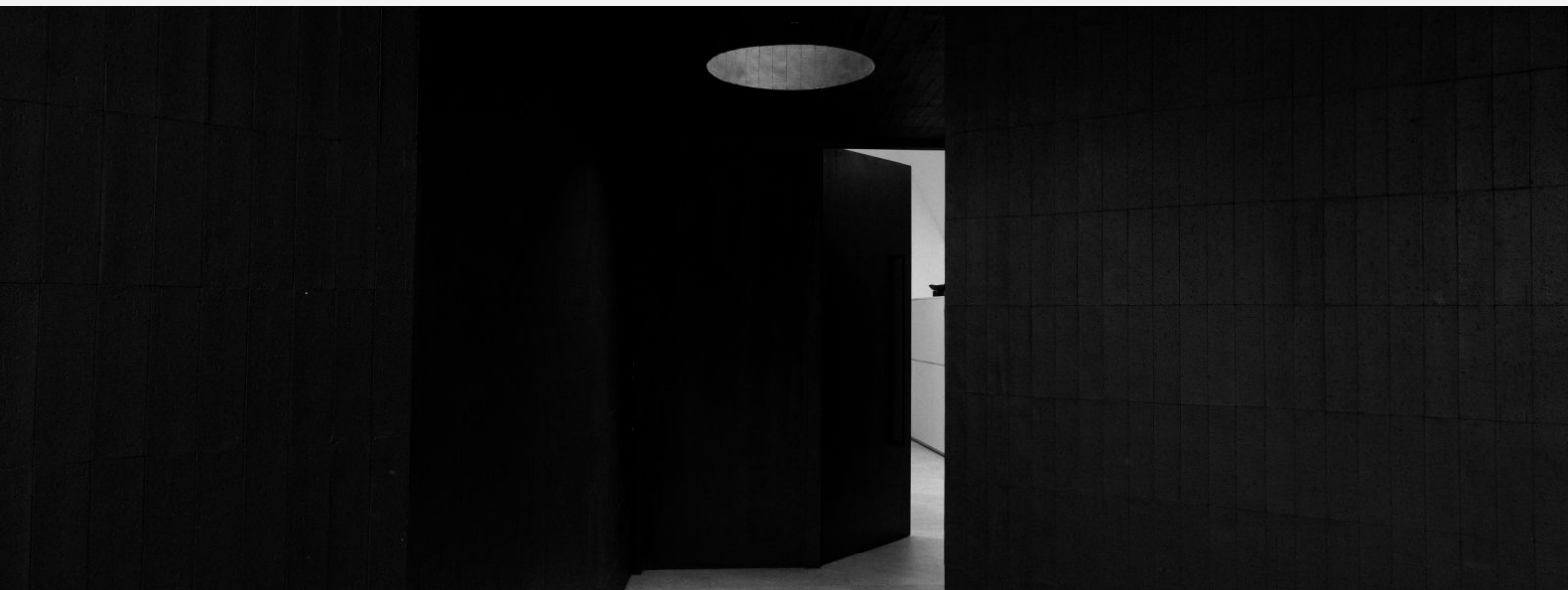


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PROPERTIES LISTINGS | KEROBOKAN EXCLUSIVES | MONOCHROMATIC HOME



MONOCHROMATIC HOME

UMALAS, KEROBOKAN

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 1,100,000	IDR 18,503,000,000	Leasehold	56 years

BEDS / BATHS	LEVEL	YEAR BUILT
3 / 4	1	2021

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
615 sqm	236 sqm	Contemporary
6.15 are	2.36 are	

CERTIFICATES	ZONING	VIEWS
Akta	Tourism	Pool
IMB		
Pondok Wisata		

Tucked away at the very end of a quiet Umalas neighborhood, this architectural residence reveals itself slowly, an unexpected sanctuary wrapped in textured black forms and soft natural light. Its presence is subtle yet captivating, a home that feels discovered rather than simply visited. Set on 615 sqm of mature land, the villa opens to calming views of curated greenery and handcrafted stone, creating an atmosphere of quiet seclusion.

Inside, the design unfolds in layers of shadow, light, and refined materiality. Inspired by a fusion of Japanese restraint and Scandinavian purity, the interiors pair muted tones with expressive textures: black acoustic ribbing, pristine white surfaces, and cool granite underfoot. The living spaces flow effortlessly into a private spa retreat complete with a teak-clad sauna, cold plunge, and serene courtyards. Each corner is shaped for both daily living and quiet contemplation.

