

GD&ASSOCIATES

EXCLUSIVE LISTINGS | CANGGU EXCLUSIVES | UPSCALE CONTEMPORARY HOME



UPSCALE CONTEMPORARY HOME

BERAWA, CANGGU

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 1,200,000	IDR 20,127,000,000	Leasehold	31 years
BEDS / BATHS	LEVEL	YEAR BUILT	
4 / 4.5	2	2023	
LAND SIZE +/-	LIVING SIZE +/-	DESIGN	
380 sqm	595 sqm		
3.80 are	5.95 are		
CERTIFICATES	ZONING	VIEWS	
<i>Certificate Copy</i>	<i>Tourism</i>	<i>Pool</i>	
<i>Notarial Deed</i>			
<i>PBG</i>			
<i>SLF</i>			

This stunning property is nestled in the heart of Berawa, just a short stroll from the beach! It's thoughtfully designed to offer a peaceful retreat from Canggu's lively vibe, while remaining conveniently close to some of Berawa's finest dining spots. Building on the success of the beautiful Ocean Palm Villa, which has been sold by GD&ASSOCIATES second time, now we are excited to introduce a medium-scale, upscale home that remains affordable, built in 2023. This is a fantastic opportunity to embrace a serene lifestyle without sacrificing convenience!

The exceptional quality of premium-grade products, such as Allure Aluminum Doors, Kaltimber, bespoke kitchens, bespoke cabinetry and furniture, and top-of-the-line appliances, truly stands out, making everything special without compromising on quality.

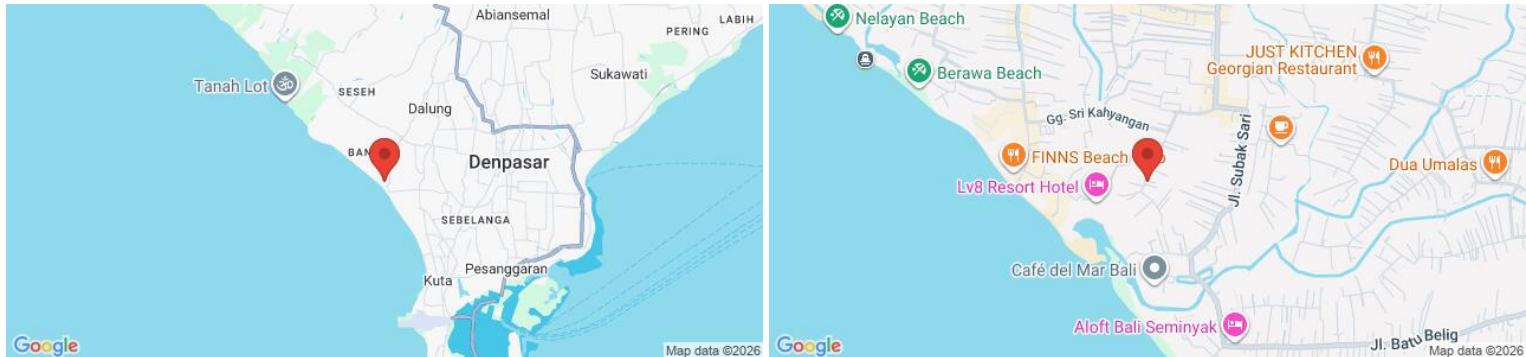
Garage / Laundry Room / Storage Room / Swimming Pool

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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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OTHER FEATURES

35 sqm pool with a wooden deck and sun loungers

Landscaped garden

Enclosed dining and living area with modern sliding doors

Storage & Laundry room

Garage

NEARBY

Attractions

Batu Belig Beach
Batu Bolong Beach
Berawa Beach
Echo Beach
Mai Main Playground
Nelayan Beach
Pererenan Beach
Petitenget Beach
Seseh Beach

Food & Drinks

Indigo
Souvlaki Milos
Sangساكا
Bokashi
BRAUD Cafe
Desa Kitsune
Doppio Cafe Pink
Gusto Gelato
Kanvaz Patisserie
KONG
Mauri Italian Contemporary Cuisine

Culture

Bali Equestrian
Desa Seni
Deus Ex Machina
FINNS
Liga Tennis
Potato Head
Samadi
Sanctuary
Soham Wellness
UDARA Bali

Shopping

Muka Concepts
Bali Buda Canggu
Bali Buda Umalas
BIASA
Bokashi
Heveya Organic Latex Mattress & Bedding Specialist
KIM SOO
Limited Edition
Soil Food Temple

Public Facilities

Semer Vet
Canggu Community School
Caterpillar School
Montessori School
Obsidian
Soccer Field
Soori Dog Grooming
Veterinary Clinic

