

# GD&ASSOCIATES

PROPERTIES LISTINGS | MENGWI EXCLUSIVES | REFINED EUROPEAN-INSPIRED RESIDENCE



## REFINED EUROPEAN-INSPIRED RESIDENCE PERERENAN, MENGWI

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 1,200,000	IDR 20,185,000,000	Leasehold	25 years
<hr/>			
BEDS / BATHS	LEVEL	YEAR BUILT	
4 / 4	2	2023	
<hr/>			
LAND SIZE +/-	LIVING SIZE +/-	DESIGN	
700 sqm	420 sqm	Rustic	
7.00 are	4.20 are		
<hr/>			
CERTIFICATES	ZONING	VIEWS	
Akta	Tourism	Pool	
		Garden	

*\*included in the rent: cleaning 3x/week, internet, banjar and garbage fees*

*Set in the heart of Pererenan and just 500 meters from the beach, this refined private residence offers rare walkability to cafés and surf spots while remaining discreetly positioned within a lush tropical setting. Completed in 2023 as a personal home, the property was designed with long-term comfort and family living in mind, offering a sense of calm, space, and privacy in one of Bali's most sought-after neighbourhoods.*

*The architecture draws inspiration from Southern France and Napa Valley, expressed through balanced proportions, natural materials, and understated detailing that integrates naturally with the Balinese landscape. A fully enclosed, air-conditioned open-plan living and dining area is anchored by a well-appointed European-style kitchen and opens directly to outdoor dining beside an impressive 18 m swimming pool. Mature coconut trees frame the garden, creating natural shade and a serene atmosphere throughout the day.*

*The main residence comprises three generous ensuite bedrooms across two levels, complemented by an expansive upper-level lounge suited for relaxation or wellness. A connected guest pavilion provides a fourth ensuite bedroom with its own living area and kitchen, connected via a private courtyard. With its considered layout, restrained elegance, and exceptional location, this is a rare opportunity to acquire a quietly sophisticated home in prime Pererenan.*

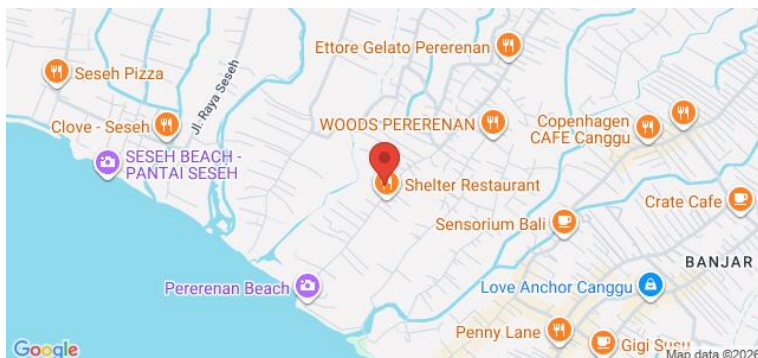
Garage / Storage Room / Swimming Pool

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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

