

# GD&ASSOCIATES

PROPERTIES LISTINGS | TABANAN EXCLUSIVES | RIVERFRONT JUNGLE MANSION



## RIVERFRONT JUNGLE MANSION

CEPAKA, TABANAN

|               |                    |           |          |
|---------------|--------------------|-----------|----------|
| PRICE USD     | PRICE IDR          | OWNERSHIP | PERIOD   |
| USD 2,500,000 | IDR 40,088,000,000 | Leasehold | 33 years |

|              |       |               |
|--------------|-------|---------------|
| BEDS / BATHS | LEVEL | YEAR BUILT    |
| 6 / 6        | 3     | December 2025 |

|                        |                        |        |
|------------------------|------------------------|--------|
| LAND SIZE +/-          | LIVING SIZE +/-        | DESIGN |
| 2,200 sqm<br>22.00 are | 2,193 sqm<br>21.93 are | Modern |

|                 |             |                                   |
|-----------------|-------------|-----------------------------------|
| CERTIFICATES    | ZONING      | VIEWS                             |
| Akta<br>PBG/SLF | Residential | River<br>Jungle<br>Garden<br>Pool |

\* Key handover December 2025, currently 50% build

\* PDF brochure & 3D video available

*Perched on a sloping terrain in Cepaka, north of Tumbak Bayuh, it is 15 minutes away from Canggu and its amazing surfing beaches. Green School is a 20-minute traffic-free ride away.*

*The immersive, green expanse of the jungle and flowing river can't help but make you feel as though you are in Ubud. On a cloudless day, the towering Mount Agung looms in the distance. Nothing will be built on the other side of the river and behind the land since it is already developed, so the breathtaking river and jungle views will remain.*

*The design approach in this project aimed to balance the orographic condition and the interests in the local building traditions, forms, construction practices, and materials. It was designed and built by a renowned team of professionals with over 20 years of experience building luxury villas in Bali.*

*This 3-level property comprises 8 bedrooms on a plot of 2200 m2 with a living space of 2193 m2. It also includes indoor and outdoor living spaces, a helipad, a tennis court, an office, parking for 5 cars, a staff area, and much more.*

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

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## OVERVIEW

REGULAR  
OWNERSHIP: LEASEHOLD  
STATUS: OFF-PLAN PROPERTY  
DESIGN: MODERN  
LAND SIZE: 2,200 sqm / 22.00 are  
LIVING SIZE: 2,193 sqm / 21.93 are  
LEVEL: 3  
BED / BATH: 6 / 6.0  
VIEWS: RIVER, JUNGLE, GARDEN, POOL  
FURNISHING: FULLY-FURNISHED  
INCLUDE STAFF: NO  
PAYMENT TERM: NO  
CERTIFICATION: AKTA, PBG/SLF  
ZONING: RESIDENTIAL

## AMENITIES

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

## OTHERS

✓ SWIMMING POOL  
✓ HELICOPTER LANDING PAD  
✓ OFFICE  
✓ BBQ AREA  
✓ GARAGE  
✓ TENNIS COURT  
✓ STORAGE ROOM  
✓ STAFF QUARTERS  
✓ PRIVATE PARKING

## NEARBY

MAI MAIN PLAYGROUND  
NIRVANA  
SAMADI  
AMOLAS CAFE  
FURTHER HOTEL  
MONTESSORI SCHOOL  
OBSIDIAN  
SOCCER FIELD  
VETERINARY CLINIC  
BALI BUDA CANGGU

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