

GD&ASSOCIATES

PROPERTIES LISTINGS | MENGWI EXCLUSIVES | MODERN FAMILY HOME



MODERN FAMILY HOME

TUMBAK BAYUH, MENGWI

| PRICE USD | PRICE IDR | OWNERSHIP | PERIOD |
|-------------|--------------------|---------------|----------|
| USD 900,000 | IDR 15,256,000,000 | Leasehold | 25 years |
| USD 90,000 | IDR 1,526,000,000 | Yearly Rental | |

| BEDS / BATHS | LEVEL | YEAR BUILT |
|--------------|-------|------------|
| 4 / 4.5 | 2 | March 2025 |

| LAND SIZE +/- | LIVING SIZE +/- | DESIGN |
|---------------------|---------------------|--------|
| 500 sqm 5.00 are | 500 sqm 5.00 are | |

| CERTIFICATES | ZONING | VIEWS |
|--------------|-------------|-------------------------|
| | Residential | Jungle River Pool |

**3+1 bedroom riverfront villa available for sale at USD 900,000 and for yearly rental at USD 90,000*

**4+1 bedroom top villa available for sale at USD 920,000*

Those brand-new properties are located on the outskirts of Pererenan, less than 10 minutes away from the beaches of Canggu. Both units have absolutely unspoiled jungle and river views.

The design style is known for its minimalism, sleek lines, and mostly neutral color palette. To be safe, it also includes a spacious, open layout. It was developed by a Dutch developer with an eye for detail and quality. Premium materials such as Philip Lakeman ceramic tiles, Italian travertine for countertops, solid teakwood for interior finishes, reclaimed Ulin/ironwood for outdoor terraces, and Italian Allure aluminum sliding doors have been used.

Studio Isla did the interior. Their approach aims to enrich the environment and community, respecting the existing environment by preserving its natural surroundings.

The 2-level family homes comprise 3/4 bedrooms on a 500 sqm plot and 500 sqm living space.

Laundry Room / Private Parking / Storage Room / Swimming Pool

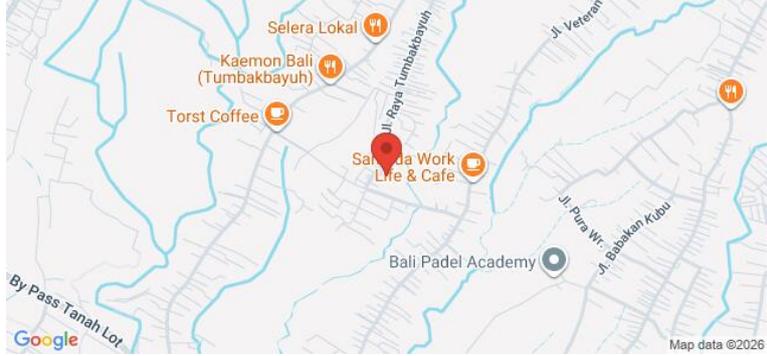
GD&ASSOCIATES by Gilles Demunter®

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

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.

GD&ASSOCIATES



OVERVIEW

REGULAR, RENT
OWNERSHIP: LEASEHOLD
STATUS: EXCELLENT
LAND SIZE: 500 sqm / 5.00 are
LIVING SIZE: 500 sqm / 5.00 are
LEVEL: 2
BED / BATH: 4 / 4.5
VIEWS: JUNGLE, RIVER, POOL
FURNISHING: FULLY-FURNISHED
PAYMENT TERM: NO
ZONING: RESIDENTIAL

AMENITIES

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

OTHERS

✓ SWIMMING POOL
✓ ENCLOSED LIVING & AMP; DINING AREA
✓ STORAGE ROOM
✓ LAUNDRY ROOM
✓ PRIVATE PARKING

NEARBY

ECHO BEACH
BERAWA BEACH
MAI MAIN PLAYGROUND
PERERENAN BEACH
TIMES BEACH WARUNG
AMOLAS CAFE
BOKASHI
DESA KITSUNE
INDIGO
KONG
ORIGEN MEXICAN RESTAURANT
RED GUNPOWDER
SANTANERA
SATOSHI
SESEH GENERAL STORE
BALI EQUESTRIAN
MUKA CONCEPTS
FURTHER HOTEL