Three spacious bedrooms and an open-plan living pavilion surround a striking triangular pool, its geometry mirrored by the villa's clean lines and sculptural cladding. Ironwood decks, river-stone walls, and a glass-topped cabana frame the outdoor landscape, while discreet solar systems and eight ultra-quiet Daikin units ensure comfort without compromise. It is a home designed not to shout for attention but to resonate with calm intention and an understated sense of beauty.

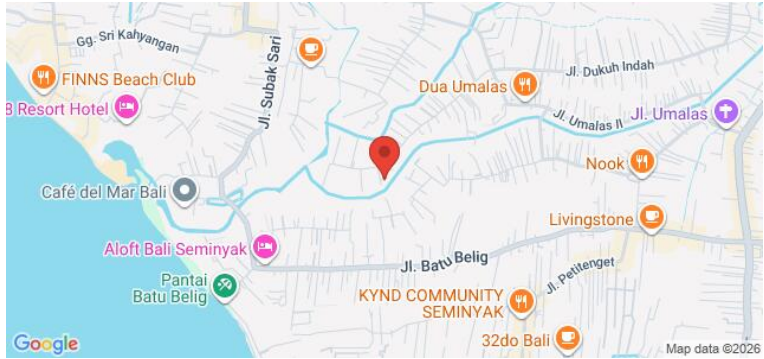
Garden / Private Parking / Storage Room / Swimming Pool

