

# GD&ASSOCIATES

EXCLUSIVE LISTINGS | UBUD EXCLUSIVES | ZEN LUXURY VILLA



## ZEN LUXURY VILLA

MAS, UBUD

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 1,100,000	IDR 17,804,000,000	Leasehold	21 years

BEDS / BATHS	LEVEL	YEAR BUILT
3 / 4	1	2022

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
1,970 sqm 19.70 are	460 sqm 4.60 are	Modern

CERTIFICATES	ZONING	VIEWS
IMB	Residential	Garden and Pool

*'More Space, Live Peacefully'*

*This brand new property is located in one of Ubud's most popular neighborhoods Nyuh Kuning with the monkey forest, hotels, restaurants, cafes, shops, and entertainment within walking distance. Great access to Green school, approximately a 20 minutes drive.*

*Form arising from function, subtly contemplative, harmonious, and interactive—these qualities define the unusual character of Tan Tik Lam Architect that specializes in producing intimate, human-scale architecture. The approach is to design spaces that will interact with and support the needs of their owners, eschewing non-functional ornamentation. The result is profoundly simple elegance.*

*Built by a renowned contractor that builds most of the Kayu Manis properties.*

### *Sustainability Features*

*Environmentally Sustainable Design (ESD) consultant.  
4.5 kW solar panel with net metering (excess electricity sold to the PLN grid automatically).  
Rainwater harvesting with 2 X 4,000 liter ground tanks. Rainwater is treated and used for clean water.*

*Waste water treatment facility where grey water is used for landscape irrigation. There is a separate 4,000 liter tank for irrigation.*

*Clean water storage is provided underground in another 4,000 liter tank.  
Numerous recharge wells throughout the property.*

### *MEP Features*

*Clean water source from a 60 meter deep well.*

*Grundfos brand for all water pumps (submersible, transfer, irrigation, and distribution pumps).*

*Overhead clean water plumbing system (water is pumped to the clean water pipes above the ceiling for a more stable pressure distribution and easier maintenance).*

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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.

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Ducted air conditioning system in the main house (Daikin, mostly inverter type) which provides cleaner aesthetics and superior cooling quality.

Total electricity power: 23,000 VA.

Honda 5.0 kW electric generator powered by gasoline.

All LED lighting for indoor and outdoor.

Fire sprinkler system above the ceiling of the main house and studio.

## Interior Features

Fully enclosed kitchen, dining, living, study and yoga/meditation areas.

High floor to ceiling of 3.4 meters in the primary living areas of the main house.

Soundproof NEXSTA aluminium sliding doors in the main house.

Neolith (Spain) kitchen and bathroom countertops.

Lamitak wooden finishing on all built-in furniture (kitchen/wardrobe/bathroom cabinets, book shelf, and study table).

*Garage | Garden | Gym | Home Office | Laundry Room |  
Private Parking | Staff Quarters | Storage Room | Swimming  
Pool*



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## OTHER FEATURES

*Main house: 322 m2, 2 bedrooms/3 baths.*

*Studio: 138 m2, 1 bedroom/1.5 baths*

*Electricity: 23,000 VA & Honda 5.0 kW electric generator powered by gasoline*

*15 x 4-meter ozone-treated swimming pool*

*Spacious outside patio with a zen lush garden*

*Enclosed living and dining area with 3.4 meters high ceilings*

*Office space*

*Enclosed Yoga Shala*

*Maids quarter(1 bedroom, bathroom, common room, and storage)*

*Storage & laundry room*

*2 car garage + outdoor space for 3 other cars*

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## NEARBY

### Attractions

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*Monkey Forest*

### Culture

.....

*Titi Batu  
Yoga Barn*

### Shopping

.....

