

GD&ASSOCIATES

PROPERTIES LISTINGS | KEROBOKAN EXCLUSIVES | RUSTIC ATMOSPHERE FAMILY-FRIENDLY VILLA



RUSTIC ATMOSPHERE FAMILY-FRIENDLY VILLA UMALAS, KEROBOKAN

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 945,000	IDR 15,447,000,000	Leasehold	27 years

BEDS / BATHS	LEVEL	YEAR BUILT
4 / 3	2	2015

LAND SIZE +/- 1,400 sqm 14.00 are	LIVING SIZE +/- 551 sqm 5.51 are	DESIGN Rustic
---	--	------------------

CERTIFICATES <i>Akta</i> <i>IMB</i>	ZONING <i>Mix Zoned (C-1)</i>	VIEWS <i>Garden</i> <i>Pool</i> <i>Rice field</i>
---	----------------------------------	--

Located in the heart of the Umalas residential neighborhood, a central area in urban Bali favored by the expat community and long-term residents, this location offers a prime setting. Its central position provides easy access to Canggu, Seminyak, the beach, and international schools while maintaining a peaceful community atmosphere. The area has numerous organic grocery stores, local cafés, restaurants, and lifestyle facilities.

This leasehold property (until 14 October 2052) perfectly suits families or expatriates seeking comfort and space. The villa sits on a total of 1,400 sqm (14 are) of leased land - 850 sqm plot managed for the villa with a 551 sqm building, and 550 sqm of empty land located in front of the property.

The house spans three levels. On the ground floor, you'll find one bedroom with an ensuite bathroom, an office with additional storage (potentially converting into another bathroom), a guest toilet, a spacious living room with an open kitchen, and a covered outdoor lounge. The second floor offers three bedrooms, two bathrooms, and a large family area connecting all rooms. Attic for storage or a children's play area.

Outdoor highlights include a 3 x 13-meter swimming pool with gazebo, a backyard lounge overlooking the rice fields, a generous garden ideal for family activities, a staff room, and a garage.

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

GD&ASSOCIATES *by Gilles Demunter*®

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

www.gillesdemunter.com | info@gillesdemunter.com | +(62)819-99-971-591
GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak,
Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.

GD&ASSOCIATES



OVERVIEW

REGULAR

OWNERSHIP: LEASEHOLD

STATUS: GOOD CONDITION

DESIGN: RUSTIC

LAND SIZE: 1,400 sqm / 14.00 are

LIVING SIZE: 551 sqm / 5.51 are

LEVEL: 2

BED / BATH: 4 / 3.0

VIEWS: GARDEN, POOL, RICE FIELD

FURNISHING: FULLY-FURNISHED

INCLUDE STAFF: NO

PAYMENT TERM: NO

CERTIFICATION: AKTA, IMB

ZONING: MIX ZONED (C-1)

AMENITIES

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

OTHERS

- ✓ 3 X 13 METER SWIMMING POOL
- ✓ OPEN-PLAN LIVING ROOM WITH POOL ACCESS
- ✓ BEAUTIFUL TROPICAL GARDEN
- ✓ COVERED OUTDOOR LOUNGE
- ✓ POWDER ROOM
- ✓ STORAGE ROOM
- ✓ HOME OFFICE
- ✓ STAFF QUARTERS
- ✓ GARAGE
- ✓ COVERED AND OPEN-AIR PARKING

