

GD&ASSOCIATES

PROPERTIES LISTINGS | MENGWI EXCLUSIVES | A MODERN RUSTIC INSPIRED VILLA



A MODERN RUSTIC INSPIRED VILLA TUMBAK BAYUH, MENGWI

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 1,200,000	IDR 20,563,000,000	Leasehold	32 years

BEDS / BATHS	LEVEL	YEAR BUILT
4 / 4	2	2025

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
600 sqm 6.00 are	269 sqm 2.69 are	

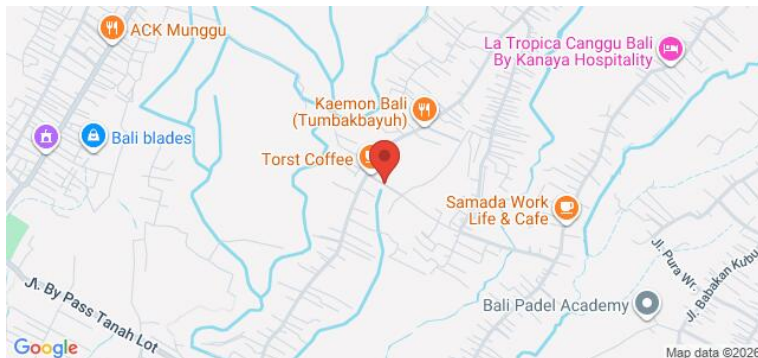
CERTIFICATES	ZONING	VIEWS
	Residential	River Rice field Pool

Experience a lively yet peaceful lifestyle in the charming area of Tumbak Bayuh–Bali’s newest and most desirable residential area. This neighborhood is perfectly nestled between lush rice fields and just a quick 5-minute drive to the lively centers of Pererenan and Canggu. You’ll find handy locations nearby, supermarkets, restaurants, cafes, and the beautiful beaches of Echo Beach and Batu Bolong, which are only about 10 minutes away. Whether you’re in the mood for delicious dining or vibrant entertainment, everything you need is conveniently nearby.

This beautifully designed and built in 2025 has most of the natural light and lush surroundings. It features four spacious bedrooms, each with its own bathroom and stylish walk-in closet, in a plot of 600 sqm. The open living area feels bright and airy thanks to its high ceiling. A cozy sunken lounge and a striking staircase add unique charm to the space. The kitchen and dining area are well-connected, making it perfect for gatherings. Large sliding glass doors lead to a stunning infinity pool, surrounded by tropical gardens and mature trees, offering peaceful river views. This design seamlessly blends indoor comfort with outdoor relaxation, with approximately 269.9 sqm building size.

