

# GD&ASSOCIATES

EXCLUSIVE LISTINGS | CANGGU EXCLUSIVES | NEW ERA OF ZEN-INSPIRED VILLA



## NEW ERA OF ZEN-INSPIRED VILLA

BERAWA, CANGGU

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 1,300,000	IDR 22,023,000,000	Leasehold	25 years

BEDS / BATHS	LEVEL	YEAR BUILT
4 / 4	2	Early 2024

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
550 sqm 5.50 are	632 sqm 6.32 are	

CERTIFICATES	ZONING	VIEWS
Certificate Copy Notarial Deed SLF	Tourism	Zen garden

*This stunning property is nestled in the heart of Berawa, just a short stroll from the beach! It's thoughtfully designed to offer a peaceful retreat from the lively vibe of Canggu, while still being conveniently close to some of Berawa's finest dining spots. This is a fantastic opportunity to embrace a serene lifestyle without sacrificing convenience!*

*The house roughly 632.50sqm serves as a sanctuary, expertly crafted to shield its inhabitants from the distractions and disturbances of the touristic area outside.*

*Amenities include a pool and a landscaped zen garden that enhances the overall aesthetic appeal. The enclosed dining and living area features modern sliding doors, providing versatility and connectivity to the outdoors. The fully equipped kitchen is fitted with fully-equipped appliances, ensuring a functional and efficient culinary space. A sauna room offers an optimal wellness experience, allowing you to relax without having to go outside. The layout also includes adequate storage and laundry areas. Additionally, the property provides sufficient private parking for one vehicle, as well as space for multiple bicycles.*

*Get this exceptional residential home that features all the comforts.*

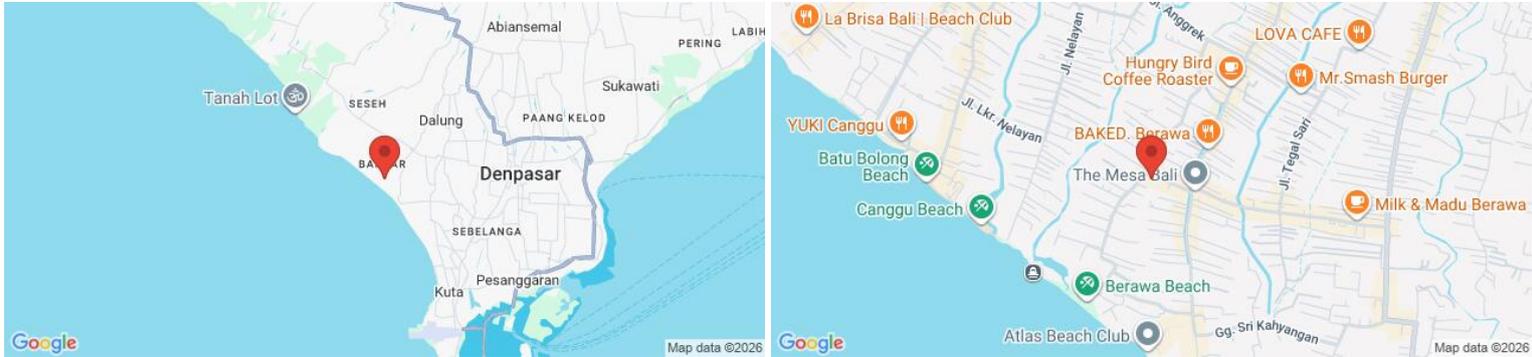
*Garden*

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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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## OTHER FEATURES

## NEARBY

### Attractions

Batu Belig Beach  
Batu Bolong Beach  
Berawa Beach  
Nelayan Beach  
Cemagi Beach  
Echo Beach  
Mai Main Playground  
Pererenan Beach  
Petitenget Beach  
Seseh Beach

### Culture

Bali Equestrian  
Desa Seni  
Deus Ex Machina  
FINNS  
Liga Tennis  
Nirvana  
Potato Head  
Samadi  
Sanctuary  
Soham Wellness  
UDARA Bali

### Food & Drinks

Amolas Cafe  
Bokashi  
BRAUD Cafe  
Gusto Gelato  
Indigo  
Kanzaz Patisserie  
KONG  
Mauri Italian Contemporary Cuisine  
Okamura Japanese Resto  
Origen Mexican Restaurant  
Red Gunpowder

### Public Facilities

Further Hotel  
Canggu Community School  
Caterpillar School  
Montessori School  
Obsidian  
Semer Vet  
Soccer Field  
Soori Dog Grooming  
Veterinary Clinic

