

# GD&ASSOCIATES

EXCLUSIVE LISTINGS | MENGWI EXCLUSIVES | STUNNING RIVER RETREAT



## STUNNING RIVER RETREAT PERERENAN, MENGWI

PRICE USD	PRICE IDR	OWNERSHIP
USD 2,500,000	IDR 39,413,000,000	Freehold
.....		
BEDS / BATHS	LEVEL	YEAR BUILT
3 / 3.5	1	1998
.....		
LAND SIZE +/-	LIVING SIZE +/-	DESIGN
2,163 sqm 21.63 are	600 sqm 6.00 are	Bali Style
.....		
CERTIFICATES	ZONING	VIEWS
Akta IMB	Residential	Pool River Garden

*\* Renovated in 2019*

*The mesmerizing villa is situated in a highly desirable area of Pererenan, just a few minutes away from its world-renowned surf and Canggu's finest restaurants and bars. It is a peaceful and residential locality that offers a very serene environment. The villa smoothly cascades down a terraced hillside and features a beautiful free-form swimming pool next to the tranquil river, the longest stretch of all villages in Pererenan.*

*This magnificent villa perfectly blends classic architecture and modern luxury, surrounded by lush tropical gardens. It was designed by the same architects who created the iconic Four Seasons Resort at Jimbaran Bay, making it exceptional. Additionally, this villa has been immensely successful with a high record of occupancy of repeat customers.*

*As you step inside the villa, you'll be greeted by a stunning covered Palimanan stone staircase. On one side, you'll see beautiful limestone murals crafted by local artists, while on the other, a stepped water feature home to a school of colorful carp. The villas are connected by a series of steps and flagstones that traverse over lush terraced gardens. With three private, stand-alone bedroom pavilions, a breathtaking open-sided living area, a study, and a dining room, this villa offers ample space to relax and unwind. The possibility of expanding it to accommodate 4 or 5 bedrooms makes it an ideal place to call home.*

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

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Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.

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## OTHER FEATURES

*12 x 3 meters pool with Gazebo*

*Enclosed living & dining area*

*Alfresco dining area*

*Fully equipped modern kitchen*

*Guest toilet*

*Study/media room*

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## NEARBY

### Attractions

.....

*Batu Belig Beach*  
*Batu Bolong Beach*  
*Berawa Beach*  
*Canggu Beach*  
*Cemagi Beach*  
*Mengening Beach*  
*Nyanyi Beach*  
*Pererenan Beach*  
*Seseh Beach*

### Public Facilities

.....

*JNE Express*  
*Canggu School*  
*Canggu Station*  
*Caterpillar School*  
*DHL Express*  
*Montessori School*  
*Siloam Medika*  
*Soccer Field*  
*Vet Care*  
*Veterinary Clinic*

### Food & Drinks

.....

*Times Beach Warung*  
*Amolas Cafe*  
*Atelier 5*  
*Brunch Club Bali*  
*Esperluette Patisserie Francaise*  
*Koloni*  
*KONG*  
*Penny Lane*  
*YUKI Sushi*  
*Santanera*  
*Warung Gouthie*

### Culture

.....

*Bali Equestrian*  
*Brazilian Body Fitness*  
*Desa Seni*  
*Deus Ex Machina*  
*FINNS*  
*Liga Tennis*  
*Mixed Martial Arts Academy*  
*UDARA Bali*

### Shopping

.....

*Samadi Sunday Market*  
*Heveya Organic Latex Mattress & Bedding Specialist*  
*Bali Buda Canggu*  
*Bali Buda Umalas*  
*Limited Edition*  
*Love Anchor*  
*Malamadre Motorcycles*  
*Muka Concept*  
*Pepito Supermarket*  
*Pepito Supermarket*  
*Popular Grocery Store*

