

GD&ASSOCIATES

PROPERTIES LISTINGS | TABANAN EXCLUSIVES | REFINED BALINESE AESTHETIC



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NYANYI, TABANAN

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 990,000	IDR 16,628,000,000	Leasehold	28 years
USD 93,000	IDR 1,560,000,000	Yearly Rental	
BEDS / BATHS	LEVEL	YEAR BUILT	
6 / 6.5	2	December 2025	
LAND SIZE +/-	LIVING SIZE +/-	DESIGN	
450 sqm	412 sqm		
4.50 are	4.12 are		
CERTIFICATES	ZONING	VIEWS	
Notarial Deed	Tourism	Pool Garden	

**Yearly rental price includes staffs (housekeeping, pool, gardener, security)*

Set within a private compound of three villas in a lush natural environment, this six-bedroom villa in Nyanyi presents a refined blend of contemporary architecture, modern Balinese influence, and tropical living. The design is organized around a central pool courtyard, establishing a seamless connection between indoor living areas, outdoor terraces, and surrounding greenery.

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 six bedrooms is conceived as a private retreat, offering generous proportions, garden or pool views, and a hotel-level sense of comfort. Upstairs, private balconies overlook the courtyard, reinforcing openness while maintaining privacy.

An identical villa next door is also available for USD 900,000, with 460 sqm of land and 396 sqm of building size.

Gym | 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: 450 sqm / 4.50 are

LIVING SIZE: 412 sqm / 4.12 are

LEVEL: 2

BED / BATH: 6 / 6.5

VIEWS: POOL, GARDEN

FURNISHING: FULLY-FURNISHED

INCLUDE STAFF: INCLUDE STAFF

PAYMENT TERM: NO

CERTIFICATION: NOTARIAL DEED

ZONING: TOURISM

AMENITIES

✓ GYM

✓ 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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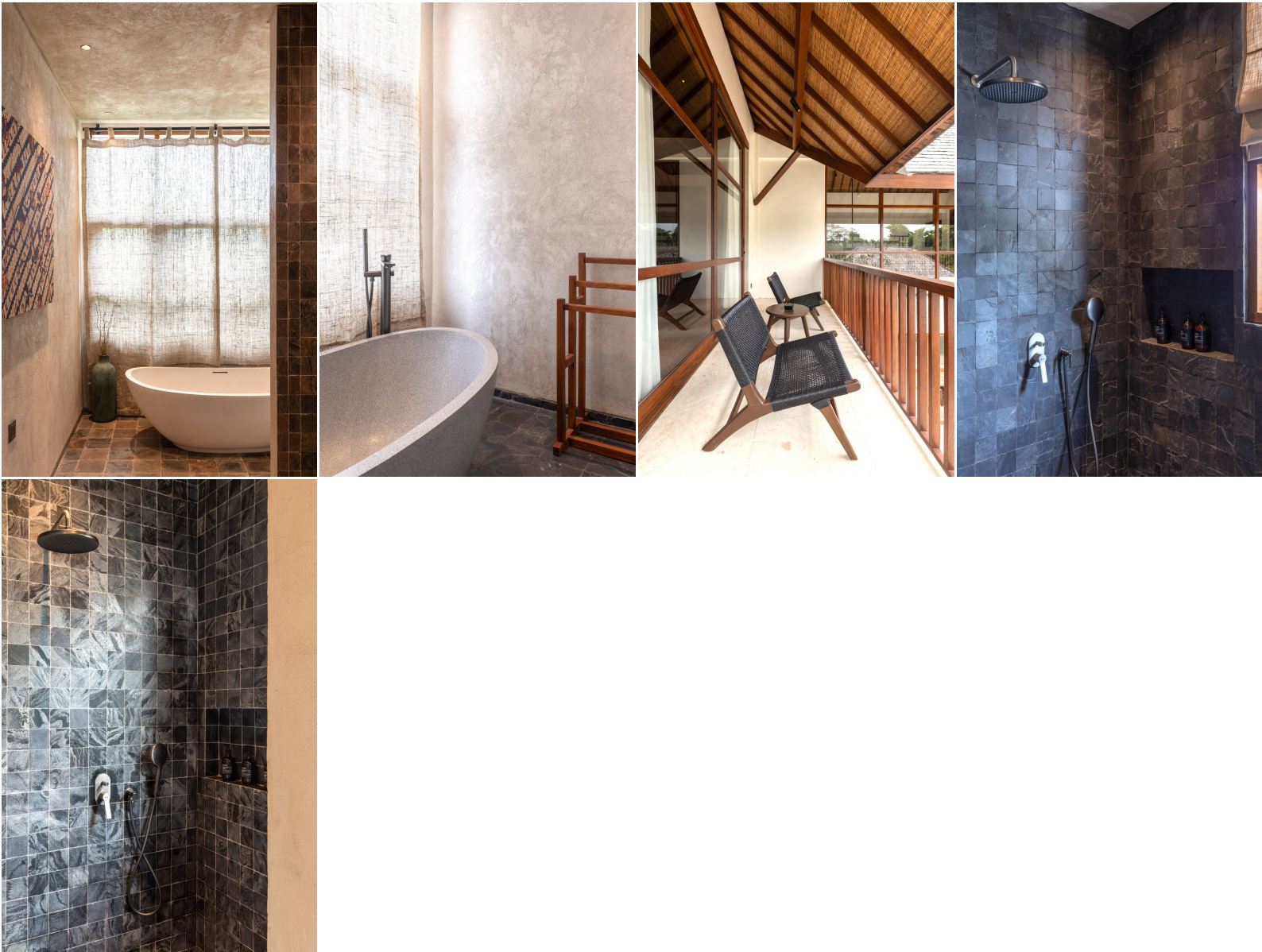
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