*Kevala Home*

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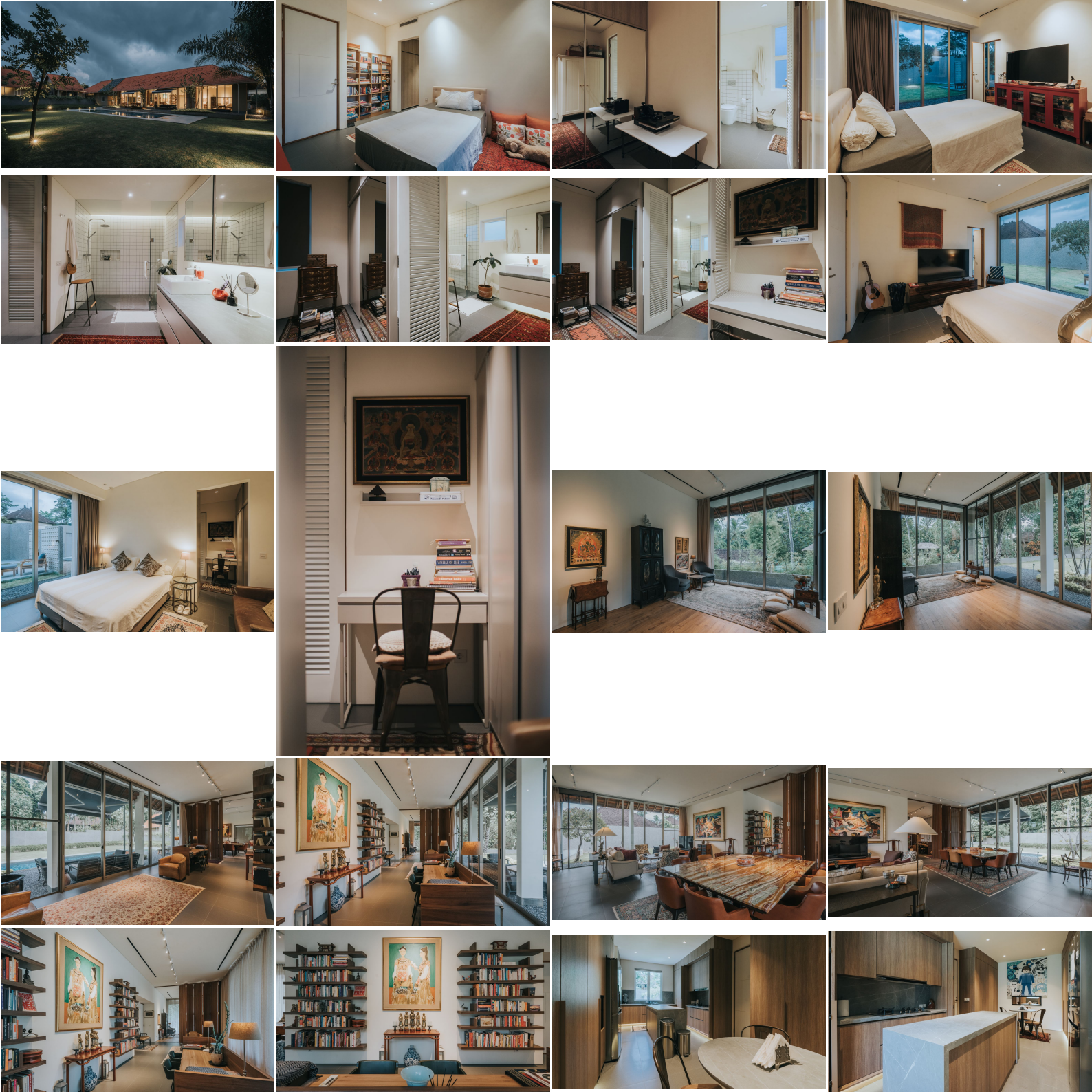
OVERVIEW	AMENITIES	OTHERS	NEARBY
EXCLUSIVE	✓ GARAGE	✓ MAIN HOUSE: 322 M2, 2 BEDROOMS/3 BATHS.	MONKEY FOREST
OWNERSHIP: LEASEHOLD	✓ GARDEN	✓ STUDIO: 138 M2, 1 BEDROOM/1.5 BATHS	TITI BATU
STATUS: EXCELLENT	✓ GYM	✓ ELECTRICITY: 23,000 VA & AMP; HONDA 5.0 KW ELECTRIC GENERATOR POWERED BY GASOLINE	YOGA BARN
DESIGN: MODERN	✓ HOME OFFICE	✓ 15 X 4-METER OZONE-TREATED SWIMMING POOL	KEVALA HOME
LAND SIZE: 1,970 sqm / 19.70 are	✓ LAUNDRY ROOM	✓ SPACIOUS OUTSIDE PATIO WITH A ZEN LUSH GARDEN	
LIVING SIZE: 460 sqm / 4.60 are	✓ PRIVATE PARKING	✓ ENCLOSED LIVING AND DINING AREA WITH 3.4 METERS HIGH CEILINGS	
LEVEL: 1	✓ STAFF QUARTERS	✓ OFFICE SPACE	
BED / BATH: 3 / 4.0	✓ STORAGE ROOM	✓ ENCLOSED YOGA SHALA	
VIEWS: GARDEN AND POOL	✓ SWIMMING POOL	✓ MAIDS QUARTER (1 BEDROOM, BATHROOM, COMMON ROOM, AND STORAGE)	
FURNISHING: FULLY-FURNISHED		✓ STORAGE & LAUNDRY ROOM	
INCLUDE STAFF: NO		✓ 2 CAR GARAGE + OUTDOOR SPACE FOR 3 OTHER CARS	
PAYMENT TERM: NO			
CERTIFICATION: IMB			
ZONING: RESIDENTIAL			

