

GD&ASSOCIATES

PROPERTIES LISTINGS | UBUD EXCLUSIVES | IRRESISTIBLY STYLISH MODERN HOUSE



IRRESISTIBLY STYLISH MODERN HOUSE SINGAKERTA, UBUD

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 850,000	IDR 13,864,000,000	Leasehold	19 years

BEDS / BATHS	LEVEL	YEAR BUILT
3 / 3.5	1	2020

LAND SIZE +/- 1,000 sqm 10.00 are	LIVING SIZE +/- 320 sqm 3.20 are	DESIGN Modern
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CERTIFICATES <i>IMB</i>	ZONING <i>Residential</i>	VIEWS <i>Garden Pool</i>
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The property is situated on a leasehold plot of 1000 square meters, with a lease running until January 20, 2045, and an extension option for an additional 25 years. Located in Banjar Tunon Singakerta, a picturesque highland town in Bali, this area is conveniently close to Rusters and surrounded by scenic rice paddies within Gianyar regency. This vibrant locale offers an excellent central position, ideal for enjoying a variety of dining options and cozy cafés.

Constructed in 2020, this villa showcases premium-grade concrete materials, ensuring maximum durability, strength, and comfort. Nestled in a tranquil neighborhood with easy car access, this property offers the perfect environment for a private and serene living experience. This solidly built residential home features exceptional amenities, including 3 en-suite bedrooms, a master bedroom complete with a walk-in closet and en-suite bathroom, and a guest bedroom with its own private bathroom. Enjoy the spacious living room, a clean kitchen alongside a separate service kitchen, and a private office room with an attached toilet. You have the opportunity to elevate this semi-furnished space to Architectural Digest standards!

Additional facilities on the property comprise a private swimming pool that utilizes a UV sanitizing system with hydrogen peroxide micro-dosing, ensuring it is chlorine-free. There are also front and back gardens, a two-car garage with an electric roll-up door, an electric rolling driveway gate, guest toilet, a laundry room, a maid's room with an attached bathroom, a back storage room, a water pump room, a generator, a multi-media filter system, and a UV sanitizer.

Regarding technical specifications, the property has an electricity supply of 7.000 watts, a water supply sourced from a deep well with a pressure tank, and fiber optic internet availability, which requires reactivation.

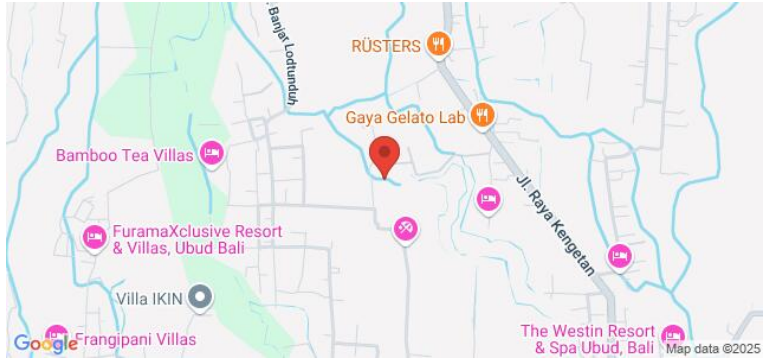
*Garage / Garden / Home Office / Laundry Room / Private
Parking / Staff Quarters / Storage Room / Swimming Pool*

GD&ASSOCIATES *by Gilles Demunter*^(R)

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OVERVIEW

REGULAR

OWNERSHIP: LEASEHOLD

STATUS: GOOD CONDITION

DESIGN: MODERN

LAND SIZE: 1,000 sqm / 10.00 are

LIVING SIZE: 320 sqm / 3.20 are

LEVEL: 1

BED / BATH: 3 / 3.5

VIEWS: GARDEN, POOL

FURNISHING: SEMI-FURNISHED

INCLUDE STAFF: NO

PAYMENT TERM: NO

CERTIFICATION: IMB

ZONING: RESIDENTIAL

AMENITIES

- ✓ GARAGE
- ✓ GARDEN
- ✓ HOME OFFICE
- ✓ LAUNDRY ROOM
- ✓ PRIVATE PARKING
- ✓ STAFF QUARTERS
- ✓ STORAGE ROOM
- ✓ SWIMMING POOL

