

# GD&ASSOCIATES

PROPERTIES LISTINGS | UBUD EXCLUSIVES | SUSTAINABLE SERENE HAVEN RESORT



## SUSTAINABLE SERENE HAVEN RESORT ABIANSEMAL, UBUD

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 8,550,000	IDR 149,540,000,000	Leasehold	60 years

BEDS / BATHS	LEVEL	YEAR BUILT
28 / 28	2	Q2 2028

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
18,331 sqm 183.31 are	270 sqm 2.70 are	

CERTIFICATES	ZONING	VIEWS
Certificate Copy Notarial Deed	Residential	Rice field Jungle

*\* Proof of funds is required for data request and visit*

*Introducing an exclusive eco-luxury residence in Mambal, Abiansemal, consisting of 7 villas and communal spaces. Each villa can be configured with 3-4 bedrooms and bathrooms, ensuring flexibility for residents. Enjoy a peaceful lifestyle surrounded by the Ubud jungle, just 5 minutes from Rusters and 10 minutes from the Green School.*

*This project, developed by KOSAME furniture brand, focuses on fostering community connections while prioritizing sustainability amidst Bali's tourism growth. With 18,331 sqm of private landscapes, the development features a Japanese fine dining restaurant, an art gallery, a wellness center, a yoga studio, and a commercial pool surrounded by rice fields. It encourages gentle modes of transportation, such as walking, cycling, and golf carts, to maintain a serene environment.*

*Key handover is in 24 months after the pre-sale contract following first payment, and a PDF brochure is available upon request. Feel free to reconnect and see the site of this tranquil haven—further inquiries and visit: [info@gillesdemunter.com](mailto:info@gillesdemunter.com).*

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

**GD&ASSOCIATES** by Gilles Demunter®

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

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## OVERVIEW

REGULAR

OWNERSHIP: LEASEHOLD

STATUS: OFF-PLAN PROPERTY

LAND SIZE: 18,331 sqm / 183.31 are

LIVING SIZE: 270 sqm / 2.70 are

LEVEL: 2

BED / BATH: 28 / 28.0

VIEWS: RICE FIELD, JUNGLE

FURNISHING: FULLY-FURNISHED

INCLUDE STAFF: DOES NOT INCLUDE STAFF

PAYMENT TERM: YES

CERTIFICATION: CERTIFICATE COPY, NOTARIAL DEED

ZONING: RESIDENTIAL

## AMENITIES

- ✓ GARDEN
- ✓ PRIVATE PARKING
- ✓ STORAGE ROOM
- ✓ SWIMMING POOL

## OTHERS

- ✓ EACH VILLA (WITHOUT POOL & AMP; DECK) 269.52 SQM
- ✓ LAND SIZE IS VARIES
- ✓ KIDS PLAYGROUND
- ✓ 24 HOURS SECURITY
- ✓ LOCAL ENHANCEMENT
- ✓ NATURAL AIR FLOW DESIGN
- ✓ SOLAR PANELS
- ✓ NATURAL GROUND HEAT EXCHANGER
- ✓ USE OF NATURAL SYSTEMS FOR WATER MANAGEMENT (RAINWATER HARVESTING, GREYWATER SYSTEMS, RIVER WATER USES)
- ✓ COMMUNAL SPACE
- ✓ SHARING COVERED PARKING SPACE WITH PRIVATE STORAGE FOR EACH OWNER
- ✓ SEPARATE STAFF PARKING AREAS WITH COMMODITIES
- ✓ ROOF COVERED WITH SOLAR PANELS FOR SERENE HAVEN SUPPLIES
- ✓ MODERN AND FUNCTIONAL DESIGN WITH ELECTRICAL VEHICLE CHARGING DEVICES SECURITY GUARDS AND HELPERS 24/7
- ✓ 2 ELECTRICAL CARS WILL BE WAITING TO SERVE YOUR NEEDS&NBSP;
- ✓ BICYCLE PARKING SPACE AT YOUR DISPOSAL
- ✓ ENTRANCE TO A MOTORIZED VEHICLE FREE AREA
- ✓ MONTHLY MANAGEMENT FEE IS REQUIRED FOR GENERAL MAINTENANCE