NEARBY

BATU BELIG BEACH

BATU BOLONG BEACH

BERAWA BEACH

CANGGU BEACH

ECHO BEACH

MAI MAIN PLAYGROUND

NELAYAN BEACH

PERERENAN BEACH

PETTINETGET BEACH

BALI EQUESTRIAN

DESA SENI

DEUS EX MACHINA

FINNS

LIGA TENNIS

POTATO HEAD

SOUVLAKI MILOS

BINTANG SUPERMARKET

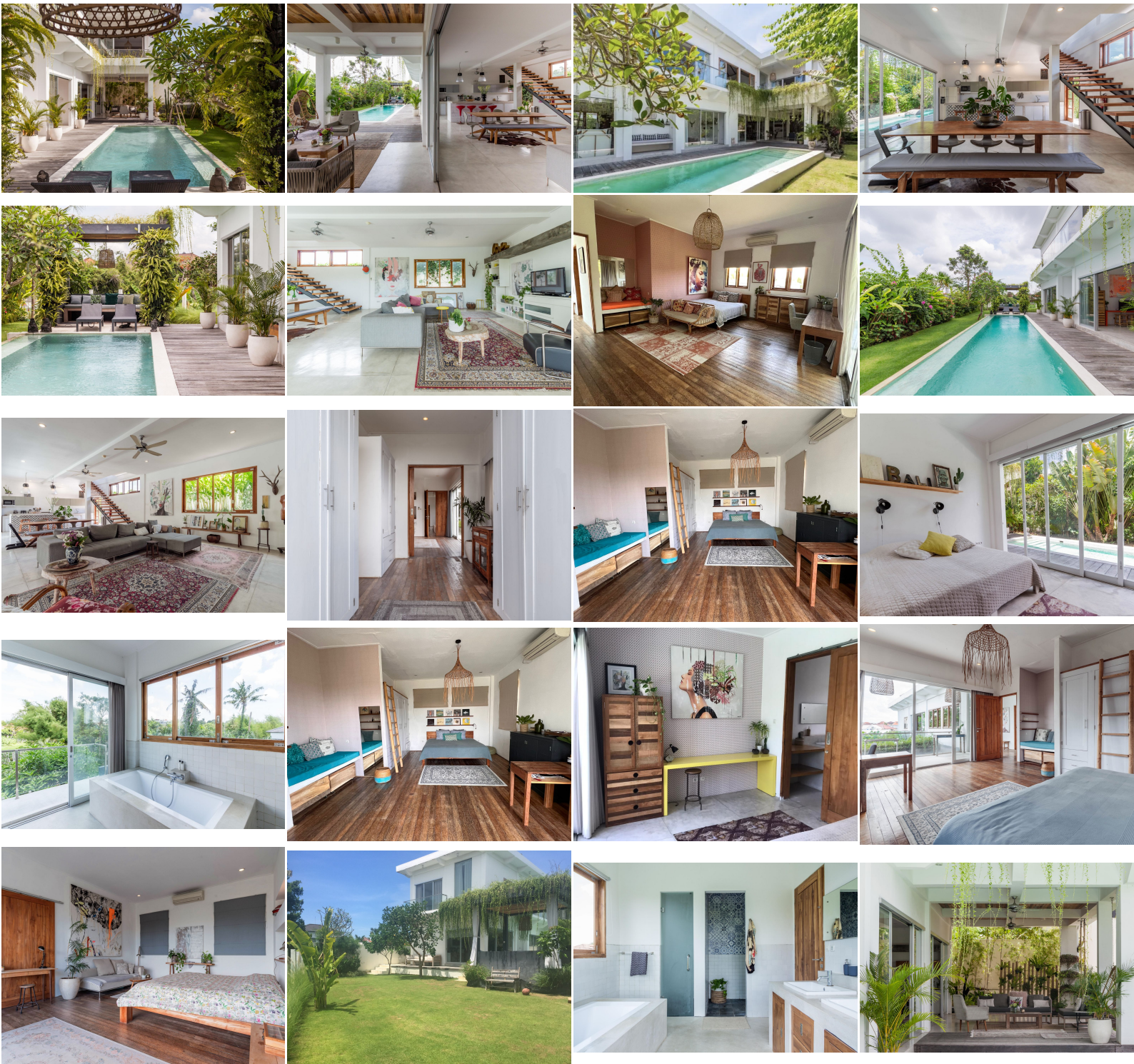
FURTHER HOTEL

GD&ASSOCIATES *by Gilles Demunter*[®]

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

www.gillesdemunter.com | info@gillesdemunter.com | +(62)819-99-971-591
GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak,
Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.

GD&ASSOCIATES



GD&ASSOCIATES *by Gilles Demunter*[®]

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

www.gillesdemunter.com | info@gillesdemunter.com | +(62)819-99-971-591

GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak,
Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.

GD&ASSOCIATES



GD&ASSOCIATES *by Gilles Demunter*®

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

www.gillesdemunter.com | info@gillesdemunter.com | + (62) 819-99-971-591

GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak,
Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.

GD&ASSOCIATES



GD&ASSOCIATES *by Gilles Demunter*®

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

www.gillesdemunter.com | info@gillesdemunter.com | +(62)819-99-971-591

GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak,
Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.

GD&ASSOCIATES



GD&ASSOCIATES *by Gilles Demunter*[®]

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

www.gillesdemunter.com | info@gillesdemunter.com | +(62)819-99-971-591

GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak,
Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.