 / 5	3	2020

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
913 sqm	652 sqm	
9.13 are	6.52 are	

CERTIFICATES	ZONING	VIEWS
Certificate Copy Notarial Deed	Tourism	Rice field Pool Garden

### *'The Iconic Influencers' Industrial Gem Villa'*

Tucked away in the gated community 913 sqm plot in Canggu, Bali, is a stunning three-level home blends modern industrial design with tropical elegance. The property features four generously sized ensuite bedrooms that provide both luxury and privacy for residents and guests. The interiors are designed with clean lines and high ceilings, showcasing stylish finishes that contribute to an overall sophisticated ambiance. Meanwhile, the surrounding environment reflects a vibrant island atmosphere, enhancing the property's appeal.

Spanning an impressive 652 ±sqm layout that includes a captivating rooftop oasis featuring a luxurious sauna and a refreshing plunge pool, perfect for unwinding while taking in the breathtaking views of the surrounding landscape. The outdoor spaces are designed for entertainment, with a dedicated garden area with a BBQ setup and a stylish bar, ideal for hosting gatherings with friends and family.

The expansive semi-saltwater swimming pool is a true oasis for relaxation and leisure, nestled beautifully in the villa's vibrant surroundings. With a leasehold until June 16, 2049, this incredible property offers an exciting opportunity to embrace the essence of modern Bali living.

With a solid record of high occupancy, the property earns over USD 200k net per year, making it a great investment.

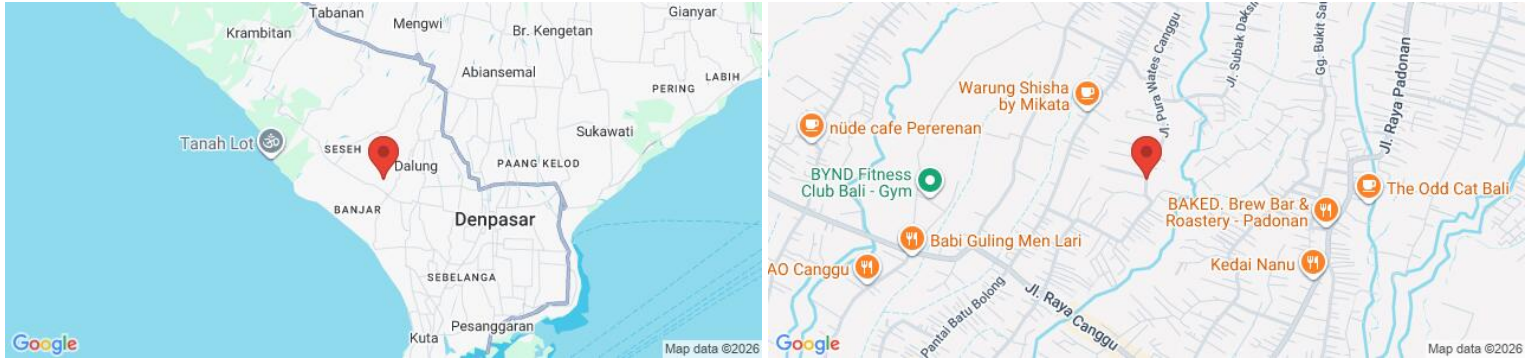
*Garden | Plunge Pool | Private Parking | Rooftop |  
Swimming Pool*

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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

*Semi-saltwater swimming pool*

*Rooftop*

*Sauna*

*Plunge pool*

*Garden area with a BBQ setup*

*Bar*

*Private parking*

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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*

### Culture

.....

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

### Attractions

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*Berawa Beach*  
*Mai Main Playground*  
*Pererenan Beach*  
*Petitenget Beach*

### Public Facilities

.....

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

### Shopping

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

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## OVERVIEW

EXCLUSIVE  
OWNERSHIP: LEASEHOLD  
STATUS: FAIR  
LAND SIZE: 913 sqm / 9.13 are  
LIVING SIZE: 652 sqm / 6.52 are  
LEVEL: 3  
BED / BATH: 4 / 5.0  
VIEWS: RICE FIELD, POOL, GARDEN  
FURNISHING: FULLY-FURNISHED  
INCLUDE STAFF: DOES NOT INCLUDE STAFF  
PAYMENT TERM: NO  
CERTIFICATION: CERTIFICATE COPY, NOTARIAL  
DEED  
ZONING: TOURISM

## AMENITIES

✓ GARDEN  
✓ PLUNGE POOL  
✓ PRIVATE PARKING  
✓ ROOFTOP  
✓ SWIMMING POOL

## OTHERS

✓ SEMI-SALTWATER SWIMMING POOL  
✓ ROOFTOP  
✓ SAUNA  
✓ PLUNGE POOL  
✓ GARDEN AREA WITH A BBQ SETUP  
✓ BAR  
✓ PRIVATE PARKING

