

# GD&ASSOCIATES

PROPERTIES LISTINGS | UBUD EXCLUSIVES | SUSTAINABLE RIVERFRONT VILLAS PROJECT



## SUSTAINABLE RIVERFRONT VILLAS PROJECT LODTUNDUH, UBUD

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 480,758	IDR 7,892,000,000	Leasehold	31 years

BEDS / BATHS	LEVEL	YEAR BUILT
2 / 2.5	2	September 2025

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
475 sqm 4.75 are	254 sqm 2.54 are	Contemporary

CERTIFICATES	ZONING	VIEWS
Akta PBG/SLF	Residential	River Jungle Pool

\* 6 units available - starting price from USD 399.455

\* Key handover: 1 year after deposit (construction ongoing)

\* Showroom unit available

*'Unveiling a rare gem: Ubud's exclusive riverside haven'*

*Located in the village of Lodtunduh, just 10 minutes from the center of Ubud, one of Bali's most popular destinations. Prepare to be captivated by an unparalleled opportunity in the heart of Ubud, a rare and coveted riverside development that stands as a testament to exclusivity and charm.*

*The peculiar private beach in the middle of the jungle is a unique offering: your private river sand beach nestled deep within the jungle's embrace.*

*Nestled along the tranquil riverfront, those exquisite villas offer a distinctive feature which comprises direct access to the river edge and a private infinity pool overlooking the mesmerizing river. Beyond the confines of the home, embrace the vast expanse of extra land spanning over 300 sqm. In all-out 2-bedroom units, you can find an attic that can be transformed into a cozy den, a home office, or an additional bedroom, limited only by your imagination.*

*Experience the beauty of reclaimed wood sourced from sustainable practices that honor the forest and minimize the ecological footprint. From exquisite decking to elegant furnishings, every inch of our property exudes warmth and character, all while preserving the integrity of our planet's precious ecosystems.*

*The complex features a biodegradable septic Waste system designed to minimize environmental impact and promote responsible stewardship of our natural resources.*

*Those 2-level properties comprise 2 bedrooms on 338 to 475 sqm of land with a 242,8/254 sqm living space.*

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*Garden / Private Parking / Storage Room / Swimming Pool*



OVERVIEW	AMENITIES	OTHERS	NEARBY
REGULAR	✓ GARDEN	✓ PRIVATE INFINITY POOL	BALI ZOO
OWNERSHIP: LEASEHOLD	✓ PRIVATE PARKING	✓ GARDEN	
STATUS: OFF-PLAN PROPERTY	✓ STORAGE ROOM	✓ STORAGE ROOM	
DESIGN: CONTEMPORARY	✓ SWIMMING POOL	✓ PRIVATE PARKING	
LAND SIZE: 475 sqm / 4.75 are			
LIVING SIZE: 254 sqm / 2.54 are			
LEVEL: 2			
BED / BATH: 2 / 2.5			
VIEWS: RIVER, JUNGLE, POOL			
FURNISHING: FULLY-FURNISHED			
INCLUDE STAFF: NO			
PAYMENT TERM: NO			
CERTIFICATION: AKTA, PBG/SLF			
ZONING: RESIDENTIAL			

