

GD&ASSOCIATES

EXCLUSIVE LISTINGS | MENGWI EXCLUSIVES | NATURE'S MUSE: A MODERN RESIDENCE



NATURE'S MUSE: A MODERN RESIDENCE PERERENAN, MENGWI

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 2,200,000	IDR 37,874,000,000	Leasehold	27 years

BEDS / BATHS	LEVEL	YEAR BUILT
5 / 6	2	2024

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
2,035 sqm 20.35 are	731 sqm 7.31 are	

CERTIFICATES	ZONING	VIEWS
<i>Notarial Deed</i> <i>PBG</i> <i>SLF</i>	<i>Mix Zoned (C-2)</i>	<i>Pool</i> <i>Garden</i>

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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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Remodeled in 2024 and reimagined by an American architect, the design merges contemporary lines with Balinese soul. Natural textures of wood, paras, and green stone are paired with hand-tailored furnishings, while soft, dappled light filters through the spaces, bringing a sense of warmth, serenity, and understated luxury that feels effortlessly timeless. This property is one of the rare leasehold options available and has been owned by an individual who has embraced and respected Balinese culture since its construction. Their commitment to local ideology enhances the overall value and cultural integrity of the property—only for discerning eyes, those who appreciate with distinguished taste and exclusively available through GD&ASSOCIATES.

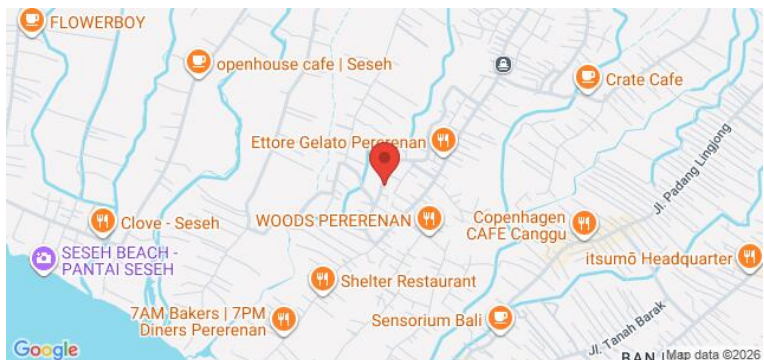
Tucked within one of Pererenan's most sought-after enclaves, on Jalan Dalem Penataran in Pererenan, a built-up residential area that offers a tranquil living environment favored by locals and long-time expats. This residence perfectly embodies the serene rhythm of coastal living, just a kilometer from the beach. While cafés and restaurants are within a leisurely stroll, the villa itself is nestled on a tranquil 6-meter-wide lane, surrounded exclusively by other private villas. This setting offers a sense of peace and exclusivity that is hard to find so close to the ocean. A short 1-kilometer walk or a quick 5-minute drive will take you to the beach. The neighborhood is easily accessible via paved roads and is enveloped by lush greenery, capturing the essence of Old Bali charm.

Spread across 2,035 m² of leasehold land with a 731 m² living area, comes with 5 beds and 5 baths, the home is gracefully set amidst lush gardens with mature trees and open green spaces. A 12.5 x 3 m swimming pool becomes the centerpiece of outdoor life, framed by a Balinese bale and sunlit lounging areas, an idyllic spot to unwind as the day fades into the golden hue of the "twilight."

The layout is designed for comfort and family living: an open-plan living and dining area, kitchen, TV room, guest toilet, and ensuite bedroom occupy the ground floor, while the master suite and two children's bedrooms rest above. Completing the estate are a two-room office pavilion, a private guest house, staff quarters, and modern conveniences including solar panels with battery backup, and ample parking. Twilight House is a home where refined design meets the soul of island living.

*price has been reduced from USD 2,850,000 to USD 2,200,000

Garage | Garden | Laundry Room | Private Parking | Staff
Quarters | Storage Room | Swimming Pool



OTHER FEATURES

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NEARBY

Attractions

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Batu Belig Beach
Batu Bolong Beach
Berawa Beach
Canggu Beach
Cemagi Beach
Mai Main Playground
Mengening Beach
Nelayan Beach
Nyanyi Beach
Pererenan Beach
Seseh Beach

Public Facilities

.....

Soccer Field
Further Hotel
Canggu Community School
Caterpillar School
Montessori School
Obsidian
Veterinary Clinic

Culture

.....

Bali Equestrian
Desa Seni
Deus Ex Machina
FINNS
Liga Tennis
Nirvana
Samadi
UDARA Bali

Food & Drinks

.....

Amolas Cafe
Bokashi
Desa Kitsune
Indigo
KONG
Origen Mexican Restaurant
Red Gunpowder
Riviera Seafood-Wine Bar
Santanera
Satoshi
Seseh General Store

Shopping

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Bali Buda Canggu
Bali Buda Umalas
Bokashi
Heveya Organic Latex Mattress & Bedding Specialist
Limited Edition
Muka Concepts

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OVERVIEW

EXCLUSIVE
OWNERSHIP: LEASEHOLD
STATUS: EXCELLENT
LAND SIZE: 2,035 sqm / 20.35 are
LIVING SIZE: 731 sqm / 7.31 are
LEVEL: 2
BED / BATH: 5 / 6.0
VIEWS: POOL, GARDEN
FURNISHING: SEMI-FURNISHED
PAYMENT TERM: NO
CERTIFICATION: NOTARIAL DEED, PBG, SLF
ZONING: MIX ZONED (C-2)

AMENITIES

✓ GARAGE
✓ GARDEN
✓ LAUNDRY ROOM
✓ PRIVATE PARKING
✓ STAFF QUARTERS
✓ STORAGE ROOM
✓ SWIMMING POOL

OTHERS

NEARBY

BATU BELIG BEACH
BATU BOLONG BEACH
BERAWA BEACH
CANGGU BEACH
CEMAGI BEACH
MAI MAIN PLAYGROUND
MENGENING BEACH
NELAYAN BEACH
NYANYI BEACH
PERERENAN BEACH
SESEH BEACH
SOCCER FIELD
FURTHER HOTEL
CANGGU COMMUNITY SCHOOL
CATERPILLAR SCHOOL
BALI EQUESTRIAN
AMOLAS CAFE
BALI BUDA CANGGU

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