

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	
Certificate Copy	Tourism	Pool	
Notarial Deed			
PBG			
SLF			

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

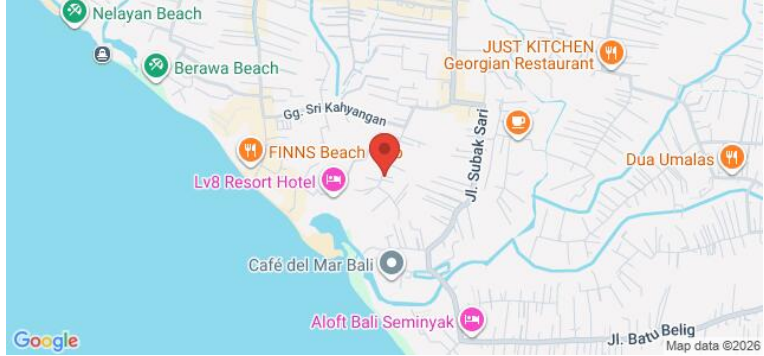
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GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak, Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.

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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
Sangsaka
Bokashi
BRAUD Cafe
Desa Kitsune
Doppio Cafe Pink
Gusto Gelato
Kanvas 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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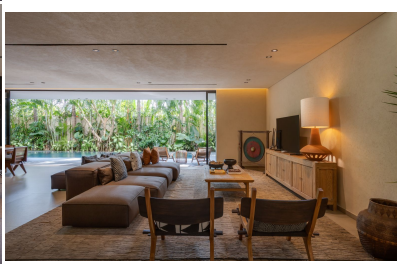
OVERVIEW	AMENITIES	OTHERS	NEARBY
EXCLUSIVE	✓ GARAGE	✓ 35 SQM POOL WITH A WOODEN DECK AND SUN LOUNGERS	BATU BELIG BEACH
OWNERSHIP: LEASEHOLD	✓ LAUNDRY ROOM	✓ LANDSCAPED GARDEN	BATU BOLONG BEACH
STATUS: EXCELLENT	✓ STORAGE ROOM	✓ ENCLOSED DINING AND LIVING AREA WITH MODERN SLIDING DOORS	BERAWA BEACH
LAND SIZE: 380 sqm / 3.80 are	✓ SWIMMING POOL	✓ STORAGE & LAUNDRY ROOM	ECHO BEACH
LIVING SIZE: 595 sqm / 5.95 are		✓ GARAGE	MAI MAIN PLAYGROUND
LEVEL: 2			NELAYAN BEACH
BED / BATH: 4 / 4.5			PERERENAN BEACH
VIEWS: POOL			PETTITENGET BEACH
FURNISHING: FULLY-FURNISHED			SESEH BEACH
INCLUDE STAFF: DOES NOT INCLUDE STAFF			INDIGO
PAYMENT TERM: NO			SOUVLAKI MILOS
CERTIFICATION: CERTIFICATE COPY , NOTARIAL DEED, PBG, SLF			SANGSAKA
ZONING: TOURISM			BOKASHI
			BRAUD CAFE
			DESA KITSUNE
			BALI EQUESTRIAN
			MUKA CONCEPTS
			SEMER VET

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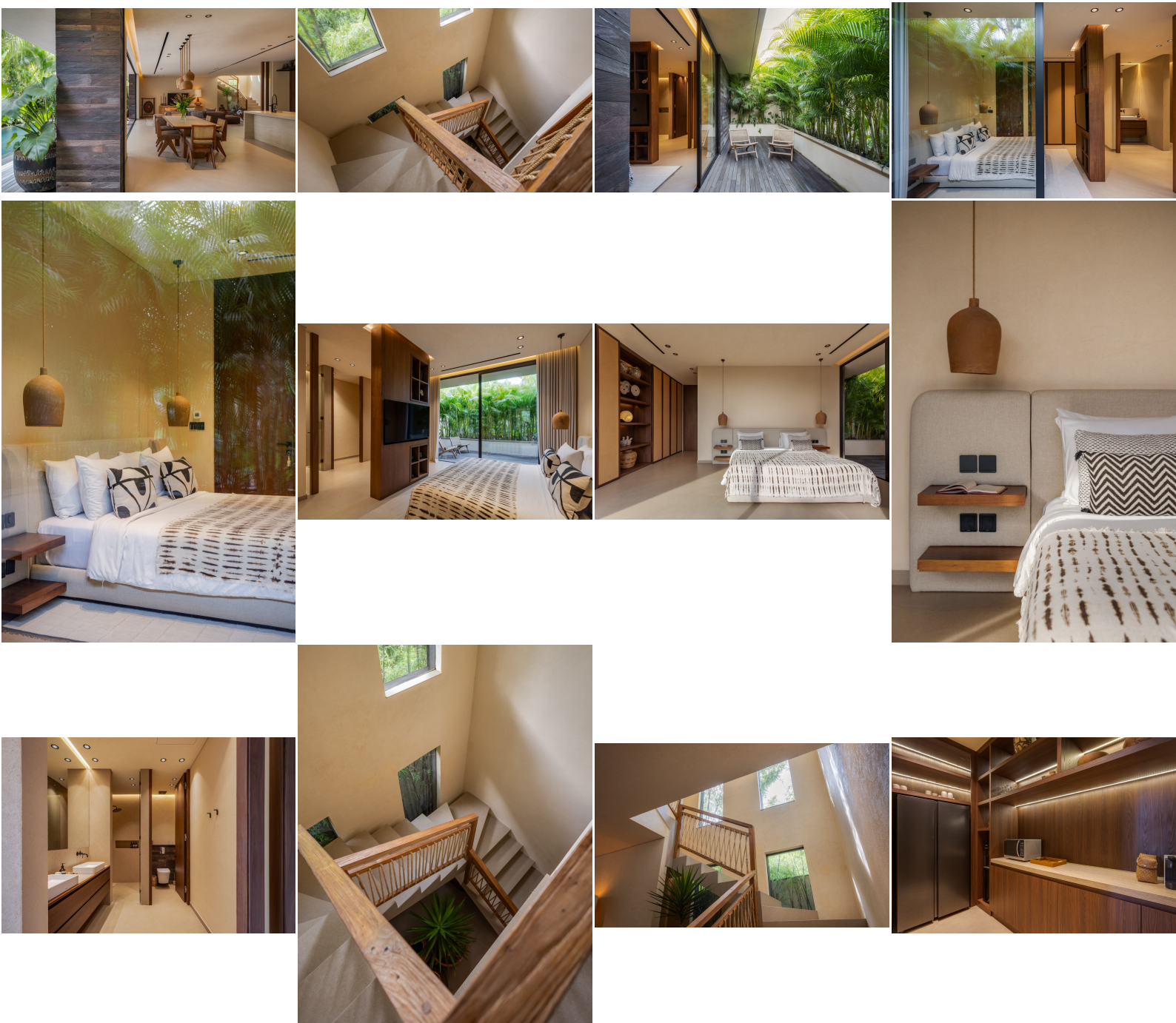
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