## NEARBY

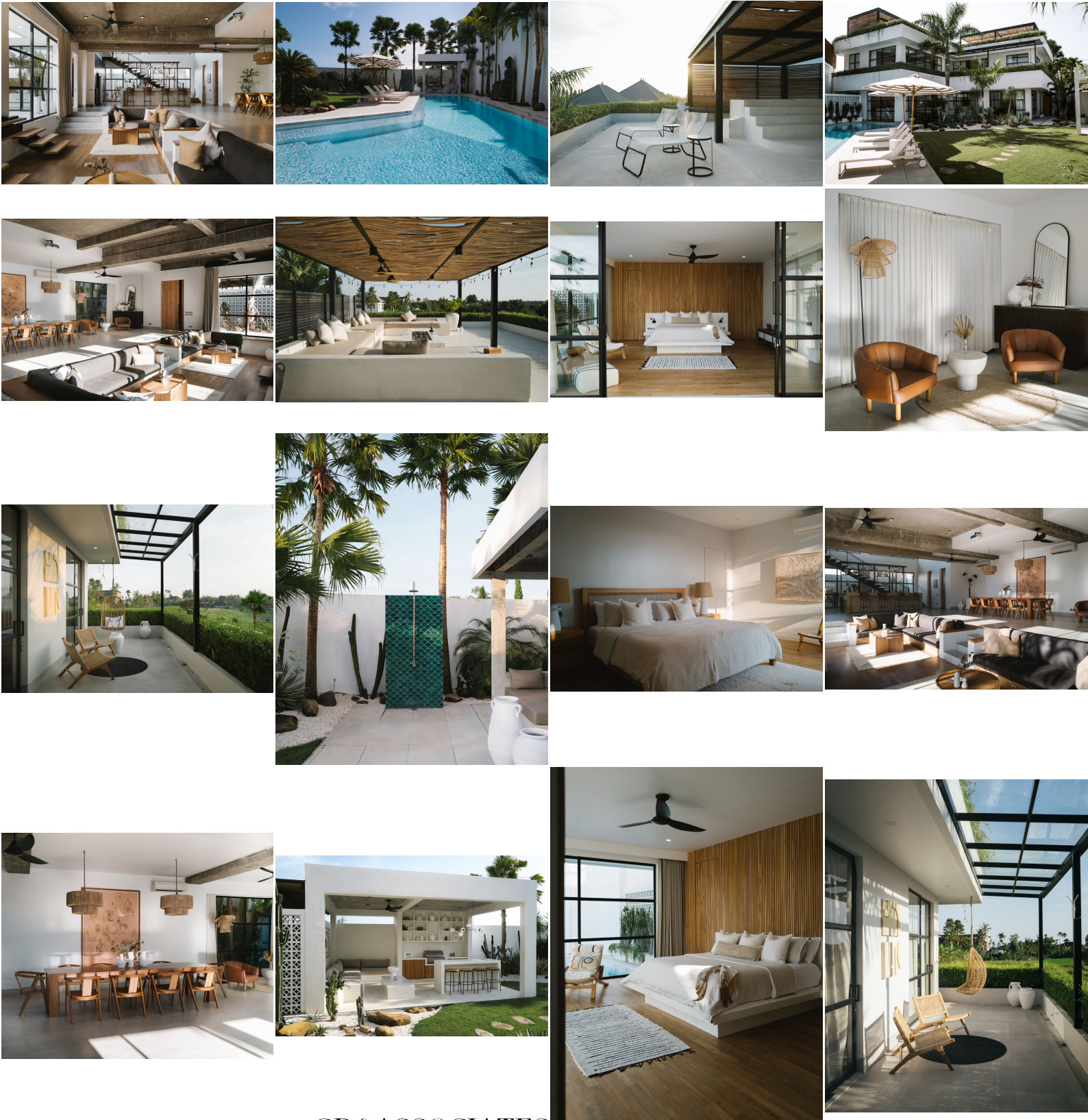
BOKASHI  
TIMES BEACH WARUNG  
AMOLAS CAFE  
DESA KITSUNE  
INDIGO  
KANVAZ PATISSERIE  
KONG  
MAURI ITALIAN CONTEMPORARY CUISINE  
ORIGEN MEXICAN RESTAURANT  
RED GUNPOWDER  
SANTANERA  
SANCTUARY  
BALI EQUESTRIAN  
DESA SENI  
DEUS EX MACHINA  
BERAWA BEACH  
FURTHER HOTEL  
BALI BUDA CANGGU

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