

GD&ASSOCIATES

PROPERTIES LISTINGS | TABANAN EXCLUSIVES | REFINED BALINESE AESTHETIC IN NATURE



REFINED BALINESE AESTHETIC IN NATURE

NYANYI, TABANAN

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 1,100,000	IDR 18,547,000,000	Leasehold	28 years
USD 100,000	IDR 1,680,000,000	Yearly Rental	

BEDS / BATHS	LEVEL	YEAR BUILT
5 / 5.5	2	December 2025

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
537 sqm 5.37 are	380 sqm 3.80 are	

CERTIFICATES	ZONING	VIEWS
Notarial Deed	Tourism	Pool Garden

Set within a private compound of three villas in a lush natural environment, this five-bedroom villa in Nyanyi presents a refined blend of contemporary architecture, modern Balinese influence, and tropical living, with a distinct connection to nature. Positioned toward mature trees with a small river flowing behind them, the villa enjoys a more secluded and tranquil outlook within the compound.

The architecture emphasizes space, light, and proportion. Double-height ceilings, expansive glass panels, and warm timber framing allow the living areas to open fully toward the pool and garden, softening the boundary between inside and out. Natural materials, stone flooring, wood accents, and neutral tones create a calm, timeless atmosphere with a sense of understated luxury.

The open-plan living space integrates lounge and dining areas with clarity and flow, enhanced by carefully selected lighting and clean architectural lines. Each of the five bedrooms is conceived as a private retreat, offering generous proportions, garden or green views, and a hotel-level sense of comfort. Upstairs, private balconies overlook the surrounding greenery, reinforcing openness while maintaining privacy.

Staff Quarters / Storage Room

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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, RENT
OWNERSHIP: LEASEHOLD
STATUS: EXCELLENT
LAND SIZE: 537 sqm / 5.37 are
LIVING SIZE: 380 sqm / 3.80 are
LEVEL: 2
BED / BATH: 5 / 5.5
VIEWS: POOL, GARDEN
FURNISHING: FULLY-FURNISHED
INCLUDE STAFF: INCLUDE STAFF
PAYMENT TERM: NO
CERTIFICATION: NOTARIAL DEED
ZONING: TOURISM

AMENITIES

✓ STAFF QUARTERS
✓ STORAGE ROOM

OTHERS

NEARBY

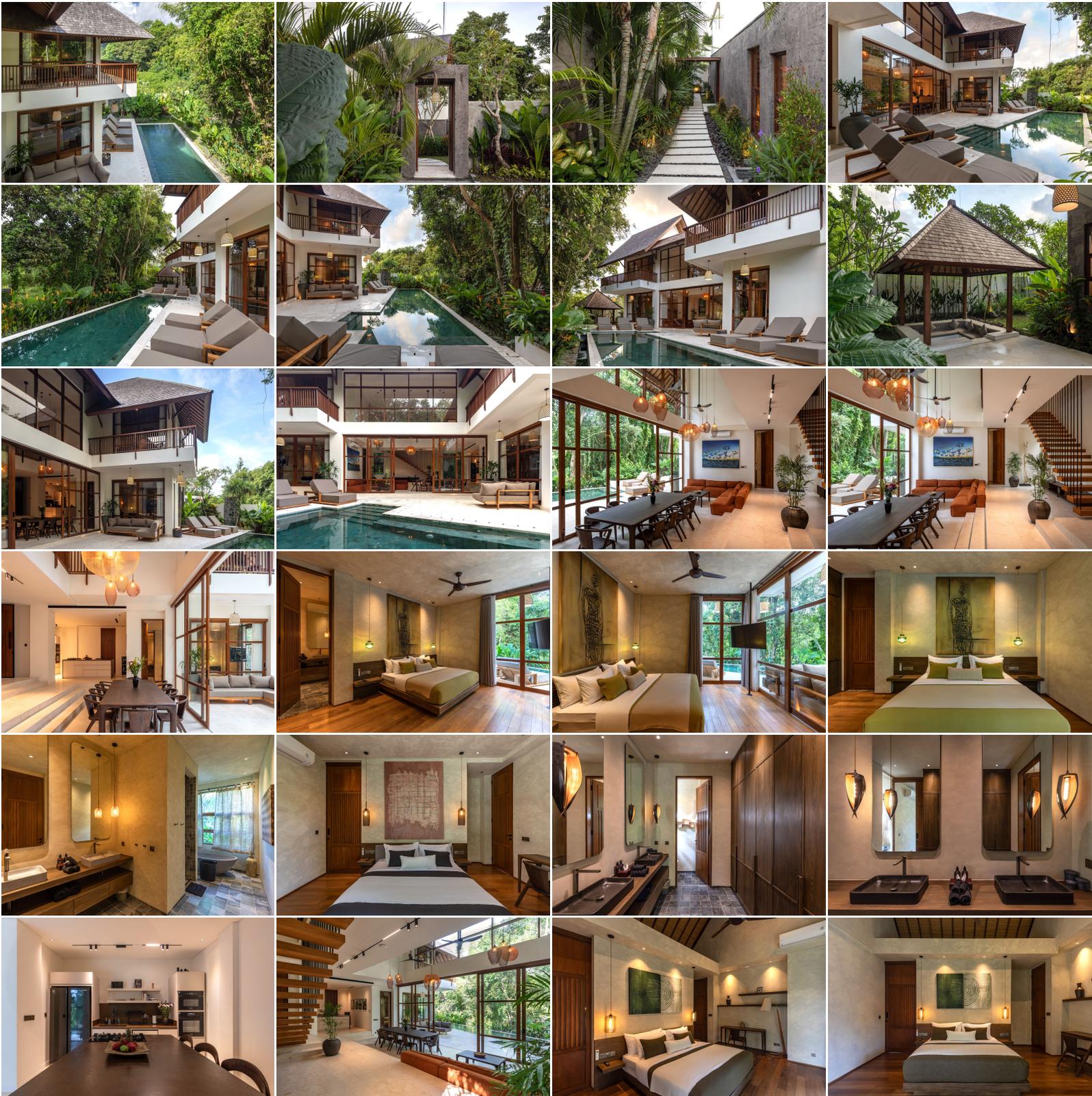
CEMAGI BEACH
MENGENING BEACH
NYANYI BEACH
PERERENAN BEACH
SESEH BEACH
TANAH LOT TEMPLE
JOSHUA DISTRICT
UDARA BALI
FURTHER HOTEL
OBSIDIAN
SOCCER FIELD
VETERINARY CLINIC
BOKASHI
ORIGEN MEXICAN RESTAURANT
RED GUNPOWDER
MUKA CONCEPTS

