

GD&ASSOCIATES

PROPERTIES LISTINGS | KEROBOKAN EXCLUSIVES | A SCULPTURAL ORIGAMI-INSPIRED HOUSE



A SCULPTURAL ORIGAMI-INSPIRED HOUSE UMALAS, KEROBOKAN

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 1,595,000	IDR 28,583,000,000	Leasehold	28 years
BEDS / BATHS	LEVEL	YEAR BUILT	
6 / 6	2	2024	
LAND SIZE +/-	LIVING SIZE +/-	DESIGN	
1,000 sqm	500 sqm		
10.00 are	5.00 are		
CERTIFICATES	ZONING	VIEWS	
Certificate Copy	Mix Zoned (C-1)	Pool	
Notarial Deed		Garden	

Nestled within one of Umalas’ most prestigious residential enclaves, this modern luxury villa presents a rare blend of refined design and exceptional family living.

Situated within a secure, 24-hour gated community, the property offers a peaceful, private environment, free from ongoing construction within the estate—ensuring a quiet, comfortable setting ideal for family life. The residence is surrounded by some of Bali’s leading international schools, lifestyle destinations, and wellness facilities, while Berawa and Batu Belig Beach are both less than a 10-minute drive away.

Thoughtfully designed by a reputable Bali-based interior design studio, the villa is set on an expansive 1000 sqm plot and showcases a carefully curated layout that balances elegance with functionality. The residence features six spacious ensuite bedrooms, including a refined master suite complete with a soaking bathtub, and several bedrooms with private balconies on the second floor.

At the heart of the home lies an elegant indoor living pavilion, seamlessly integrating a generous lounge area, dining space, and a fully equipped kitchen, centered on a statement island countertop that creates a natural gathering point for family and guests. Further enhancing the property are a range of dedicated lifestyle amenities, including a private gym and massage room, studio space, cinema room, staff quarters, and a covered parking area accommodating both cars and motorbikes.

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OVERVIEW

REGULAR

OWNERSHIP: LEASEHOLD

STATUS: FAIR

LAND SIZE: 1,000 sqm / 10.00 are

LIVING SIZE: 500 sqm / 5.00 are

LEVEL: 2

BED / BATH: 6 / 6.0

VIEWS: POOL, GARDEN

FURNISHING: FULLY-FURNISHED

INCLUDE STAFF: DOES NOT INCLUDE STAFF

PAYMENT TERM: NO

CERTIFICATION: CERTIFICATE COPY, NOTARIAL DEED

ZONING: MIX ZONED (C-1)

AMENITIES

OTHERS

NEARBY

BATU BELIG BEACH

BERAWA BEACH

MAI MAIN PLAYGROUND

PERERENAN BEACH

PETTITENGET BEACH

SOCCER FIELD

CATERPILLAR SCHOOL

CANGGU COMMUNITY SCHOOL

MONTESSORI SCHOOL

OBSIDIAN

SEMER VET

SOORI DOG GROOMING

VETERINARY CLINIC

TIMES BEACH WARUNG

AMOLAS CAFE

UDARA BALI

MUKA CONCEPTS

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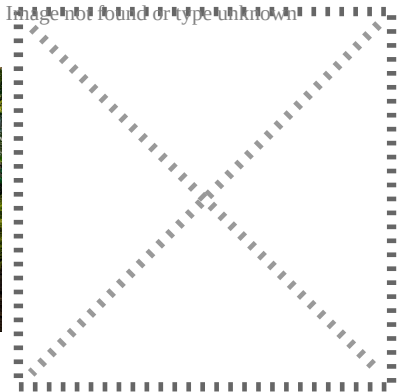
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