### Shopping

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

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## OVERVIEW

EXCLUSIVE  
OWNERSHIP: LEASEHOLD  
STATUS: DECENT  
LAND SIZE: 550 sqm / 5.50 are  
LIVING SIZE: 632 sqm / 6.32 are  
LEVEL: 2  
BED / BATH: 4 / 4.0  
VIEWS: ZEN GARDEN  
FURNISHING: FULLY-FURNISHED  
INCLUDE STAFF: DOES NOT INCLUDE STAFF  
PAYMENT TERM: NO  
CERTIFICATION: CERTIFICATE COPY, NOTARIAL  
DEED, SLF  
ZONING: TOURISM

## AMENITIES

✓ GARDEN

## OTHERS

## NEARBY

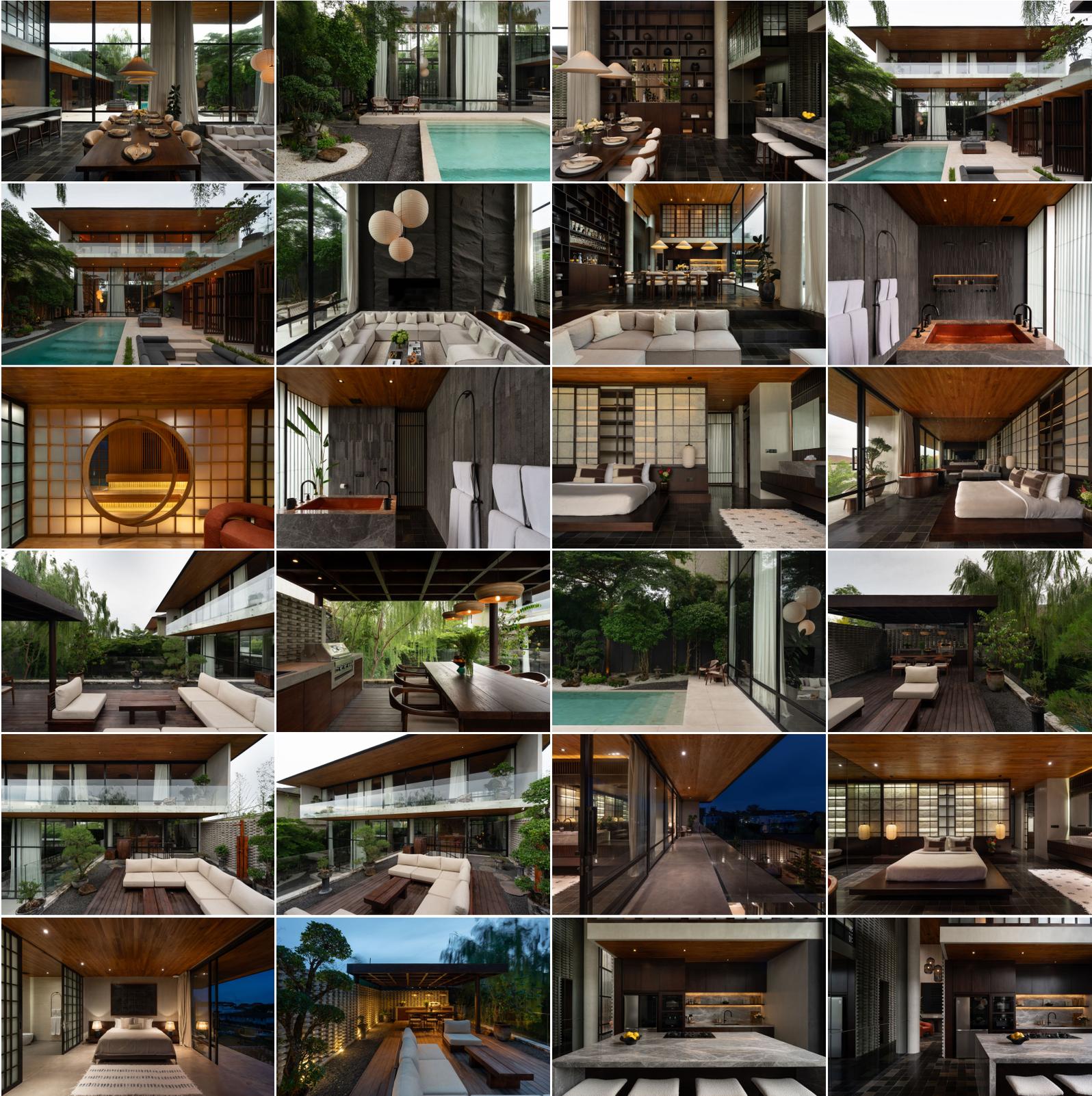
BATU BELIG BEACH  
BATU BOLONG BEACH  
BERAWA BEACH  
NELAYAN BEACH  
CEMAGI BEACH  
ECHO BEACH  
MAI MAIN PLAYGROUND  
PERERENAN BEACH  
PETITENGET BEACH  
SESEH BEACH  
BALI EQUESTRIAN  
DESA SENI  
DEUS EX MACHINA  
FINNS  
LIGA TENNIS  
AMOLAS CAFE  
FURTHER HOTEL  
LIMITED EDITION