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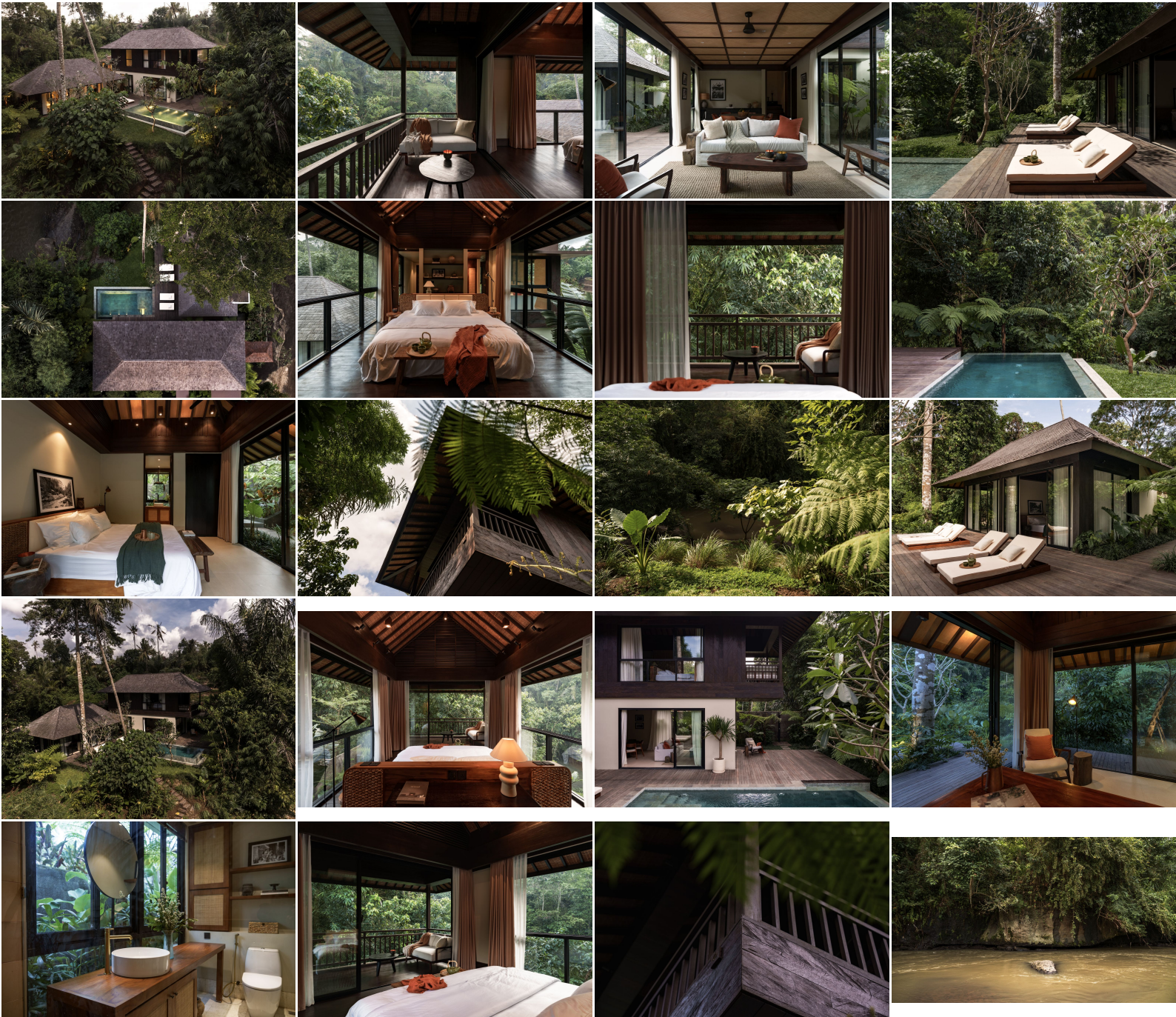
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