

# GD&ASSOCIATES

PROPERTIES LISTINGS | MENGWI EXCLUSIVES | TROPICAL NOIR WITH SUNSET VIEWS



## TROPICAL NOIR WITH SUNSET VIEWS

PERERENAN, MENGWI

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 900,000	IDR 15,230,000,000	Leasehold	30 years

BEDS / BATHS	LEVEL	YEAR BUILT
4 / 4	2	

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
500 sqm	250 sqm	
5.00 are	2.50 are	

CERTIFICATES	ZONING	VIEWS
		Rice Field Pool

Positioned in the heart of Pererenan, Canggu's most desirable and rapidly developing area, this beautifully designed villa offers a rare combination of luxury, privacy, and breathtaking natural surroundings. Overlooking one of the last remaining rice fields in Canggu, the property enjoys uninterrupted sunset views and a peaceful atmosphere while remaining just minutes away from popular cafes, restaurants, and the beach. Fully furnished and ready for immediate use, the villa is available for USD 600,000 for a 16-year lease or USD 900,000 for a 30-year lease, with the rice fields in front included for the first three years to preserve the stunning open view.

Set on 500 square meters of land with a 250 square meter residence across two floors, the villa is thoughtfully designed to combine modern tropical architecture with premium natural materials. The spacious living area flows seamlessly into the outdoor terraces and garden, creating a bright and welcoming environment ideal for both relaxing and entertaining. At the center of the living space, a striking Suar wood dining table for ten guests is complemented by a fully equipped high-end kitchen with ceramic countertops and Ulin wood finishes, offering both elegance and functionality.

The villa features four beautifully designed bedrooms along with an additional office space that can easily be converted into a fifth bedroom. Each bedroom is crafted with custom teak and suar wood wardrobes, high-end beds, and air conditioning for maximum comfort. The bathrooms are finished with refined materials, including burnt Bangkirai wood elements, natural stone sinks, and a stylish grey terrazzo bathtub that adds a luxurious, spa-like atmosphere.

Outdoor living is a highlight of the property, centered around a large 3.5 x 9 meter swimming pool with a depth of 2.2 meters, surrounded by a pool deck with six sunbeds and a lush landscaped garden. A sunken lounge seating up to ten people and a pergola dining area create perfect spaces for gatherings and sunset relaxation. Additional features include two terraces with open rice field views, a fountain and outdoor shower, deep well water with filtration, a laundry and storage room, and secure parking for one car and multiple scooters, completing this exceptional tropical residence in one of Bali's most sought-after locations.

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## Laundry Room



### OVERVIEW

REGULAR

OWNERSHIP: LEASEHOLD

STATUS: EXCELLENT

LAND SIZE: 500 sqm / 5.00 are

LIVING SIZE: 250 sqm / 2.50 are

LEVEL: 2

BED / BATH: 4 / 4.0

VIEWS: RICE FIELD, POOL

FURNISHING: FULLY-FURNISHED

PAYMENT TERM: NO

### AMENITIES

✓ LAUNDRY ROOM

### OTHERS

### NEARBY

BATU BELIG BEACH

BATU BOLONG BEACH

BERAWA BEACH

CANGGU BEACH

CEMAGI BEACH

ECHO BEACH

MENGENING BEACH

NYANYI BEACH

PERERENAN BEACH

SESEH BEACH

BALI BUDA CANGGU

BALI BUDA UMALAS

BOKASHI

HEVEYA ORGANIC LATEX MATTRESS & BEDDING  
SPECIALIST

LIMITED EDITION

TIMES BEACH WARUNG

BALI EQUESTRIAN

FURTHER HOTEL

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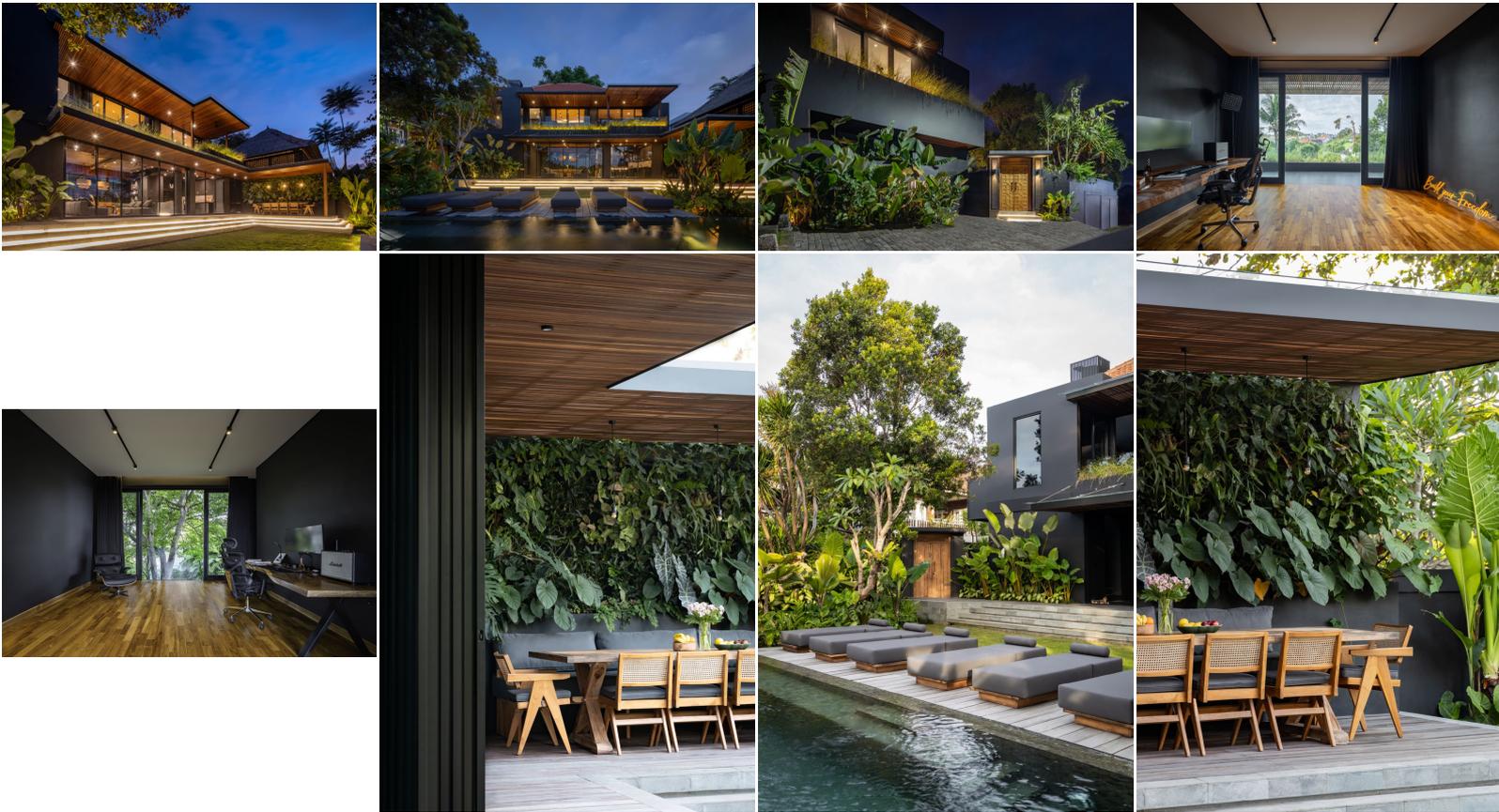
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