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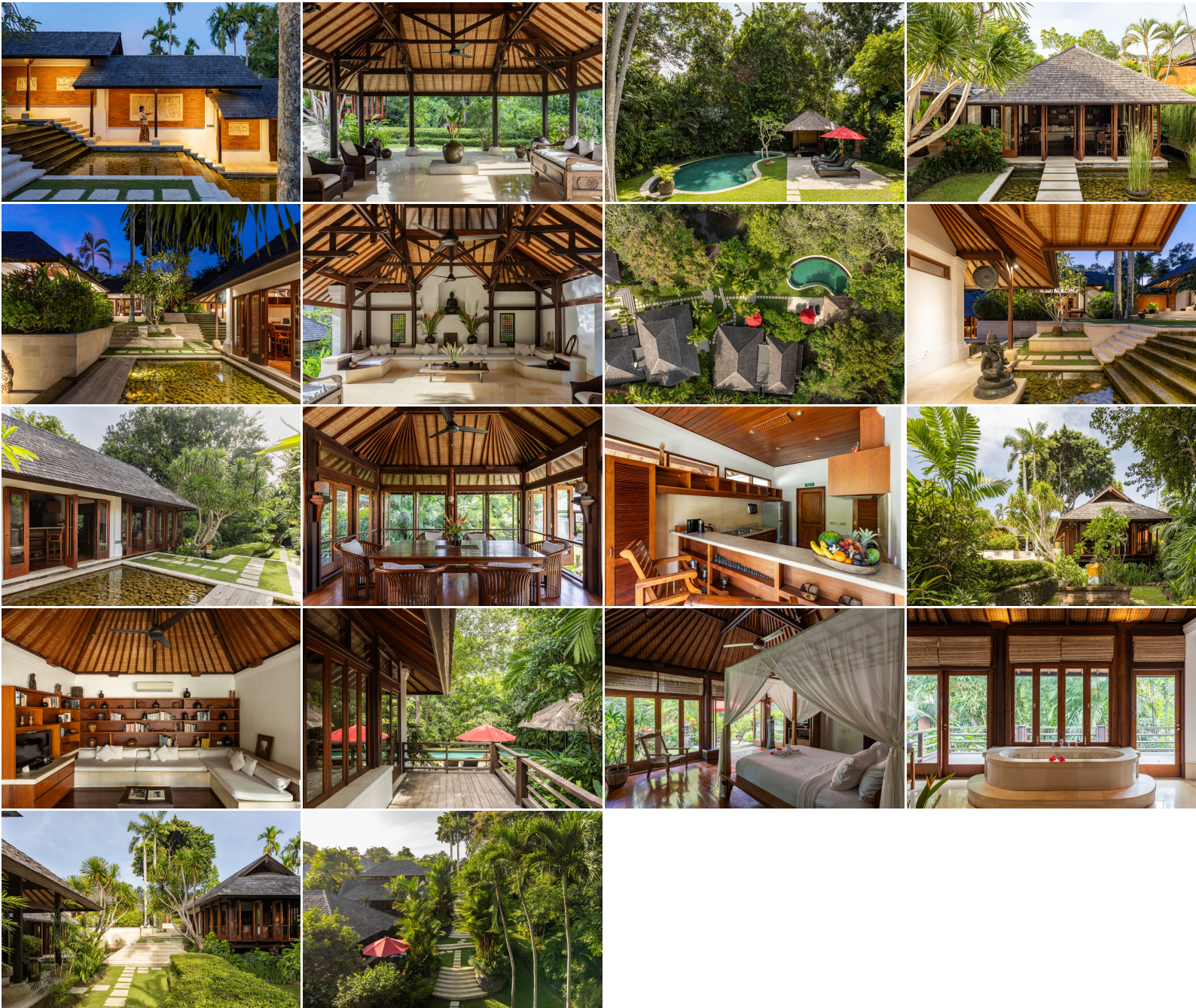
OVERVIEW	AMENITIES	OTHERS	NEARBY
EXCLUSIVE	✓ GARDEN	✓ 12 X 3 METERS POOL WITH GAZEBO	BATU BELIG BEACH
OWNERSHIP: FREEHOLD	✓ LAUNDRY ROOM	✓ ENCLOSED LIVING & DINING AREA	BATU BOLONG BEACH
STATUS: RENOVATED	✓ PRIVATE PARKING	✓ ALFRESCO DINING AREA	BERAWA BEACH
DESIGN: BALI STYLE	✓ STAFF QUARTERS	✓ FULLY EQUIPPED MODERN KITCHEN	CANGGU BEACH
LAND SIZE: 2,163 sqm / 21.63 are	✓ STORAGE ROOM	✓ GUEST TOILET	CEMAGI BEACH
LIVING SIZE: 600 sqm / 6.00 are	✓ SWIMMING POOL	✓ STUDY/MEDIA ROOM	MENGENING BEACH
LEVEL: 1			NYANYI BEACH
BED / BATH: 3 / 3.5			PERERENAN BEACH
VIEWS: POOL, RIVER, GARDEN			SESEH BEACH
FURNISHING: FULLY-FURNISHED			JNE EXPRESS
INCLUDE STAFF: NO			CANGGU SCHOOL
PAYMENT TERM: NO			CANGGU STATION
CERTIFICATION: AKTA, IMB			CATERPILLAR SCHOOL
ZONING: RESIDENTIAL			DHL EXPRESS
			MONTESSORI SCHOOL
			TIMES BEACH WARUNG
			BALI EQUESTRIAN
			SAMADI SUNDAY MARKET

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