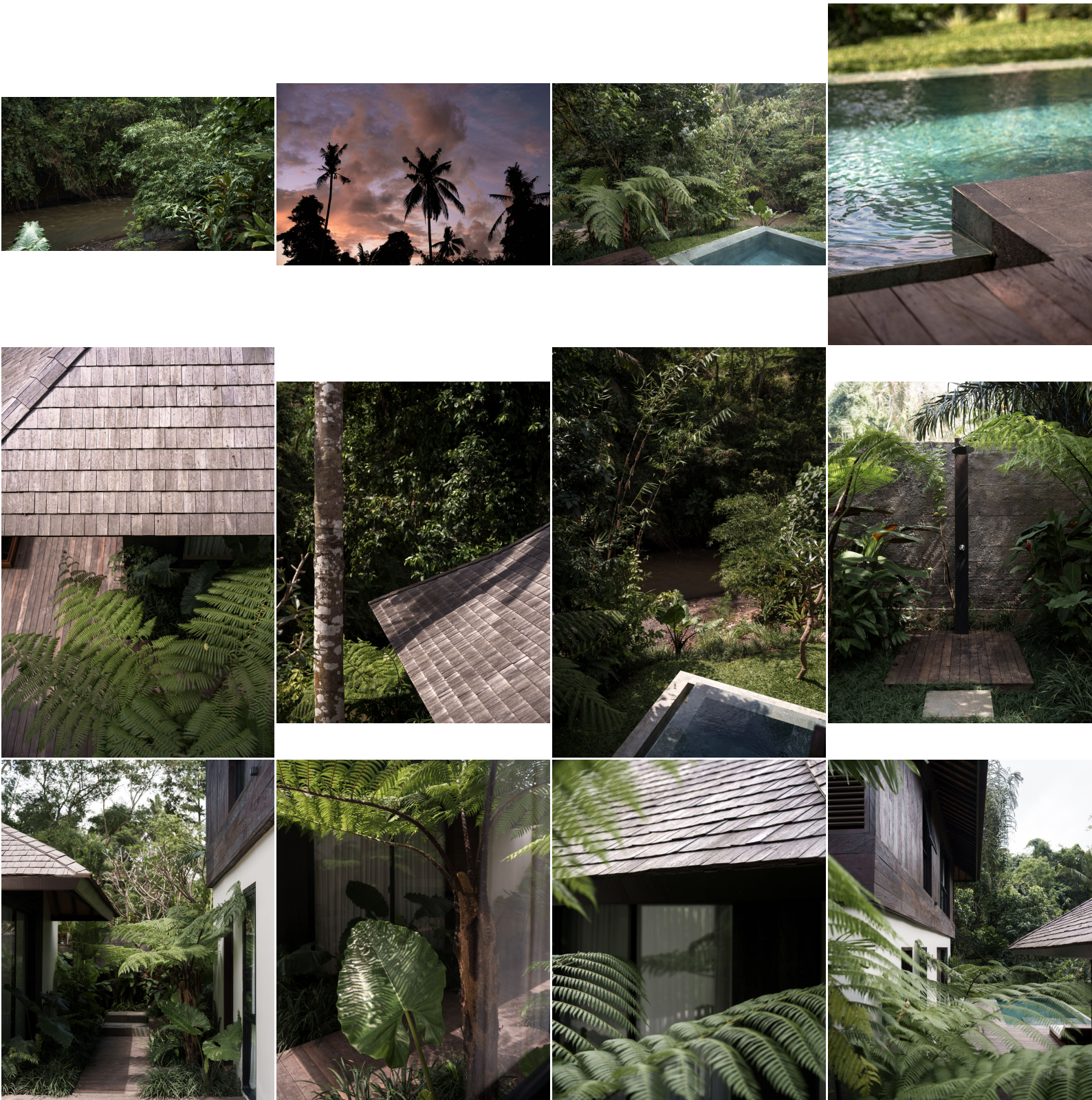
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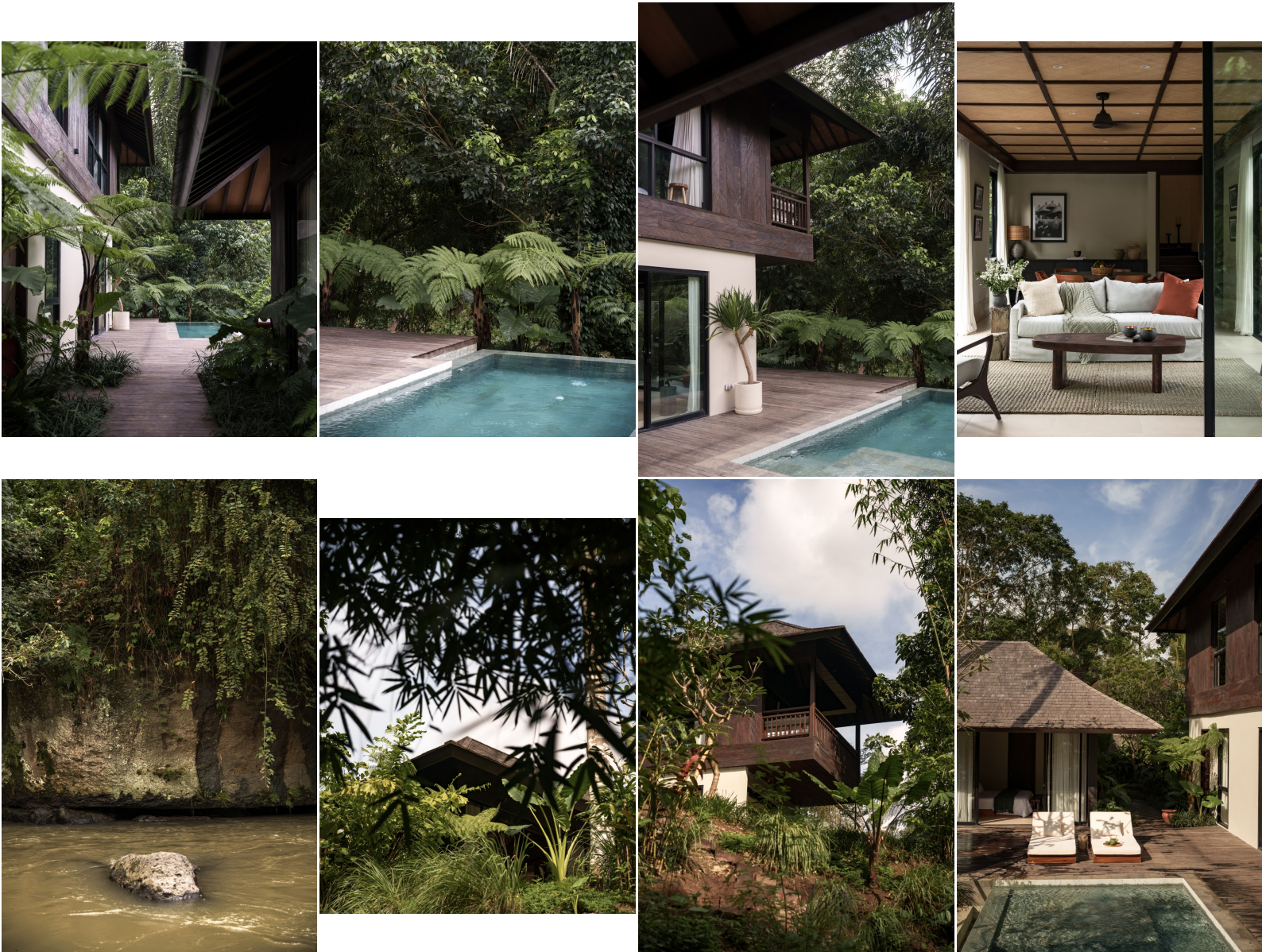
