

# GD&ASSOCIATES

PROPERTIES LISTINGS | KEROBOKAN EXCLUSIVES | MODERN SOUL HOME



## MODERN SOUL HOME

UMALAS, KEROBOKAN

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 900,000	IDR 15,139,000,000	Leasehold	27 years

BEDS / BATHS	LEVEL	YEAR BUILT
4 / 4.5	2	2025

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
300 sqm	280 sqm	Modern
3.00 are	2.80 are	

CERTIFICATES	ZONING	VIEWS
Akta	Residential	Pool

*This home embraces a quiet contemporary character, defined by clean lines, natural textures, and soft light that moves gently through the spaces. Thoughtfully placed indoor greenery, warm wood accents, and polished stone surfaces create a calm visual rhythm that feels refined yet understated. Every detail leans toward balance—modern, but never loud; elegant, but always livable.*

*The layout unfolds with ease. An open living and dining area sits beneath generous ceiling height, connected seamlessly to the kitchen through carefully chosen materials and crafted finishes. Floating stairs, glass panels, and indoor garden pockets add lightness and movement, while the bedrooms and bathrooms offer a more intimate tone with darker textures, curated lighting, and a quiet sense of privacy.*

*Set in a peaceful pocket of Umalas, the home is surrounded by premium residences and leafy streets. Daily conveniences are close by—cafés, restaurants, and international schools—while Berawa and Seminyak are just a short drive away. It's a calm, well-connected location that complements the home's modern, grounded atmosphere.*

*Laundry Room | Private Parking | Storage Room | Swimming Pool*

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## OVERVIEW

REGULAR  
OWNERSHIP: LEASEHOLD  
STATUS: EXCELLENT  
DESIGN: MODERN  
LAND SIZE: 300 sqm / 3.00 are  
LIVING SIZE: 280 sqm / 2.80 are  
LEVEL: 2  
BED / BATH: 4 / 4.5  
VIEWS: POOL  
FURNISHING: FULLY-FURNISHED  
CERTIFICATION: AKTA  
ZONING: RESIDENTIAL

## AMENITIES

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

## OTHERS

## NEARBY

BATU BELIG BEACH  
BERAWA BEACH  
CANGGU BEACH  
ECHO BEACH  
PERERENAN BEACH  
PETITENGET BEACH  
SANCTUARY  
BALI EQUESTRIAN  
DESA SENI  
DEUS EX MACHINA  
FINNS  
LIGA TENNIS  
NIRVANA  
SAMADI  
SOHAM WELLNESS  
SOUVLAKI MILOS  
BALI BUDA CANGGU  
FURTHER HOTEL

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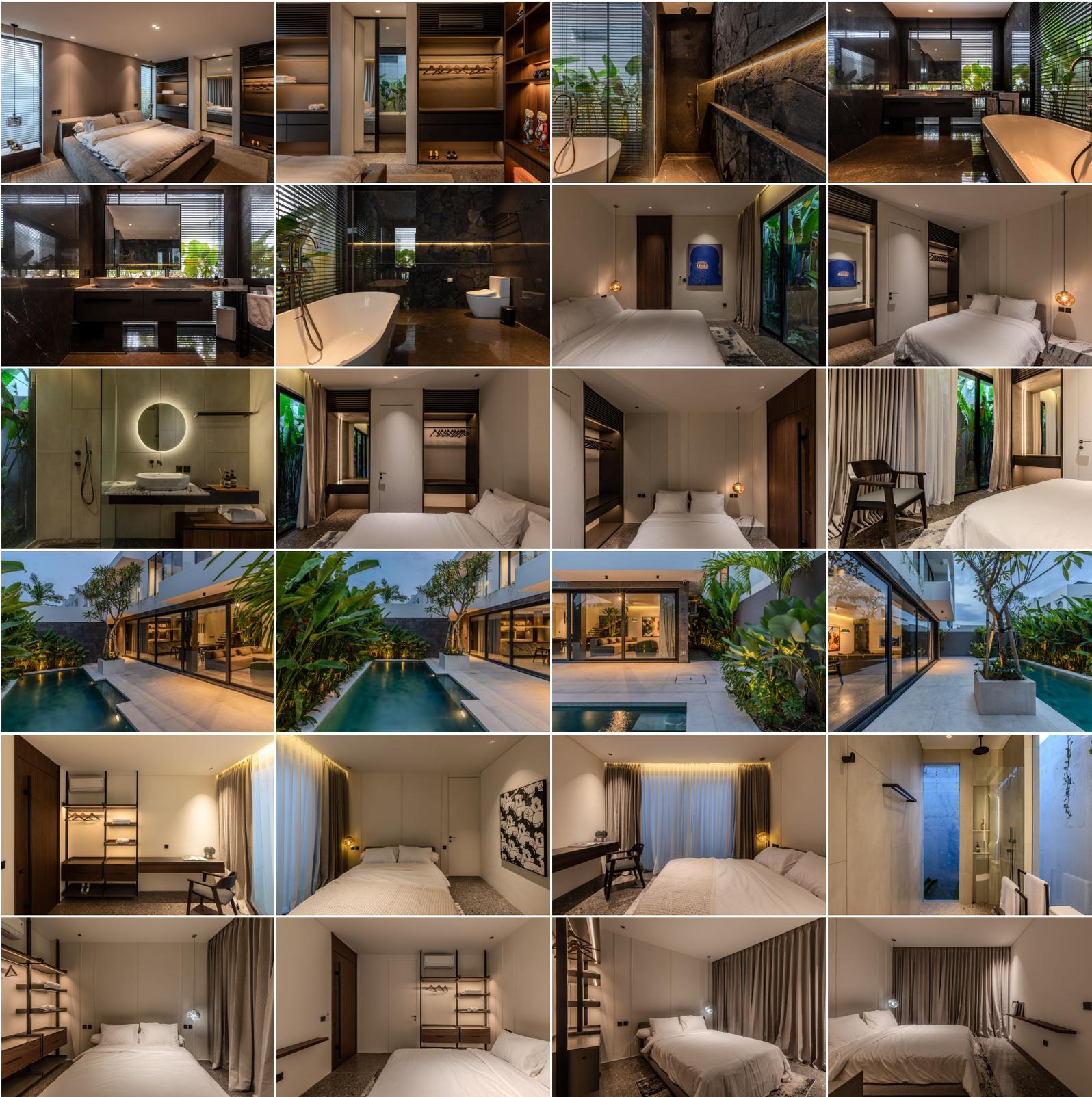
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