Private Parking | Storage Room | Swimming Pool

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OVERVIEW

REGULAR

OWNERSHIP: LEASEHOLD

LAND SIZE: 600 sqm / 6.00 are

LIVING SIZE: 269 sqm / 2.69 are

LEVEL: 2

BED / BATH: 4 / 4.0

VIEWS: RIVER, RICE FIELD, POOL

FURNISHING: FULLY-FURNISHED

PAYMENT TERM: NO

ZONING: RESIDENTIAL

AMENITIES

✓ PRIVATE PARKING

✓ STORAGE ROOM

✓ SWIMMING POOL

OTHERS

✓ SWIMMING POOL WITH SUN LOUNGE

✓ OPEN LIVING AREA

✓ STORAGE ROOM

✓ MODERN KITCHEN EQUIPMENT

✓ PRIVATE PARKING

NEARBY

ECHO BEACH

BERAWA BEACH

MAI MAIN PLAYGROUND

PERERENAN BEACH

SESEH BEACH

TIMES BEACH WARUNG

BOKASHI

DESA KITSUNE

INDIGO

KONG

ORIGEN MEXICAN RESTAURANT

RED GUNPOWDER

RIVIERA SEAFOOD-WINE BAR

SANTANERA

SATOSHI

BALI EQUESTRIAN

VETERINARY CLINIC

BALI BUDA CANGGU

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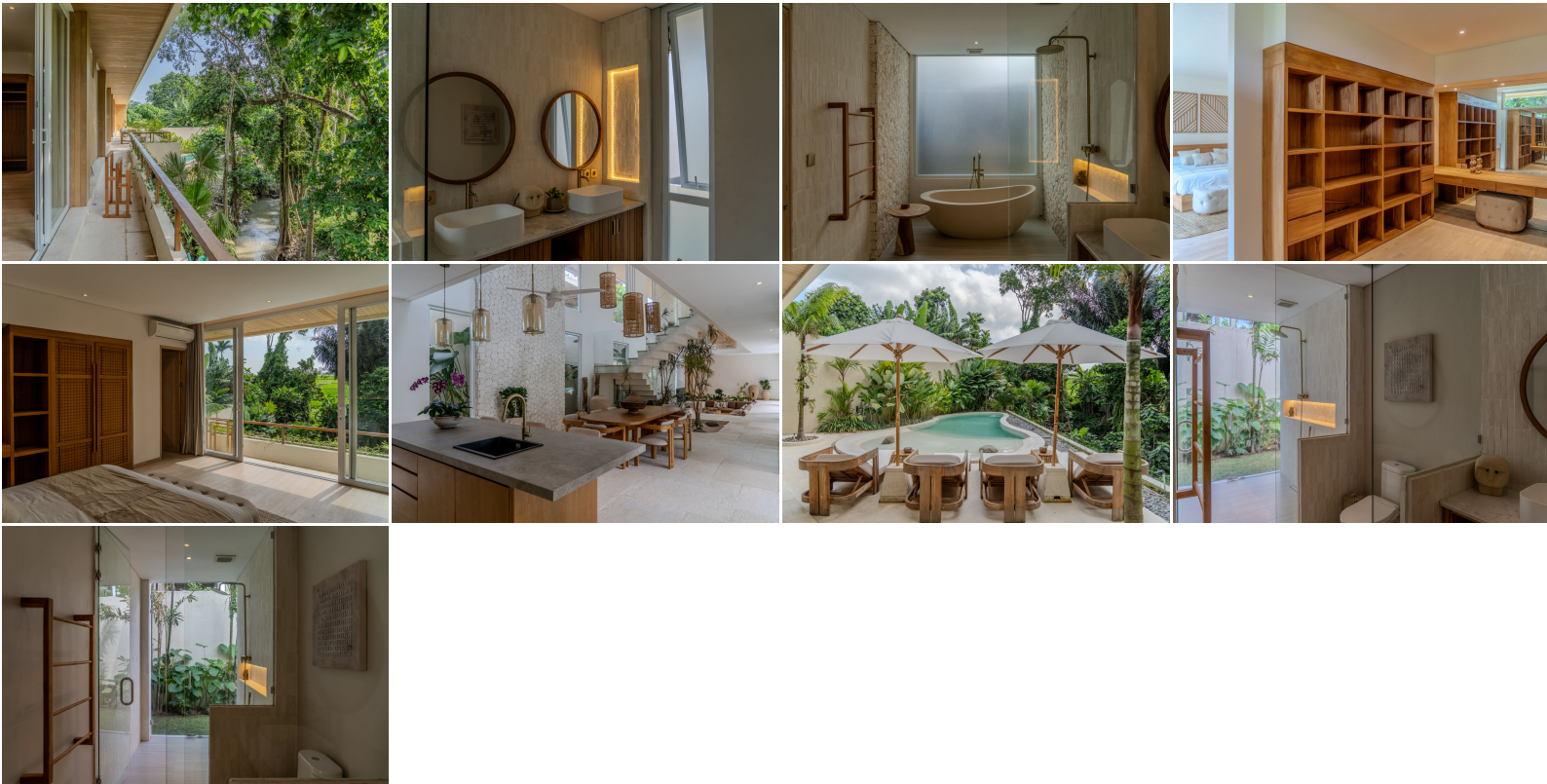
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