OWNERSHIP: LEASEHOLD

STATUS: FAIR CONDITION

DESIGN: RUSTIC

LAND SIZE: 700 sqm / 7.00 are

LIVING SIZE: 420 sqm / 4.20 are

LEVEL: 2

BED / BATH: 4 / 4.0

VIEWS: POOL, GARDEN

FURNISHING: FULLY-FURNISHED

INCLUDE STAFF: YES

CERTIFICATION: AKTA

ZONING: TOURISM

## AMENITIES

✓ GARAGE

✓ STORAGE ROOM

✓ SWIMMING POOL

## OTHERS

✓ EXPANSIVE ATTIC LOUNGE ON THE THIRD FLOOR, SUITABLE FOR GYM, OFFICE, OR CINEMA ROOM

✓ ELECTRICITY: PLN CONNECTION, GENERATOR, 35,000 KVA, THREE PHASE SYSTEM

## NEARBY

BATU BELIG BEACH

BATU BOLONG BEACH

MAI MAIN PLAYGROUND

CANGGU BEACH

CEMAGI BEACH

MENGENING BEACH

NELAYAN BEACH

NYANYI BEACH

PERERENAN BEACH

SESEH BEACH

SESEH GENERAL STORE

AMOLAS CAFE

BOKASHI

DESA KITSUNE

INDIGO

BALI EQUESTRIAN

FURTHER HOTEL

BALI BUDA CANGGU

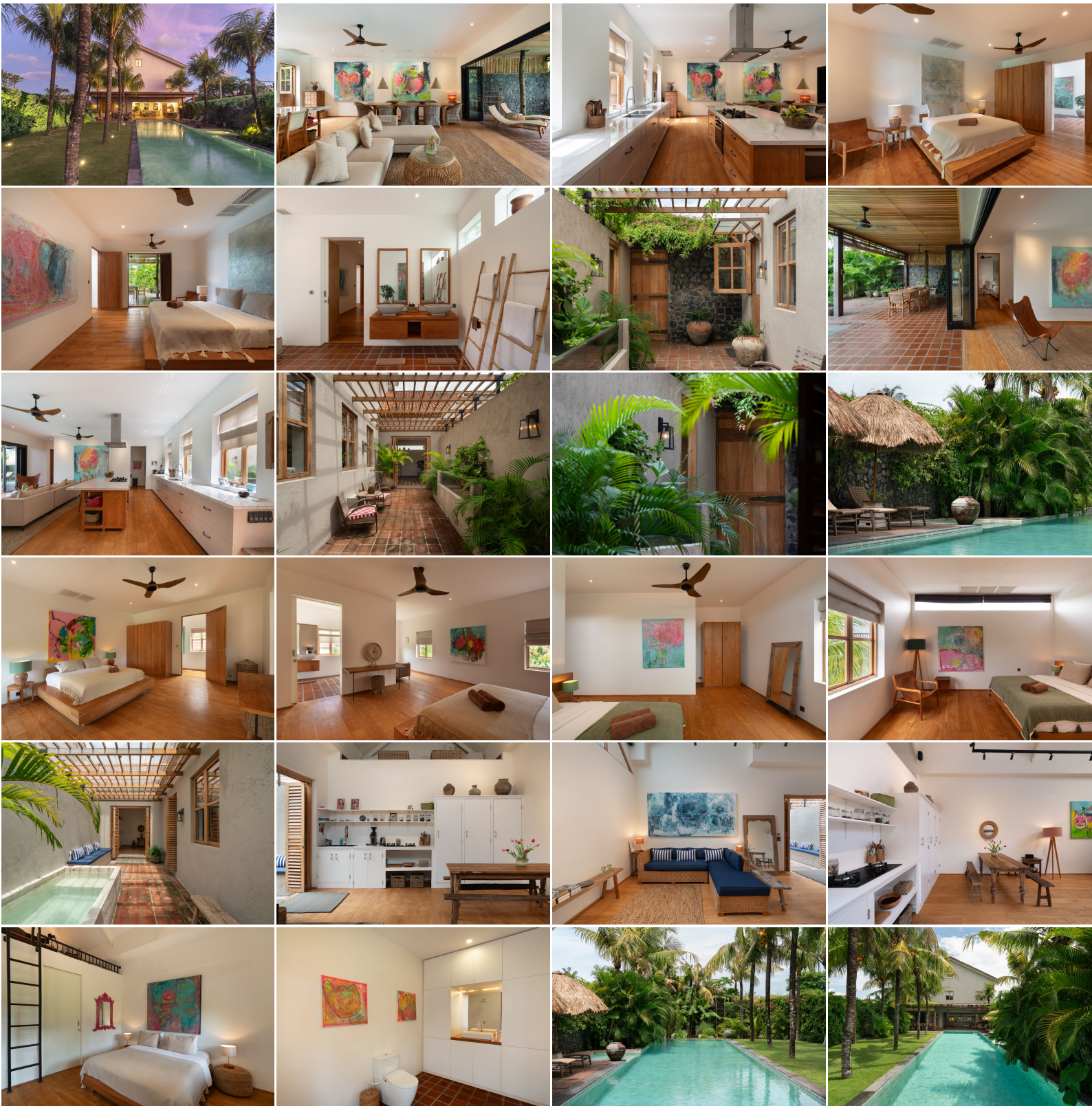
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