

GD&ASSOCIATES

PROPERTIES LISTINGS | MENGWI EXCLUSIVES | UNDERSTATED TROPICAL ELEGANCE



UNDERSTATED TROPICAL ELEGANCE PERERENAN, MENGWI

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 1,500,000	IDR 26,866,000,000	Leasehold	33 years

BEDS / BATHS	LEVEL	YEAR BUILT
5 / 4.5	1	2024

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
1,037 sqm	350 sqm	
10.37 are	3.50 are	

CERTIFICATES	ZONING	VIEWS
Certificate Copy	Tourism	Pool
NIB		Garden
Notarial Deed		

Just 1 km from Pererenan Beach, this refined family residence welcomes you through a beautifully landscaped front yard, with the first guest bedroom and a dedicated office positioned near the entrance. Beyond, the home unfolds into a generous central pavilion comprising living, dining and kitchen spaces with a pantry, together with a TV room. A covered passage leads to two children's bedrooms sharing a bathroom, and a master suite with an ensuite bathroom and working area. A separate wooden Gladak provides the second guest bedroom with its own ensuite, bringing the residence to five bedrooms.

Designed by architect Harry Sweka, whose portfolio includes a five-star resort in the Maldives, the house is grounded in natural materials and considered craftsmanship. Reclaimed Kalimantan Ulin timber by Kaltimber, salvaged from an old harbour, is paired with Grade-A teak throughout the interiors. Local red-brick walls finished in lime plaster offer warmth as well as acoustic and thermal insulation, while four-layer sirap roofs are finished with copper gutters throughout. The result is an architecture that feels tactile and enduring, with timber, brick and natural textures creating a restrained tropical character.

The home opens onto a generous backyard with mature mango and jackfruit trees, a vegetable garden and a 15-metre lap pool with an ionised water system. A dedicated MEP basement provides substantial practical infrastructure beneath the property, while the surrounding landscape brings a sense of openness and connection to nature. Thoughtfully planned for family living, the residence balances generous spaces, privacy and craftsmanship with an understated tropical elegance.

GD&ASSOCIATES *by Gilles Demunter*[®]

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

www.gillesdemunter.com | 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.

GD&ASSOCIATES



OVERVIEW

REGULAR

OWNERSHIP: LEASEHOLD

STATUS: DECENT

LAND SIZE: 1,037 sqm / 10.37 are

LIVING SIZE: 350 sqm / 3.50 are

LEVEL: 1

BED / BATH: 5 / 4.5

VIEWS: POOL, GARDEN

FURNISHING: FULLY-FURNISHED

PAYMENT TERM: NO

CERTIFICATION: CERTIFICATE COPY, NIB, NOTARIAL

DEED

ZONING: TOURISM

AMENITIES

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

DEUS EX MACHINA

FINNS

AMOLAS CAFE

FURTHER HOTEL

MUKA CONCEPTS

GD&ASSOCIATES *by Gilles Demunter*[®]

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

www.gillesdemunter.com | 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.

GD&ASSOCIATES



GD&ASSOCIATES *by Gilles Demunter*[®]

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

www.gillesdemunter.com | 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.

GD&ASSOCIATES



GD&ASSOCIATES *by Gilles Demunter*®

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

www.gillesdemunter.com | 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.