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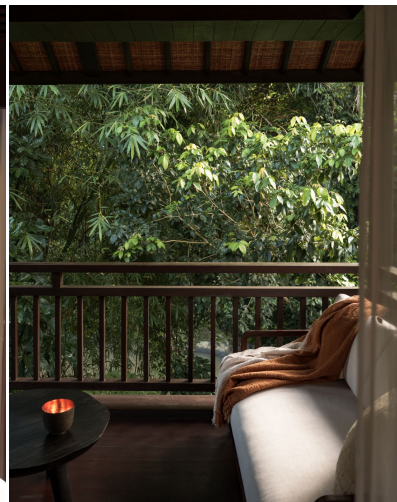
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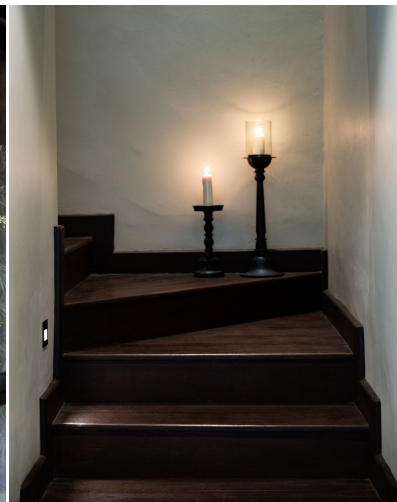
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