

# GD&ASSOCIATES

PROPERTIES LISTINGS | CANGGU EXCLUSIVES | MODERN TIMELESS VILLA



## MODERN TIMELESS VILLA

BABAKAN, CANGGU

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 1,400,000	IDR 22,982,000,000	Leasehold	28 years

BEDS / BATHS	LEVEL	YEAR BUILT
6 / 6	2	2025

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
500 sqm	450 sqm	Modern
5.00 are	4.50 are	

CERTIFICATES	ZONING	VIEWS
Akta	Residential	Rice field Pool

*This lifestyle investment is nestled in the Jl Raya Tuka in Babakan village on a 500 sqm plot. It boasts a private access road, parking, and an exciting 50% completion.*

*The villa features 6 ensuite bedrooms and bathrooms, ideal for relaxation and entertaining. It is a versatile space for important life events, promoting comfort and financial viability. The villa showcases high-quality materials, including Italian marble, natural travertine mosaics, and solid teak furniture. The private swimming pool adds appeal, and modern amenities like imported fixtures enhance comfort. The upper floor emphasizes sustainable luxury with recycled ironwood columns and exposed wood ceilings. A private wellness suite includes a Finnish-style sauna, ice bath, and hot bath, providing a rejuvenating retreat at home. There's also a chill area with panoramic views of Canggu's rice fields, perfect for sunset lounging or quiet reflection.*

*This villa boasts elegant designs and high-quality materials. It features aluminum sliding doors that seamlessly connect indoor and outdoor spaces. Recycled Ironwood columns and wooden ceilings enhance the upper floor. The kitchen and bathrooms have solid brass fixtures that combine style and durability. Dimmable analog lighting switches allow for brightness adjustments, while universal electrical outlets simplify charging devices throughout the home. Custom-made cabinetry ensures a perfect fit, and each piece of furniture is artisan-crafted for uniqueness. The kitchen is outfitted with premium appliances, and modern Japanese smart toilets add comfort. The open-plan living room has 3.5-meter high ceilings, with wellness areas reaching 4 meters, and all spaces are enclosed for privacy. Enjoy a peaceful Japanese garden and scenic rice field views. The villa features terrazzo floors with aluminum inlays, solid wood ceilings on the upper floor, and walls adorned with natural stone patterns and elegant travertine mosaics. The kitchen and bathrooms are finished in solid marble, and the design includes floor-to-ceiling windows made with 10mm LEED-tinted glass for energy efficiency and stunning views.*

*This property presents an exceptional opportunity to live in a safe place like Bali while also generating rewarding passive income in the future.*

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*Gym / Laundry Room / Private Parking / Swimming Pool*



## OVERVIEW

REGULAR

OWNERSHIP: LEASEHOLD

STATUS: BRAND NEW

DESIGN: MODERN

LAND SIZE: 500 sqm / 5.00 are

LIVING SIZE: 450 sqm / 4.50 are

LEVEL: 2

BED / BATH: 6 / 6.0

VIEWS: RICE FIELD, POOL

INCLUDE STAFF: NO

PAYMENT TERM: NO

CERTIFICATION: AKTA

ZONING: RESIDENTIAL

## AMENITIES

✓ GYM

✓ LAUNDRY ROOM

✓ PRIVATE PARKING

✓ SWIMMING POOL

## OTHERS

✓ PRIVATE PARKING

✓ WELLNESS AREA

✓ PRIVATE SAUNA, ICE BATH, AND HOT BATH

✓ FULLY EQUIPPED PRIVATE LAUNDRY ROOM

✓ SAND-STYLE SWIMMING POOL

## NEARBY

MAI MAIN PLAYGROUND

LIGA TENNIS

NIRVANA

AMOLAS CAFE

INDIGO

KONG

SATOSHI

OBSIDIAN

SEMER VET

SOCCER FIELD

BALI BUDA UMALAS

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