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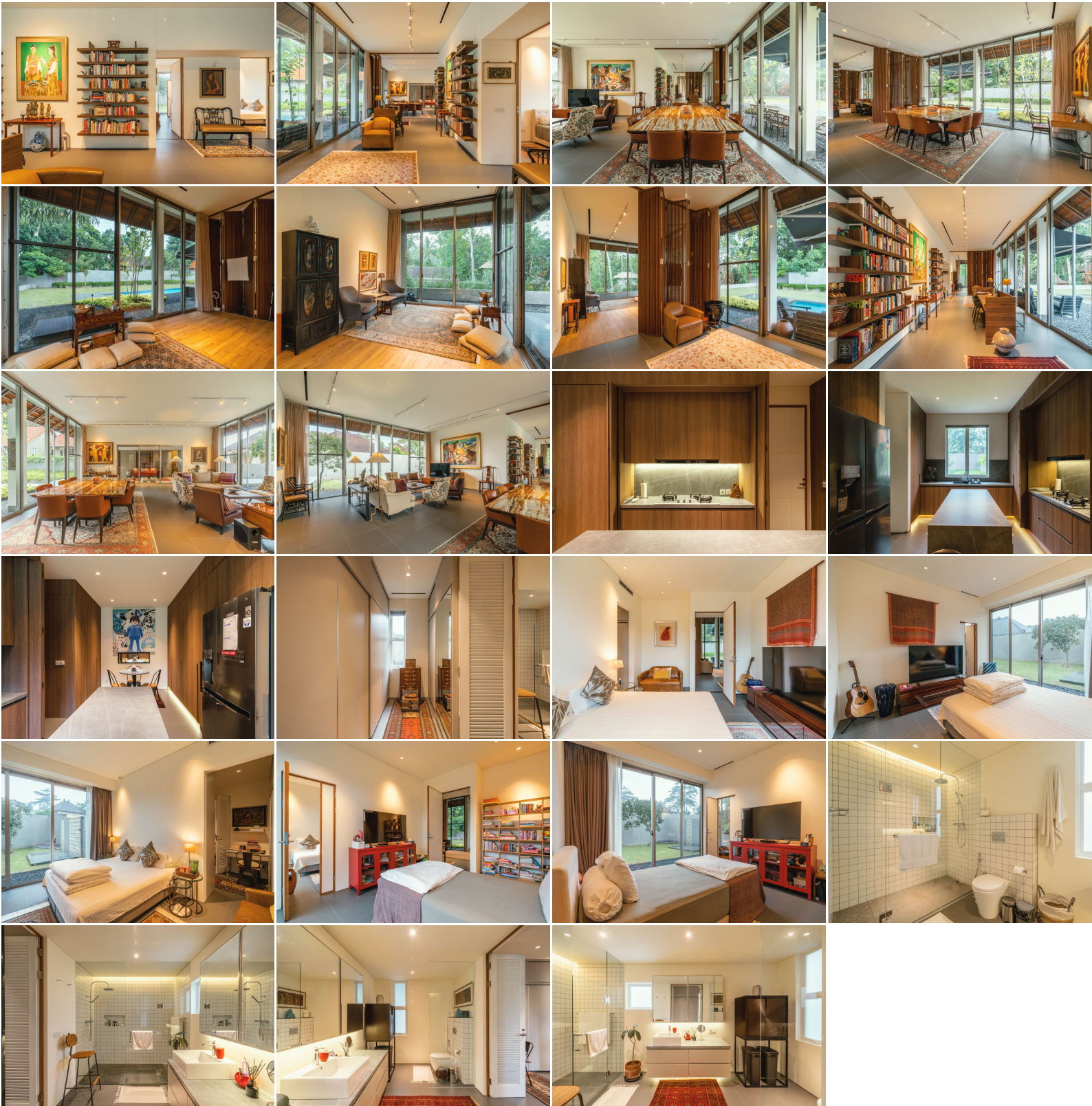
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