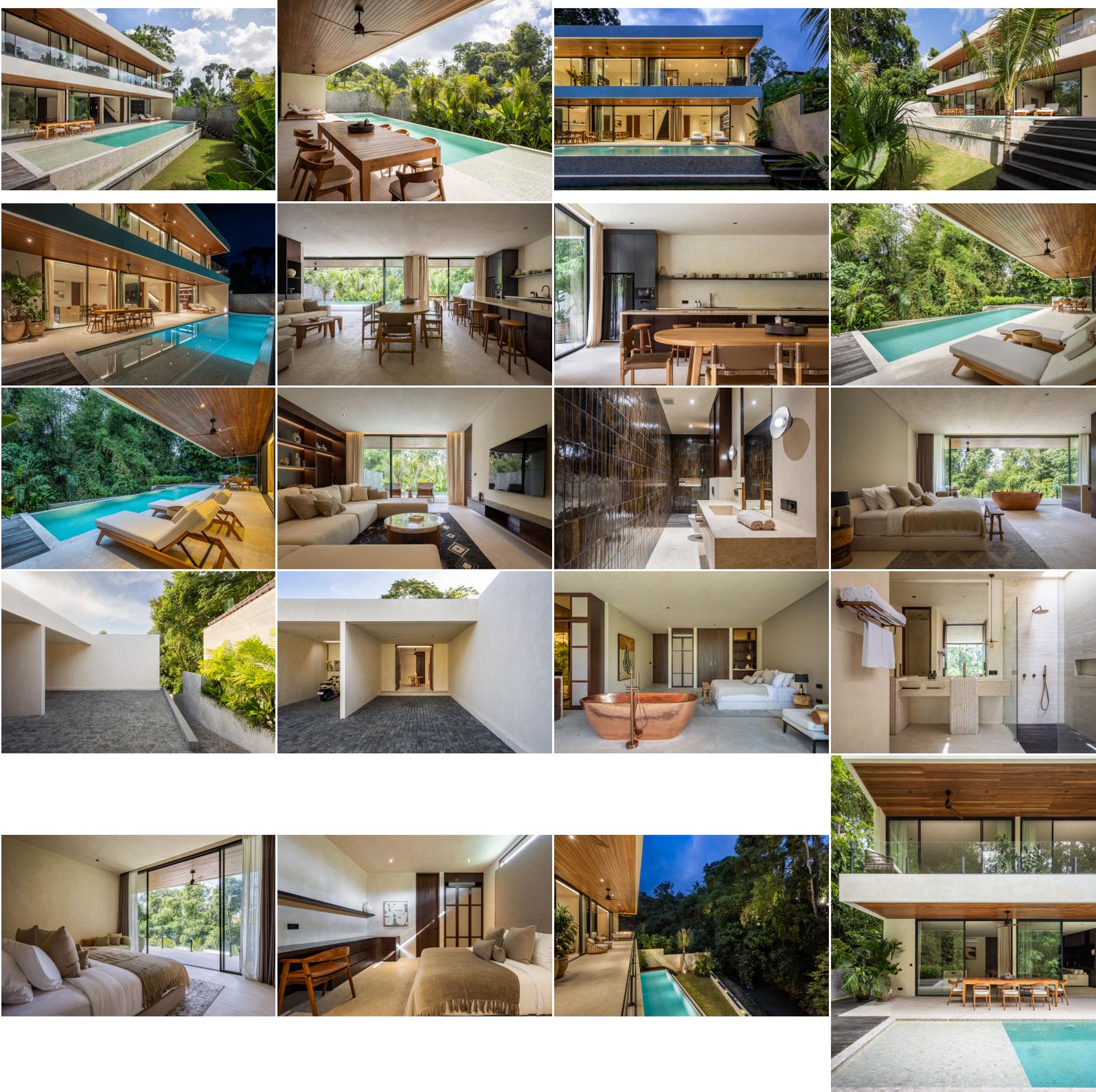
GD&ASSOCIATES by Gilles Demunter®

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

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.

GD&ASSOCIATES



GD&ASSOCIATES *by Gilles Demunter*®

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

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.