

# GD&ASSOCIATES

PROPERTIES LISTINGS | TABANAN EXCLUSIVES | SPRAWLING ESTATE WITH JUNGLE VIEWS



## SPRAWLING ESTATE WITH JUNGLE VIEWS KEDIRI, TABANAN

|               |                    |            |
|---------------|--------------------|------------|
| PRICE USD     | PRICE IDR          | OWNERSHIP  |
| USD 3,450,000 | IDR 57,702,000,000 | Freehold   |
| .....         |                    |            |
| BEDS / BATHS  | LEVEL              | YEAR BUILT |
| 11 / 12.5     | 1                  | 2006       |
| .....         |                    |            |
| LAND SIZE +/- | LIVING SIZE +/-    | DESIGN     |
| 11,028 sqm    | 1,904 sqm          | Bali Style |
| 110.28 are    | 19.04 are          |            |
| .....         |                    |            |
| CERTIFICATES  | ZONING             | VIEWS      |
| IMB           | Residential        | Jungle     |

*This remarkable 11-bedroom estate spans 1.1 hectares of land in Pandak Bandung, Tanah Lot. Surrounded by expansive gardens with serene jungle and river views, it offers a rare combination of tranquility, elegance, and privacy in Bali.*

*The property features a luxurious 7-bedroom main villa with two swimming pools, a 2-bedroom bungalow, and a 2-bedroom Joglo with a private pool. Lifestyle amenities include a clay tennis court, an under-pool fitness and spa area, a panoramic garden terrace with gazebo for receptions or dining, and spacious parking facilities.*

*The single-level main villa is designed for both comfort and grandeur. It offers two master suites, five guest bedrooms, a large reception, a living area with antique Joglo pavilion, a cinema, and a chef's kitchen with bar and 14-seater solid teak dining table. The master suites include walk-in wardrobes and spa-inspired bathrooms with Grohe Porsche Design fittings and Jacuzzi by Teuco, while the guest bedrooms come with balconies, dressing rooms, and ensuite bathrooms with Kohler Jacuzzis.*

*The estate's pools include a dramatic 6 x 30 m swimming pool with 4.5 m depth and a 3 x 30 m infinity pool. The main kitchen is equipped with premium appliances from DeDietrich, Franke, Grohe, and Kohler, blending functionality with modern design for professional or private use.*

*Adjacent to the tennis court, the Bungalow and Joglo are built from selected teak and each feature two bedrooms, a service kitchen, and ensuite bathrooms. The Joglo benefits from its own 12 x 3.5 m swimming pool. Thoughtfully designed for both private living and entertaining, this estate brings together generous living spaces and lush tropical gardens.*

*Garage | Garden | Gym | Jacuzzi | Laundry Room | Private Parking | Staff Quarters | Storage Room | Swimming Pool*

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| OVERVIEW                           | AMENITIES         | OTHERS                                                                | NEARBY |
|------------------------------------|-------------------|-----------------------------------------------------------------------|--------|
| REGULAR                            | ✓ GARAGE          | ✓ 3 SWIMMING POOLS: 30 X 6 M, 30 X 3 M, 12 X 3.5 M                    |        |
| OWNERSHIP: FREEHOLD                | ✓ GARDEN          | ✓ TENNIS COURT                                                        |        |
| STATUS: FAIR CONDITION             | ✓ GYM             | ✓ GYM & SPA                                                           |        |
| DESIGN: BALI STYLE                 | ✓ JACUZZI         | ✓ PRIVATE PARKING: MULTIPLE CARS & BIKES                              |        |
| LAND SIZE: 11,028 sqm / 110.28 are | ✓ LAUNDRY ROOM    | ✓ ELECTRICITY 55.000 WATT WITH GENSET BACKUP SYSTEM UP TO 60.000 WATT |        |
| LIVING SIZE: 1,904 sqm / 19.04 are | ✓ PRIVATE PARKING | ✓ GROUND WATER, FILTRATION BY BIO AND UV SYSTEM                       |        |
| LEVEL: 1                           | ✓ STAFF QUARTERS  |                                                                       |        |
| BED / BATH: 11 / 12.5              | ✓ STORAGE ROOM    |                                                                       |        |
| VIEWS: JUNGLE                      | ✓ SWIMMING POOL   |                                                                       |        |
| FURNISHING: SEMI-FURNISHED         |                   |                                                                       |        |
| INCLUDE STAFF: NO                  |                   |                                                                       |        |
| PAYMENT TERM: NO                   |                   |                                                                       |        |
| CERTIFICATION: IMB                 |                   |                                                                       |        |
| ZONING: RESIDENTIAL                |                   |                                                                       |        |