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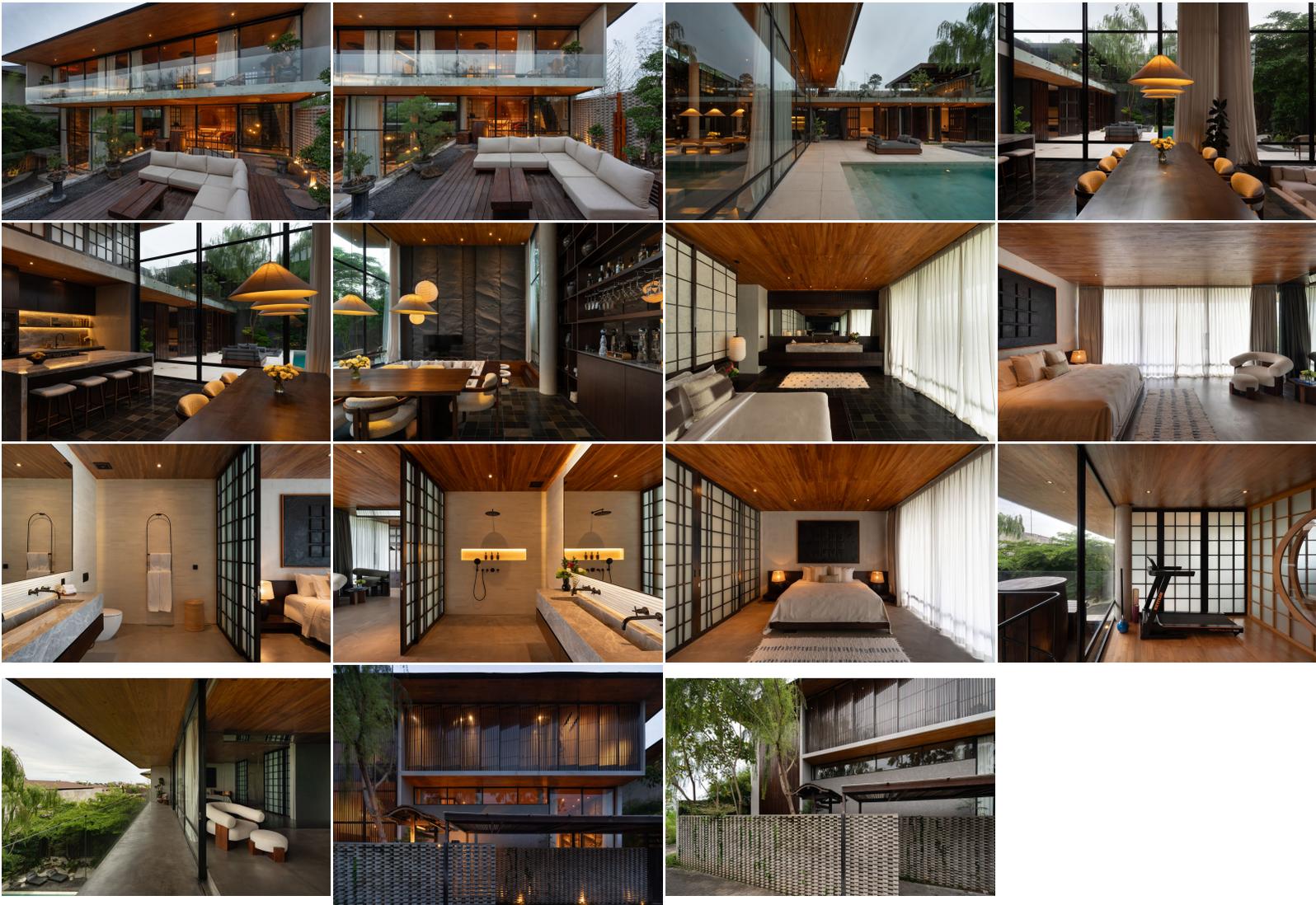
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