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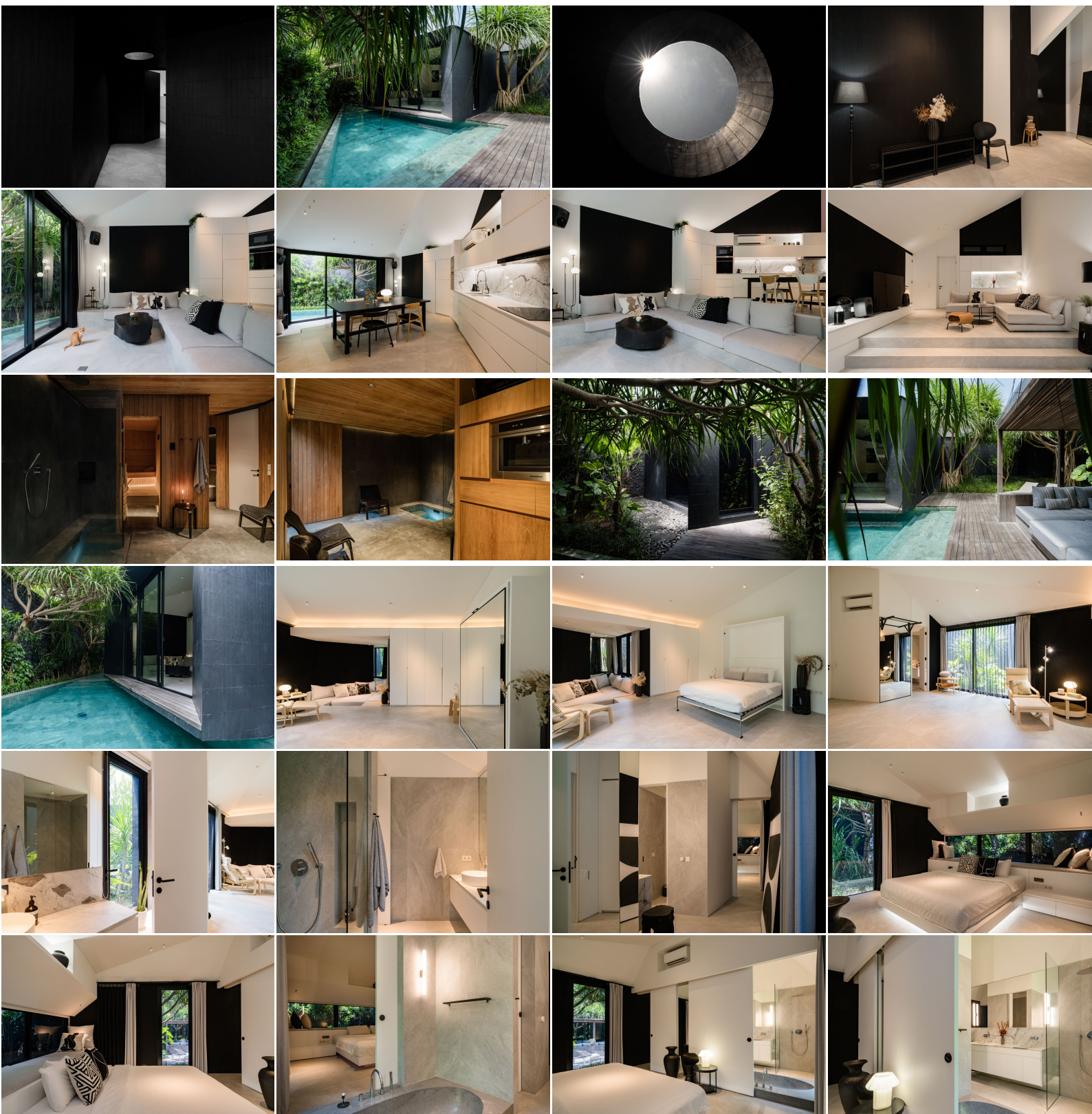
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OVERVIEW	AMENITIES	OTHERS	NEARBY
REGULAR	✓ GARDEN	✓ SPA: TEAK-CLAD CEILINGS AND WALLS, COMPLEMENTED BY DARK GREY GRANITE SURFACES. FEATURES INCLUDE A BUILT-IN COLD PLUNGE POOL AND A LUXURIOUS SAUNA WITH A SWEDISH TYLÖML; 10KW STOVE, FINISHED WITH GRADE 1 NEW ZEALAND PINE WALLS AND SEATS, AND GRANITE FLOORING WITH A BUILT-IN SHOWER MECHANISM.	BATU BELIG BEACH
OWNERSHIP: LEASEHOLD	✓ PRIVATE PARKING		BATU BOLONG BEACH
STATUS: EXCELLENT	✓ STORAGE ROOM	✓ KITCHEN: SLEEK SPANISH-ENGINEERED STONE COUNTERTOPS, EQUIPPED WITH A HIGH-PERFORMANCE INDUCTION STOVE, BUILT-IN MICROWAVE, AND AN INVISIBLE FRIDGE AND FREEZER.	BERAWA BEACH
DESIGN: CONTEMPORARY	✓ SWIMMING POOL	✓ TOILETS: CONTEMPORARY TOTO FLOATING EGG TOILETS	CANGGU BEACH
LAND SIZE: 615 sqm / 6.15 are		✓ AC: 8 ULTRA-QUIET DAIKIN AIR SYSTEMS	ECHO BEACH
LIVING SIZE: 236 sqm / 2.36 are		✓ FLOORING: TEXTURED, NON-POROUS GRANITE TILES (60X120CM) FOR A SOPHISTICATED, ENDURING FINISH.	MAI MAIN PLAYGROUND
LEVEL: 1		✓ CABINETRY: PREMIUM HOME& KITCHEN EUROPEAN-GRADE MULTIPLEX CABINETRY, FEATURING A MATTE WHITE LACQUER FINISH AND BLUM FITTINGS FOR SEAMLESS FUNCTIONALITY.	NELAYAN BEACH
BED / BATH: 3 / 4.0		✓ BACKSPLASHES: LUXURIOUS ITALIAN STATUARIOMARBLE FOR A TOUCH OF REFINED ELEGANCE.	PERERENAN BEACH
VIEWS: POOL		✓ WALLS: CRISP WHITE GYPSUM, WITH SELECT AREAS ACCENTED BY RIBBED, RECYCLED BLACK ACOUSTIC PANELS THAT OFFER BOTH STYLE AND SOUND ABSORPTION.	PETTENGET BEACH
FURNISHING: FULLY-FURNISHED		✓ CEILING: SMOOTH WHITE GYPSUM INTEGRATED WITH A CUTTING-EDGE LUTRON LIGHTING SYSTEM.	BALI EQUESTRIAN
CERTIFICATION: AKTA, IMB, PONDOK WISATA		✓ ROOF: HIGH-QUALITY ASPHALT SHINGLES	DESA SENI
ZONING: TOURISM		✓ HOUSE CLADDING: MODIFIED CLAY SHINGLES	DEUS EX MACHINA
		✓ SOLAR PANELS: SOLAR INSTALLATION FROM NUSASOLAR	FINNS
		✓ ELECTRICITY: 33,000 VA	NIRVANA
		✓ POOL DECK: CRAFTED FROM ROBUST IRONWOOD&NBSP;	POTATO HEAD
		✓ CABANA: A 3X3 METER TEAK STRUCTURE, TOPPED WITH TEMPERED GLASS FEATURING UVB AND HEAT-REDUCING WINDOW FILM. OUTFITTED WITH SUNBRELLA FABRIC PILLOWS AND MATTRESSES, WATER- AND SUN-PROOF, FROM BIANCO FURNITURE, PLUS BUILT-IN BOWERS & WILKINS SPEAKERS AND A COOLING FAN.	KIM SOO
		✓ WALLS: STUNNING 4-METER HAND-CUT RIVER STONE WALLS	AMOLAS CAFE
		✓ GARDEN: EXPERTLY DESIGNED BY ANTON J. CLARKE	FURTHER HOTEL
		✓	