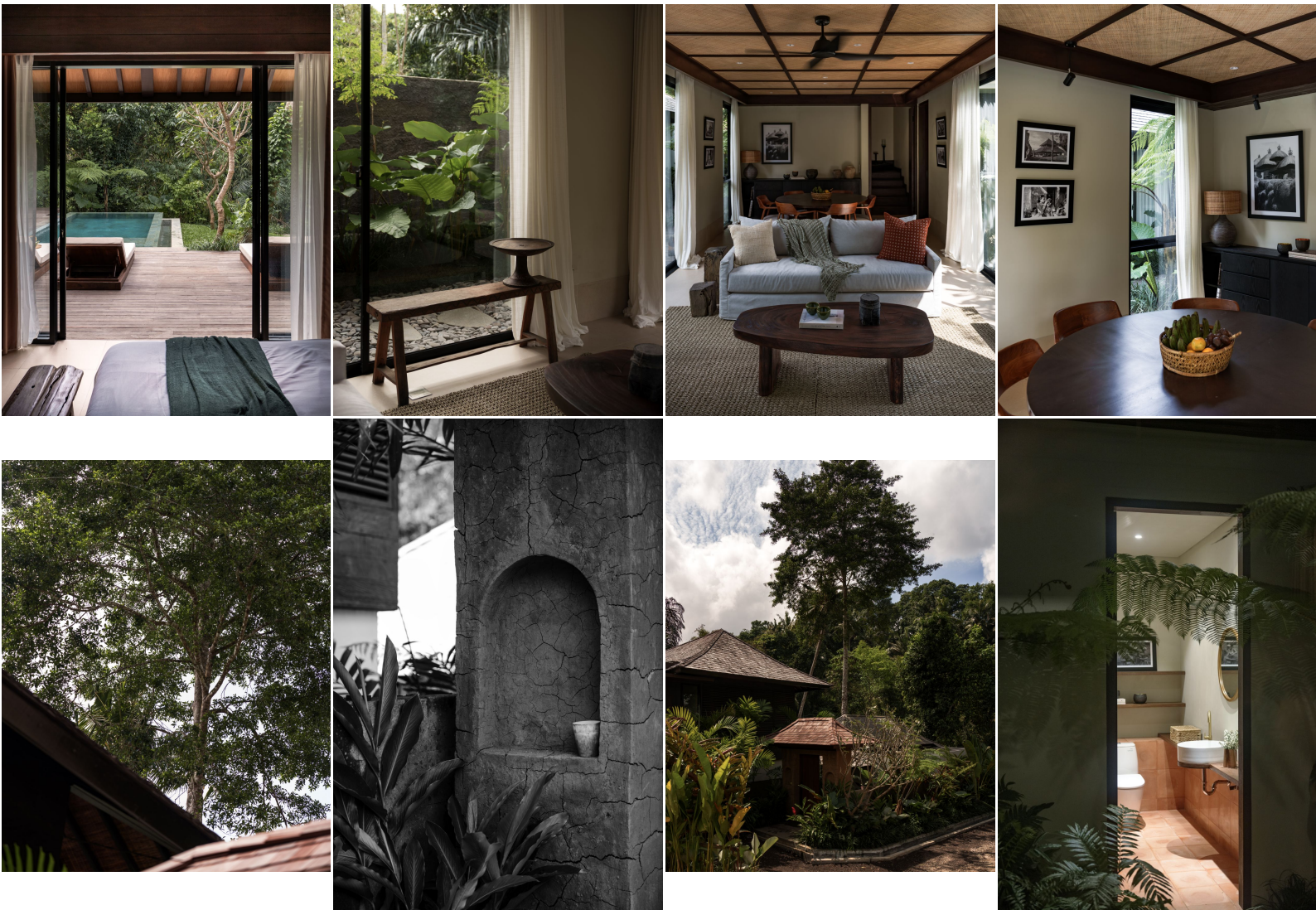
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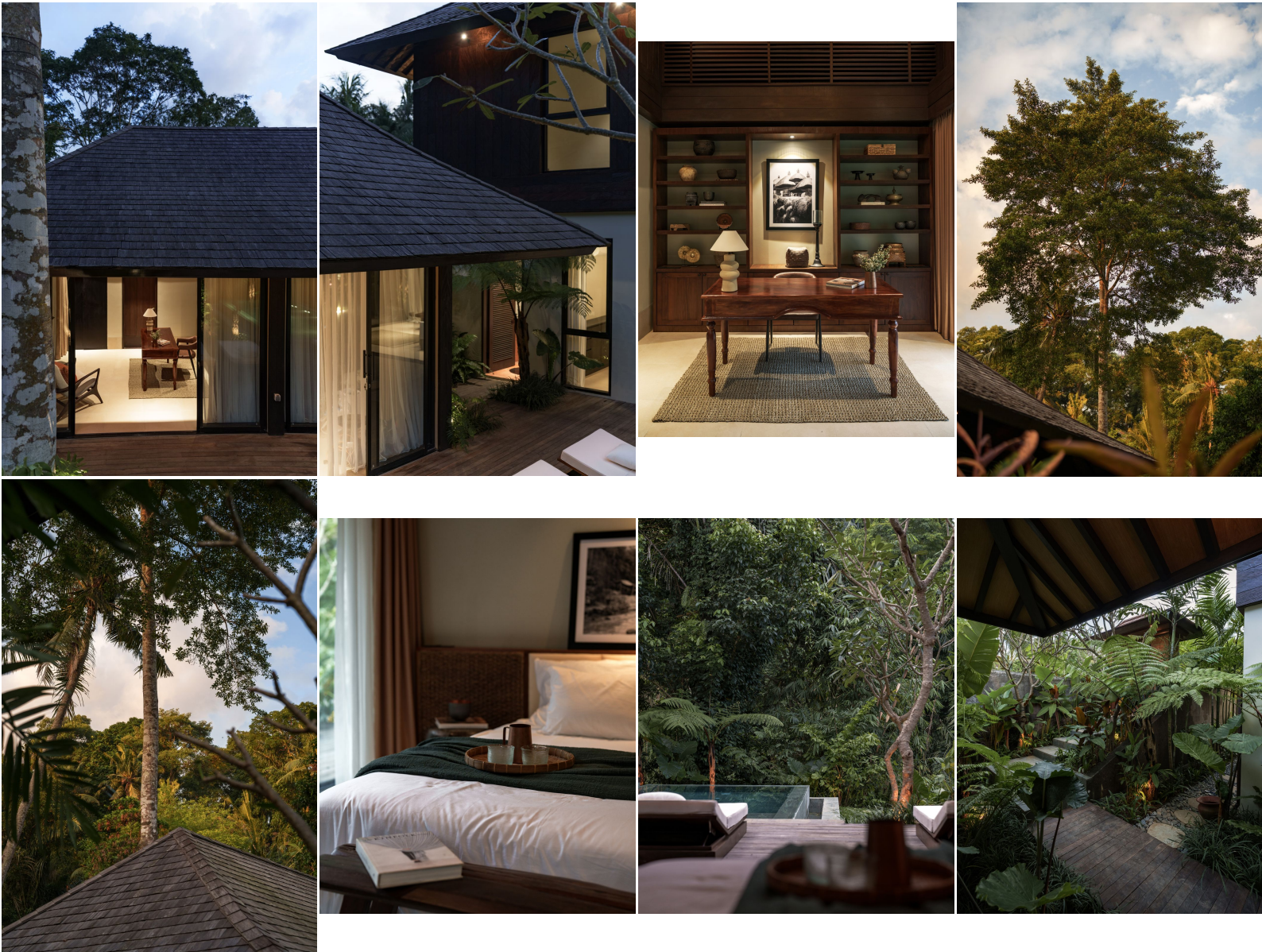
