

# GD&ASSOCIATES

PROPERTIES LISTINGS | MENGWI EXCLUSIVES | TIMELESS COASTAL VILLA



## TIMELESS COASTAL VILLA

PERERENAN, MENGWI

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 925,000	IDR 15,538,000,000	Leasehold	24 years

BEDS / BATHS	LEVEL	YEAR BUILT
4 / 4	2	2021

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
494 sqm 4.94 are	714 sqm 7.14 are	

CERTIFICATES	ZONING	VIEWS
<i>Certificate Copy</i> <i>IMB</i> <i>Notarial Deed</i>	<i>Tourism</i>	<i>Pool</i>

A stone's throw away, just 500 meters from Pererenan Beach, this villa embraces a light and bright design with a coastal soul, subtly inspired by Tulum and the Mediterranean. Each space feels thoughtfully curated yet effortlessly relaxed. Natural textures and lime-washed walls come together to create a contemporary coastal aesthetic, blending structural refinements with a fresh material palette.

Comprehensively renovated in 2024 with a full architectural and interior redesign, this four-bedroom villa in Pererenan features an open-plan kitchen, living, and dining area designed for comfort and easy flow.

What truly sets this villa apart is the balance it achieves between old and new, relaxed and refined. It is not about perfection, but about feeling. A home that feels lived-in from day one, with character shaped not by excess, but by restraint and intention.

*Private Parking / Storage Room / Swimming Pool*

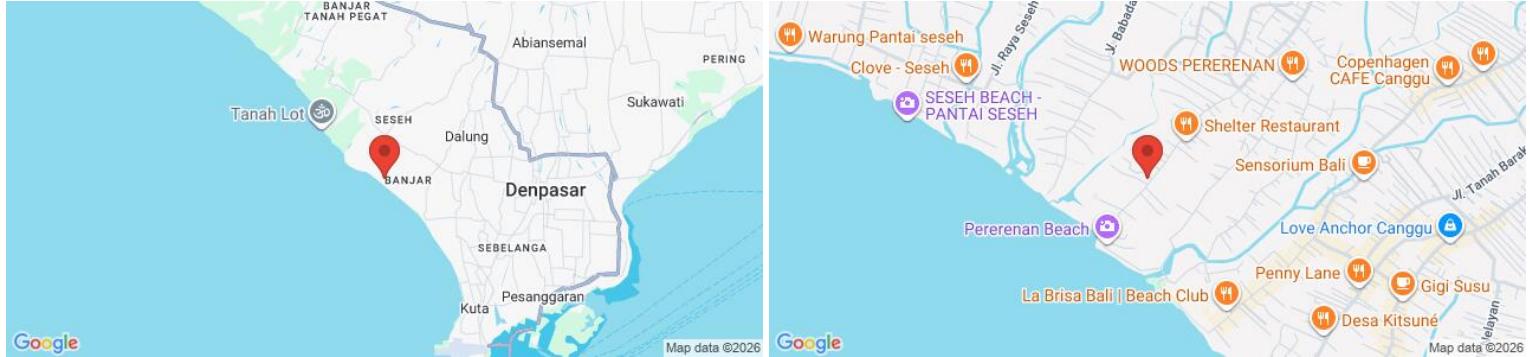
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[www.gillesdemunter.com](http://www.gillesdemunter.com) | [info@gillesdemunter.com](mailto:info@gillesdemunter.com) | +(62)819-99-971-591

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

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## OVERVIEW

REGULAR

OWNERSHIP: LEASEHOLD

STATUS: FAIR

LAND SIZE: 494 sqm / 4.94 are

LIVING SIZE: 714 sqm / 7.14 are

LEVEL: 2

BED / BATH: 4 / 4.0

VIEWS: POOL

FURNISHING: FULLY-FURNISHED

INCLUDE STAFF: DOES NOT INCLUDE STAFF

PAYMENT TERM: NO

CERTIFICATION: CERTIFICATE COPY, IMB, NOTARIAL

DEED

ZONING: TOURISM

## AMENITIES

✓ PRIVATE PARKING

✓ STORAGE ROOM

✓ SWIMMING POOL

## OTHERS

## NEARBY

BATU BELIG BEACH

BATU BOLONG BEACH

BERAWA BEACH

CANGGU BEACH

CEMAGI BEACH

ECHO BEACH

MAI MAIN PLAYGROUND

MENGENING BEACH

NELAYAN BEACH

NYANYI BEACH

PERERENAN BEACH

BALI EQUESTRIAN

DESA SENI

FINNS

LIGA TENNIS

FURTHER HOTEL

AMOLAS CAFE

BALI BUDA CANGGU

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