OTHERS

- ✓ PRIVATE SWIMMING POOL (UV SANITIZED WITH H²O² MICRO-DOSING SYSTEM, CHLORINE-FREE)
- ✓ INTERNET: FIBER OPTIC AVAILABLE (REACTIVATION REQUIRED)
- ✓ SAMSUNG 360 COMMERCIAL UNIT AC
- ✓ KITCHEN CABINETS SOFT CLOSE BLUM HARDWARE
- ✓ LAUNDRY & AMP; STORAGE ROOM
- ✓ PRIVATE OFFICE ROOM WITH ATTACHED TOILET
- ✓ DEEP WELL WITH PRESSURE TANK, MULTI-MEDIA FILTER SYSTEM, AND UV SANITIZER
- ✓ ELECTRIC ROLLING DRIVEWAY GATE
- ✓ 2-CAR GARAGE WITH ELECTRIC ROLL-UP DOOR

NEARBY

MONKEY FOREST

TITI BATU

YOGA BARN

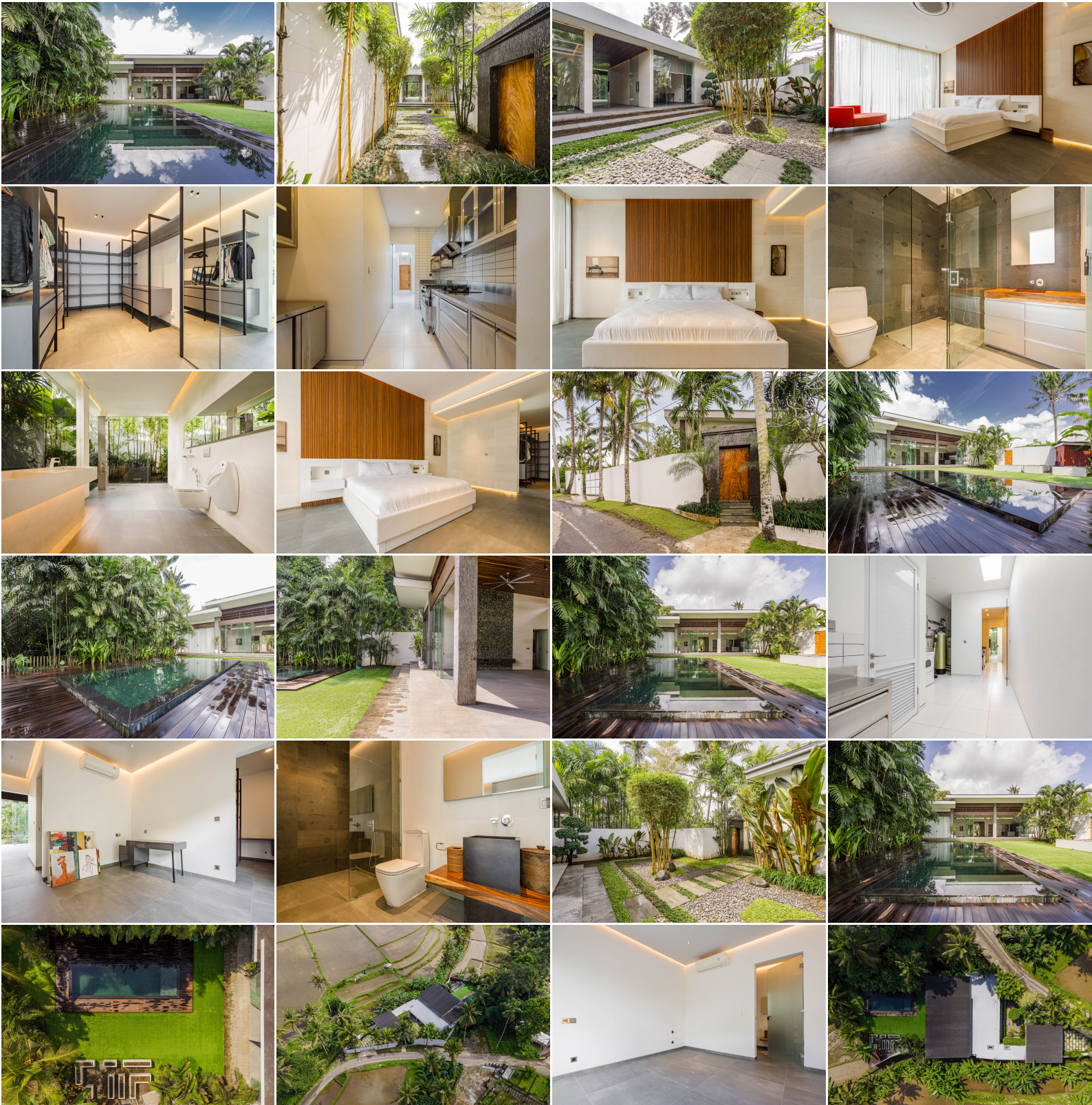
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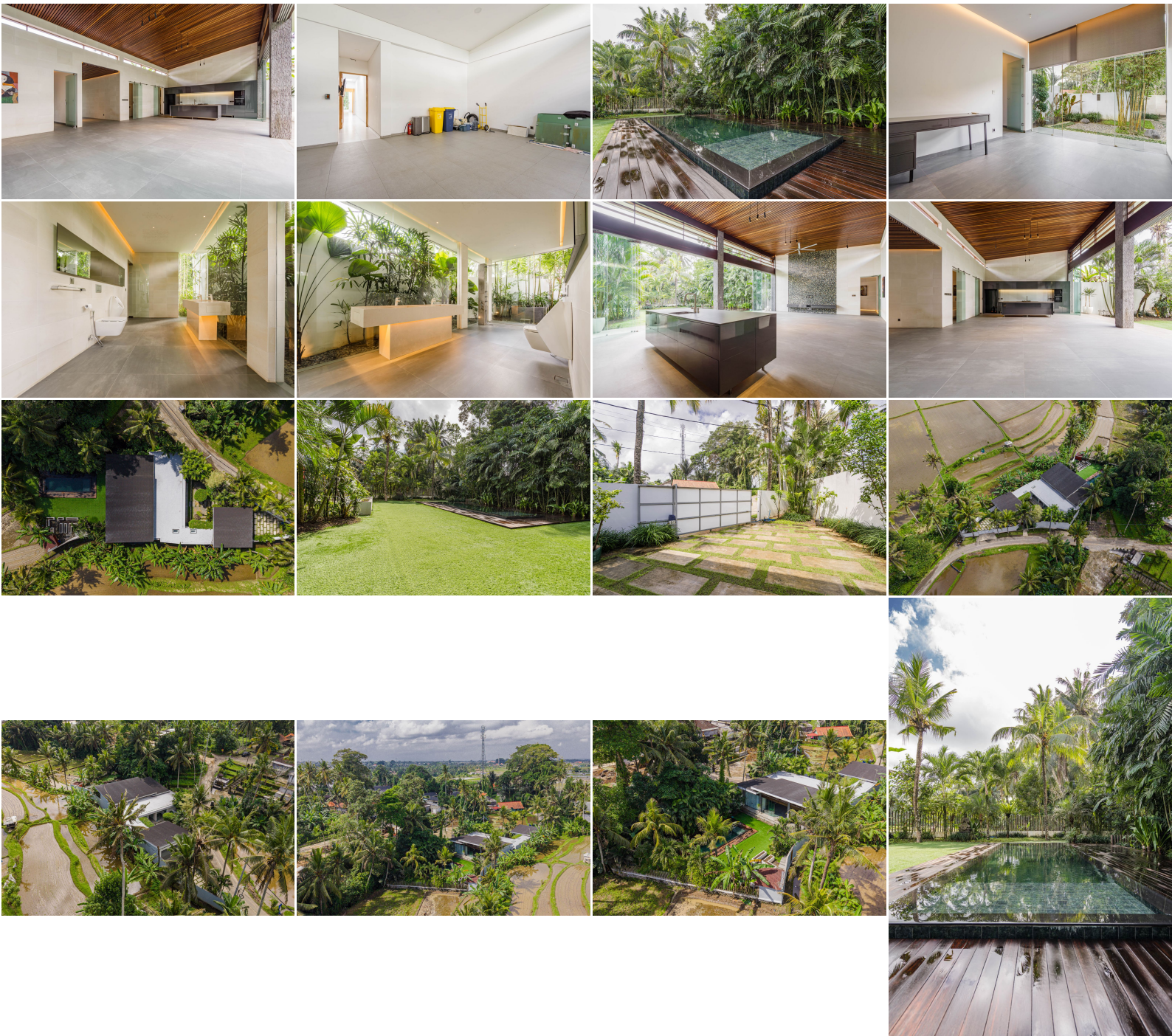
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