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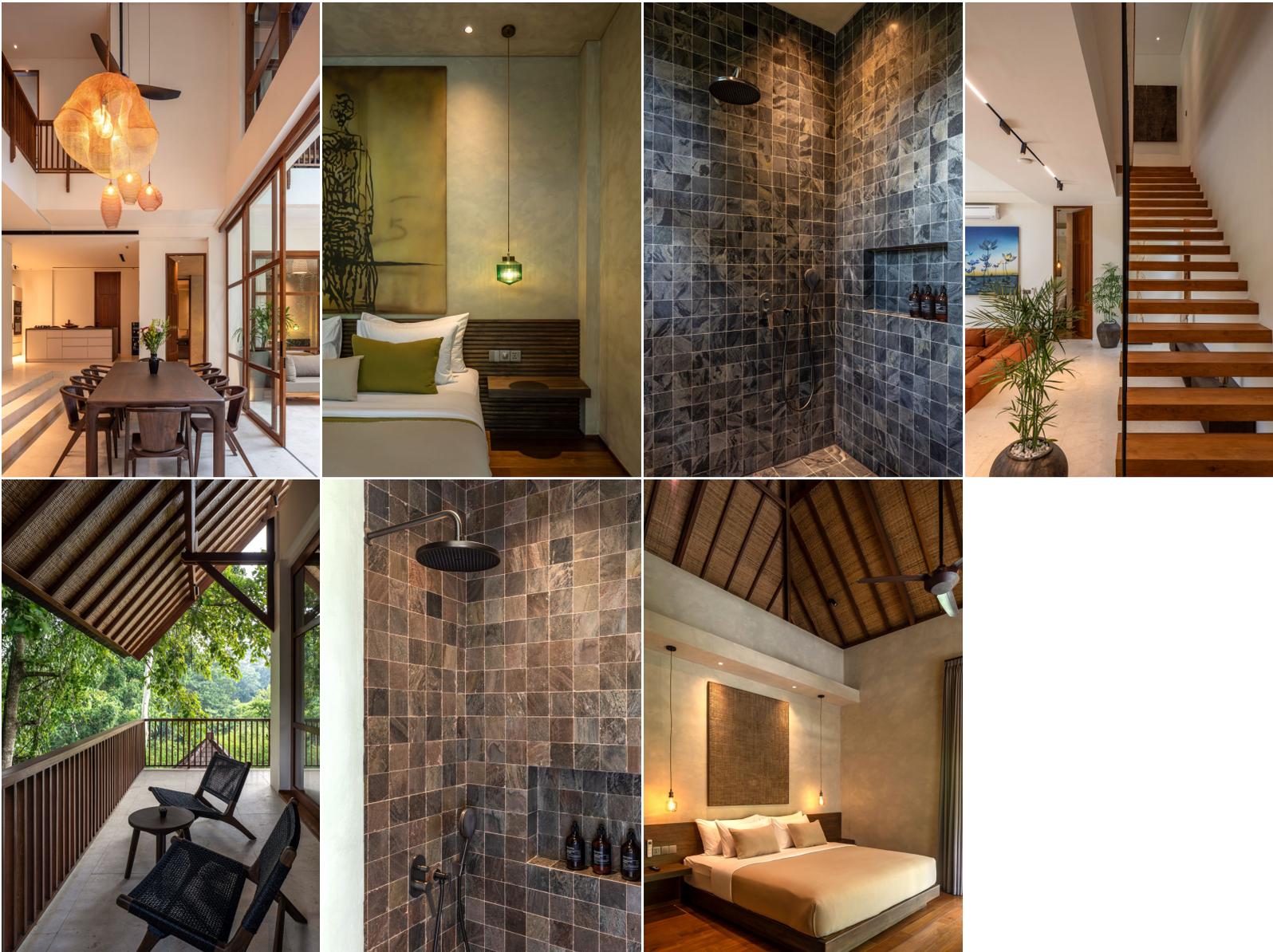
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