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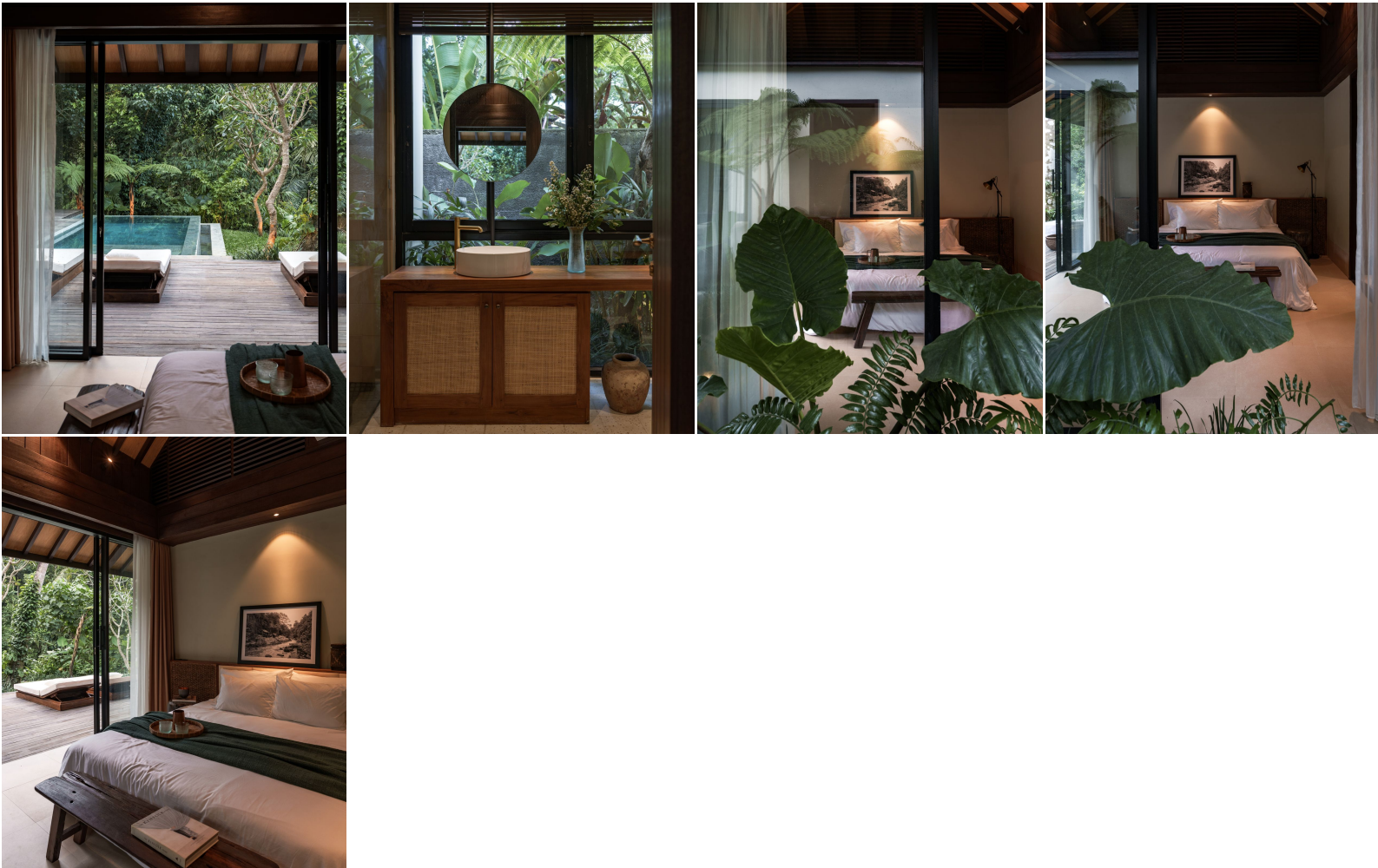
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