

GD&ASSOCIATES

PROPERTIES LISTINGS | SOUTH BALI EXCLUSIVES | MODERN-RUSTIC COTTAGE



MODERN-RUSTIC COTTAGE

PECATU, SOUTH BALI

| | | | |
|-------------|--------------------|-----------|----------|
| PRICE USD | PRICE IDR | OWNERSHIP | PERIOD |
| USD 609,199 | IDR 10,000,000,000 | Leasehold | 27 years |

| | | |
|--------------|-------|------------|
| BEDS / BATHS | LEVEL | YEAR BUILT |
| 4 / 4 | 1 | 2023 |

| | | |
|---------------|-----------------|--------|
| LAND SIZE +/- | LIVING SIZE +/- | DESIGN |
| 400 sqm | 190 sqm | Rustic |
| 4.00 are | 1.90 are | |

| | | |
|--------------|-----------------|--------|
| CERTIFICATES | ZONING | VIEWS |
| Akta | Mix Zoned (C-2) | Garden |
| PBG/SLF | | Pool |

Located in the vibrant heart of Suluban Uluwatu, just a 5-minute walk to the Uluwatu reef break. This property consists of a three-bedroom residence and a studio, completed in 2023, showcases a modern architectural design by Architect Earth Lines and was constructed by Bali Construction. The property has a concrete and steel structure, complemented by natural finishes including teak, benkirai wood, andesite stone, terrazzo, and pressed rattan. Surrounding the residence is a beautifully designed tropical garden by Anton J. Clark and a refreshing plunge pool. The home's thoughtful L-shaped layout encourages warmth and togetherness, making it an ideal retreat for families and friends.

The main house is 150 sqm with turn-key furnishings, featuring a master suite with an en-suite bathroom, two additional bedrooms sharing a bathroom, and a guest half bath. The bright living and dining area connects to the garden and child-friendly pool. The IBR studio of 40 sqm with a private plunge pool and garden is a simple setting for couples and a comfortable base to return to after a day of adventure.

The living space has a cozy sofa, a reading nook, and a hidden AC unit, with large glass doors for natural light. The dining table seats six, and the well-equipped kitchen includes a tea station, oven, gas stove, and fridge/freezer. The master bedroom features a king-size bed, an accent armchair, a wardrobe, and an en-suite bathroom. The guest bedroom also has a king-size bed, a built-in wardrobe, a desk, a reading nook, and practical amenities such as an international USB plug.

Garden / Plunge Pool / Private Parking / 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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OVERVIEW

REGULAR

OWNERSHIP: LEASEHOLD

STATUS: GOOD CONDITION

DESIGN: RUSTIC

LAND SIZE: 400 sqm / 4.00 are

LIVING SIZE: 190 sqm / 1.90 are

LEVEL: 1

BED / BATH: 4 / 4.0

VIEWS: GARDEN, POOL

FURNISHING: FULLY-FURNISHED

INCLUDE STAFF: NO

PAYMENT TERM: NO

CERTIFICATION: AKTA, PBG/SLF

ZONING: MIX ZONED (C-2)

AMENITIES

- ✓ GARDEN
- ✓ PLUNGE POOL
- ✓ PRIVATE PARKING
- ✓ SWIMMING POOL

OTHERS

- ✓ SWIMMING POOL
- ✓ PRIVATE PLUNGE POOL
- ✓ LUSH TROPICAL GARDEN
- ✓ USB AND INTERNATIONAL ADAPTER PLUG SOCKETS
- ✓ PRIVATE PARKING

NEARBY

NYANG NYANG BEACH

ULUWATU TEMPLE

GOOSEBERRY

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