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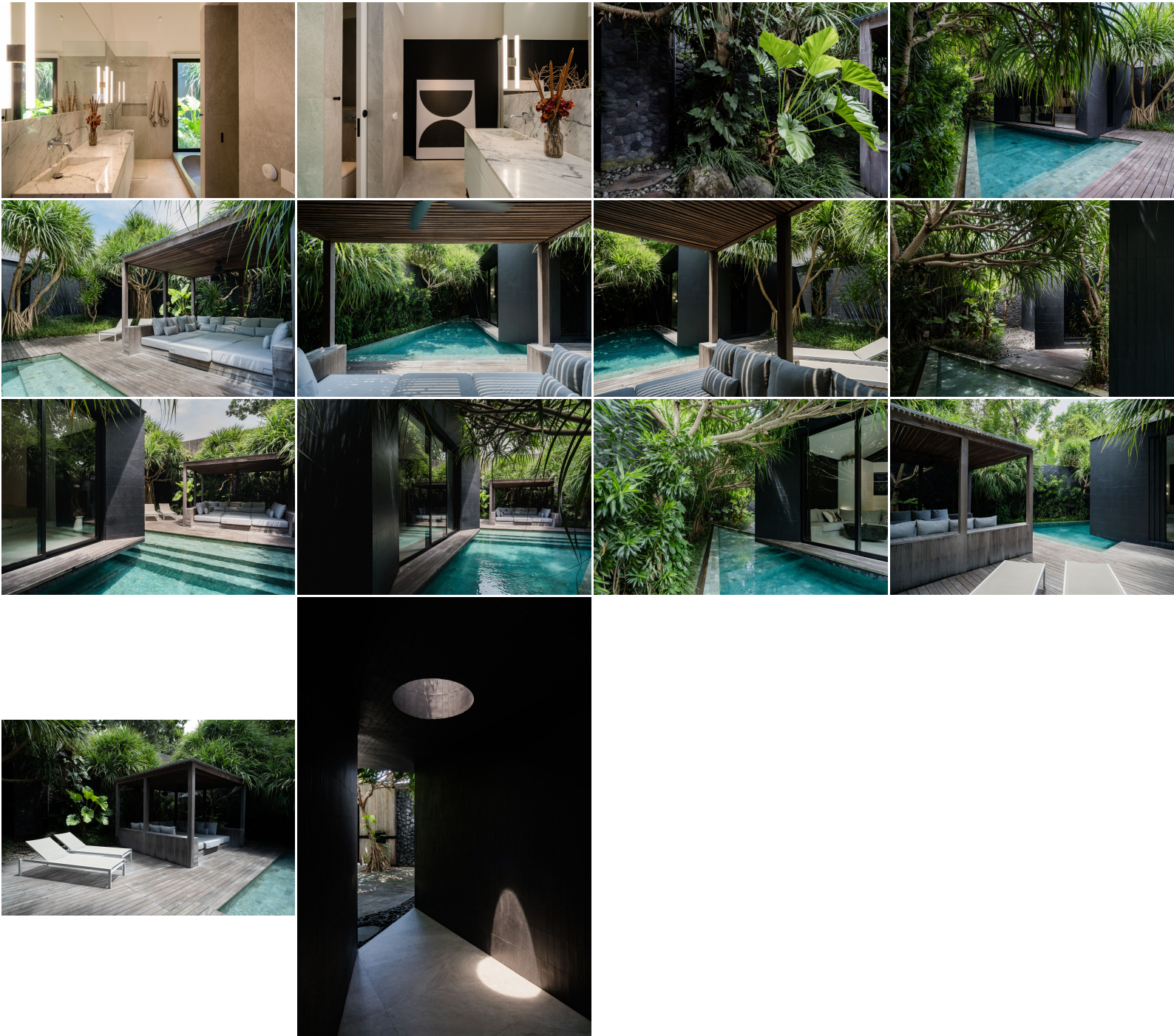
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