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OVERVIEW

EXCLUSIVE

OWNERSHIP: LEASEHOLD

STATUS: EXCELLENT

LAND SIZE: 380 sqm / 3.80 are

LIVING SIZE: 595 sqm / 5.95 are

LEVEL: 2

BED / BATH: 4 / 4.5

VIEWS: POOL

FURNISHING: FULLY-FURNISHED

INCLUDE STAFF: DOES NOT INCLUDE STAFF

PAYMENT TERM: NO

CERTIFICATION: CERTIFICATE COPY, NOTARIAL DEED,

PBG, SLF

ZONING: TOURISM

AMENITIES

✓ GARAGE

✓ LAUNDRY ROOM

✓ STORAGE ROOM

✓ SWIMMING POOL

OTHERS

✓ 35 SQM POOL WITH A WOODEN DECK AND SUN

LOUNGERS

✓ LANDSCAPED GARDEN

✓ ENCLOSED DINING AND LIVING AREA WITH MODERN
SLIDING DOORS

✓ STORAGE & LAUNDRY ROOM

✓ GARAGE

NEARBY

BATU BELIG BEACH

BATU BOLONG BEACH

BERAWA BEACH

ECHO BEACH

MAI MAIN PLAYGROUND

NELAYAN BEACH

PERERENAN BEACH

PETITENGET BEACH

SESEH BEACH

INDIGO

SOUVLAKI MILOS

SANGSAKA

BOKASHI

BRAUD CAFE

DESA KITSUNE

BALI EQUESTRIAN

MUKA CONCEPTS

SEMER VET

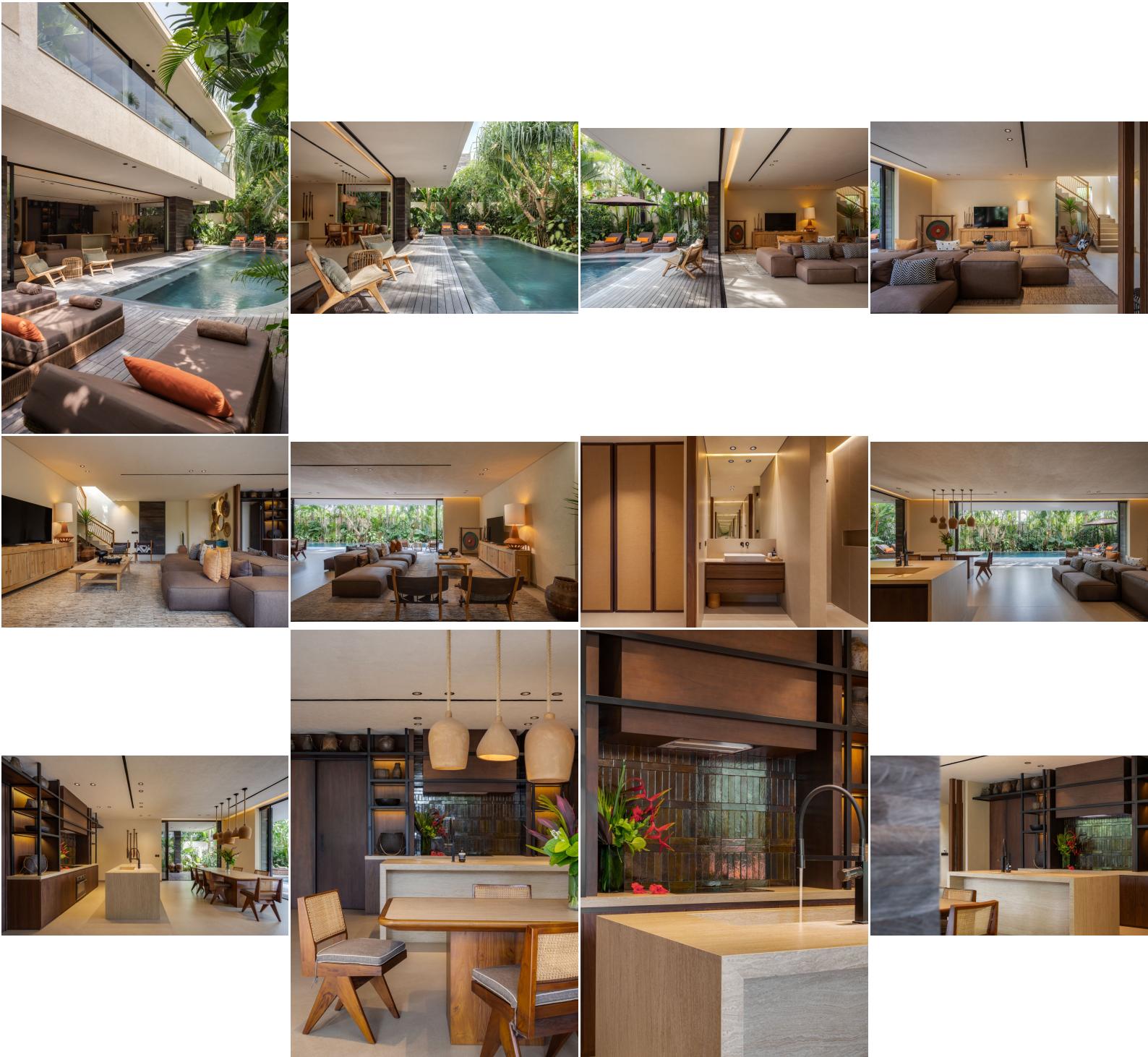
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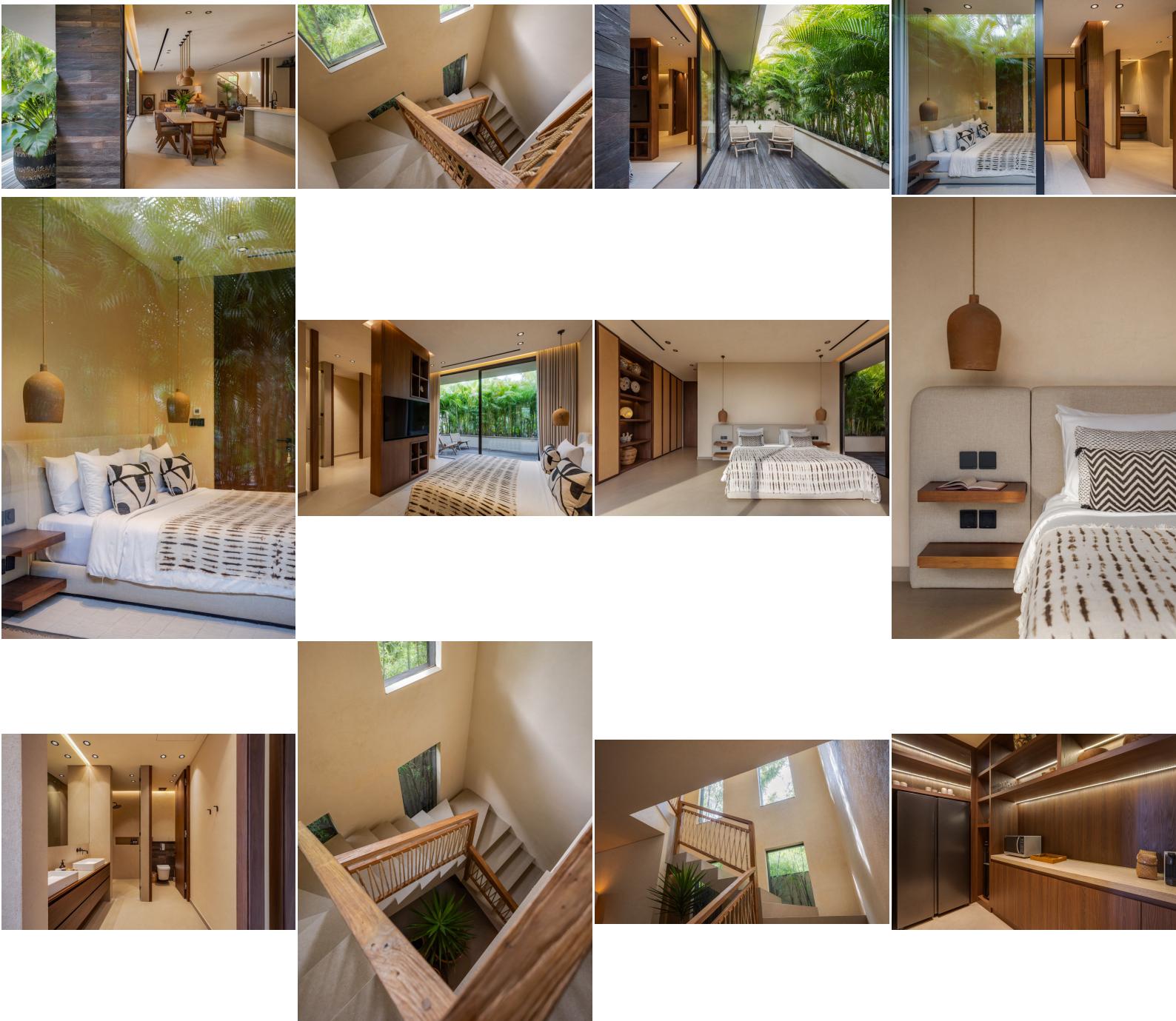
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