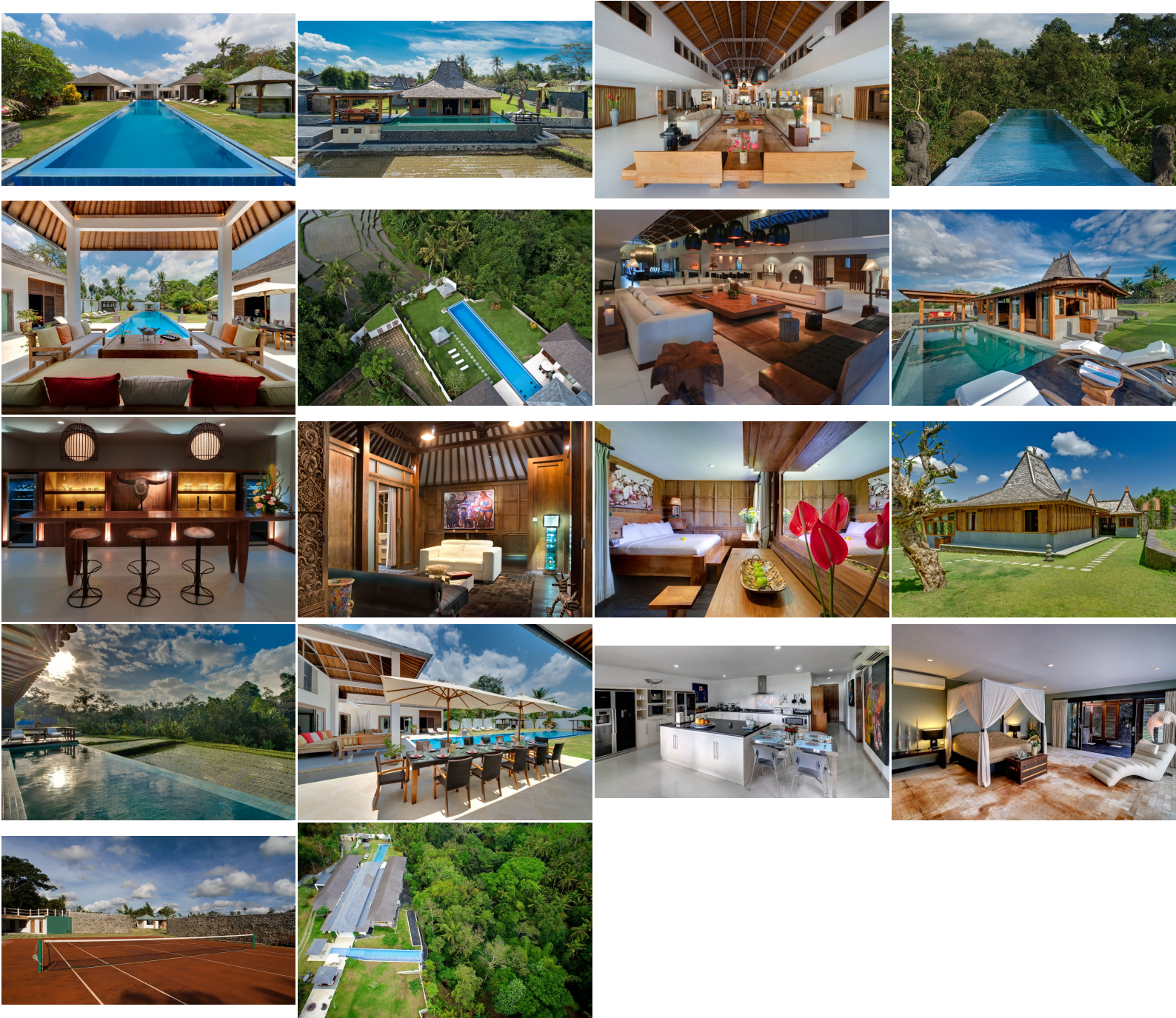
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