## NEARBY

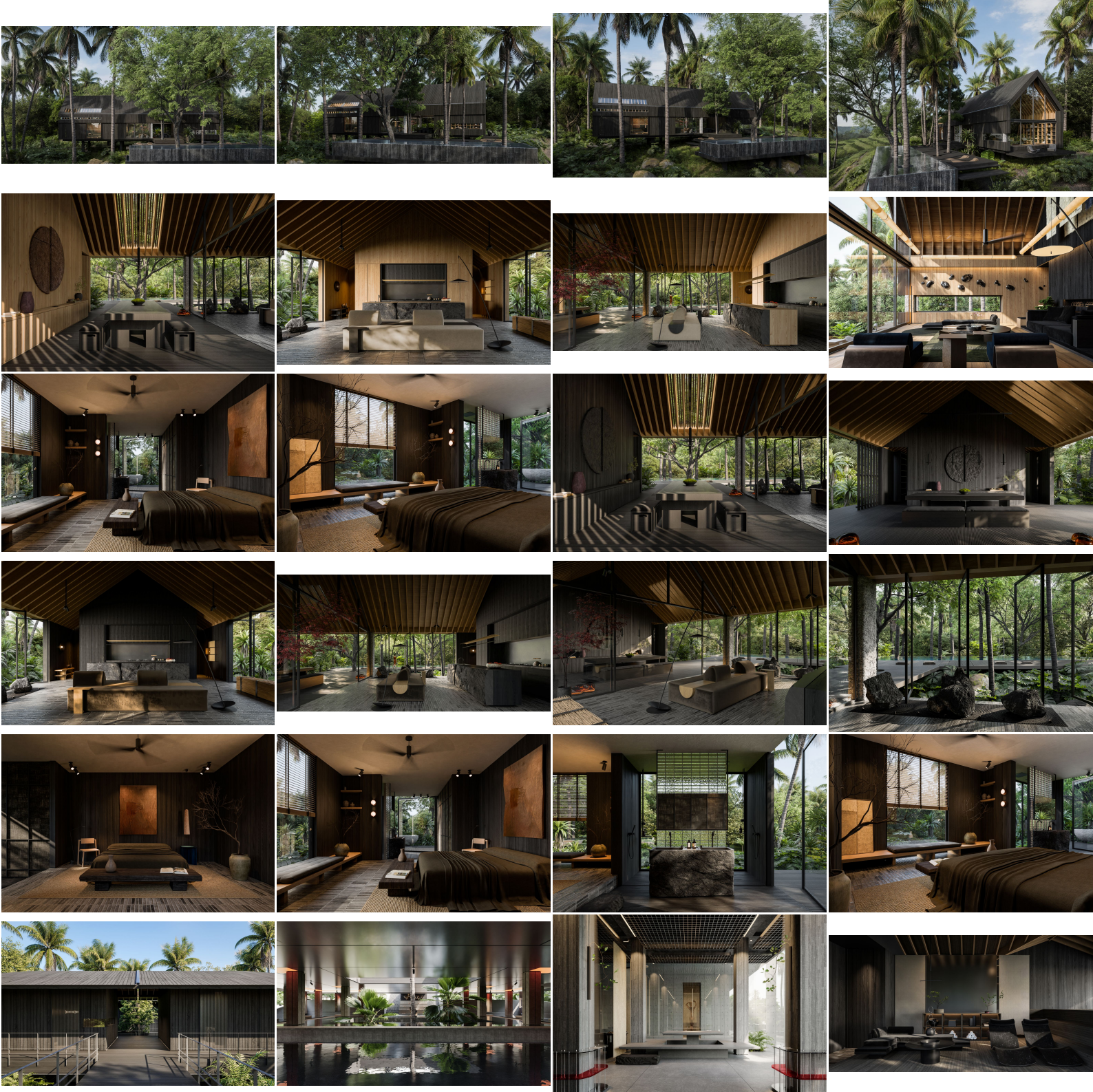
TAMAN AYUN TEMPLE

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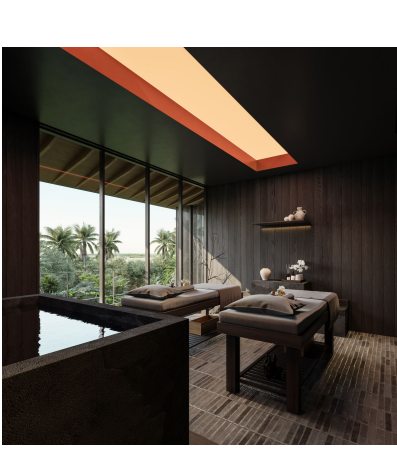
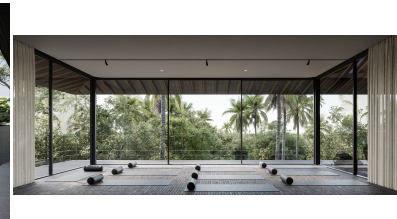
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