

GD&ASSOCIATES

EXCLUSIVE LISTINGS | MENGWI EXCLUSIVES | BIOPHILIC VILLA WITH OCEAN GLIMPSE



BIOPHILIC VILLA WITH OCEAN GLIMPSE PERERENAN, MENGWI

PRICE USD	PRICE IDR	OWNERSHIP
USD	IDR	Freehold
USD 450,000	IDR 8,116,000,000	Yearly Rental
BEDS / BATHS	LEVEL	YEAR BUILT
7 / 7.5	2	2021
LAND SIZE +/-	LIVING SIZE +/-	DESIGN
1,440 sqm 14.40 are	833 sqm 8.33 are	
CERTIFICATES	ZONING	VIEWS
Notarial Deed NPWPD PBG SHGB SLF	Tourism	Ocean Garden Pool

Located in the upmarket Pererenan, Bali, this exquisite freehold property has ocean views and is just a short walk from the beach. Blending contemporary Brazilian and Balinese architectural styles, the Luxury Contemporary Villa is the epitome of tropical living, blurring indoor and outdoor, with no expense spared. Since 2021, it has served as a cherished home for the third owner's family and friends.

Spanning 833 m², the villa offers seven en-suite bedrooms, a living room with a sofa for 20, and a dining room for 14 with designer chairs. It includes two modern kitchens with Miele dishwashers, a sea-view home office, and a professional laundry. The home features Daikin central air conditioning and Italian double-glass aluminum sliding doors, and a private cinema with a 3.2-meter screen with Bose sound system.

Set in a 1,440 m² tropical garden, the property has a 20-meter infinity pool with sea views, reclaimed Ulin wooden decking with eight double daybeds, a heated Jacuzzi, and outdoor dining areas. With its prime location and high-quality design, this property is ideal for luxury rentals or a private residence.

Price on demand—get in touch today!

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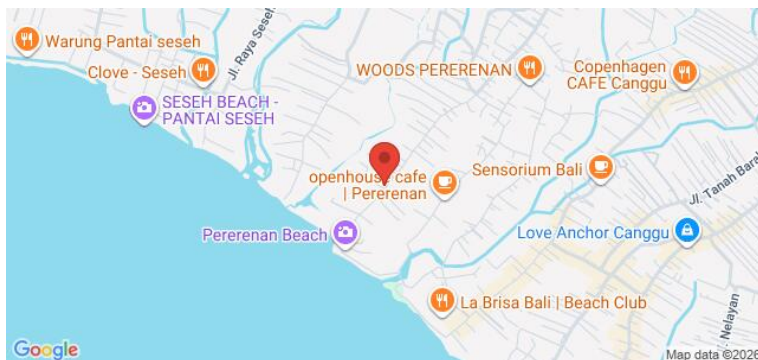
Garage | Garden | Home Office | Jacuzzi | Laundry Room |
Private Parking | Staff Quarters | Storage Room | Swimming
Pool

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GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak,
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OTHER FEATURES

NEARBY

Attractions

Batu Belig Beach
Batu Bolong Beach
Berawa Beach
Canggu Beach
Cemagi Beach
Echo Beach
Mai Main Playground
Mengening Beach
Nelayan Beach
Nyanyi Beach
Pererenan Beach

Culture

Bali Equestrian
Desa Seni
Deus Ex Machina
FINNS
Liga Tennis
Nirvana
Samadi
UDARA Bali

Food & Drinks

Amolas Cafe
Bokashi
Desa Kitsune
Indigo
KONG
Origen Mexican Restaurant
Red Gunpowder
Riviera Seafood-Wine Bar
Santanera
Satoshi
Seseh General Store

Public Facilities

Further Hotel
Canggu Community School
Caterpillar School
Montessori School
Obsidian
Semer Vet
Soccer Field
Veterinary Clinic

Shopping

Bali Buda Canggu
Bali Buda Umalas
Bokashi
Heveya Organic Latex Mattress & Bedding Specialist
Limited Edition
Muka Concepts

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OVERVIEW	AMENITIES	OTHERS	NEARBY
EXCLUSIVE, RENT	✓ GARAGE		BATU BELIG BEACH
OWNERSHIP: FREEHOLD	✓ GARDEN		BATU BOLONG BEACH
STATUS: EXCELLENT	✓ HOME OFFICE		BERAWA BEACH
LAND SIZE: 1,440 sqm / 14.40 are	✓ JACUZZI		CANGGU BEACH
LIVING SIZE: 833 sqm / 8.33 are	✓ LAUNDRY ROOM		CEMAGI BEACH
LEVEL: 2	✓ PRIVATE PARKING		ECHO BEACH
BED / BATH: 7 / 7.5	✓ STAFF QUARTERS		MAI MAIN PLAYGROUND
VIEWS: OCEAN, GARDEN, POOL	✓ STORAGE ROOM		MENGENING BEACH
FURNISHING: FULLY-FURNISHED	✓ SWIMMING POOL		NELAYAN BEACH
INCLUDE STAFF: INCLUDE STAFF			NYANYI BEACH
PAYMENT TERM: NO			PERERENAN BEACH
CERTIFICATION: NOTARIAL DEED, NPWPD, PBG, SHGB, SLF			BALI EQUESTRIAN
ZONING: TOURISM			DESA SENI
			DEUS EX MACHINA
			FINNS
			AMOLAS CAFE
			FURTHER HOTEL
			BALI BUDA CANGGU

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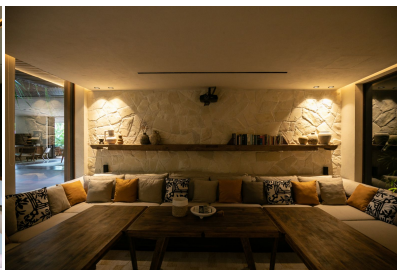
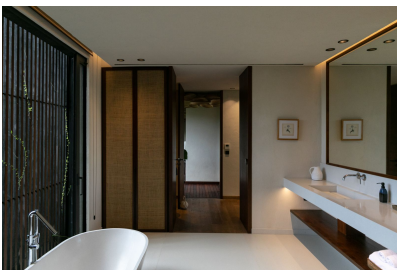
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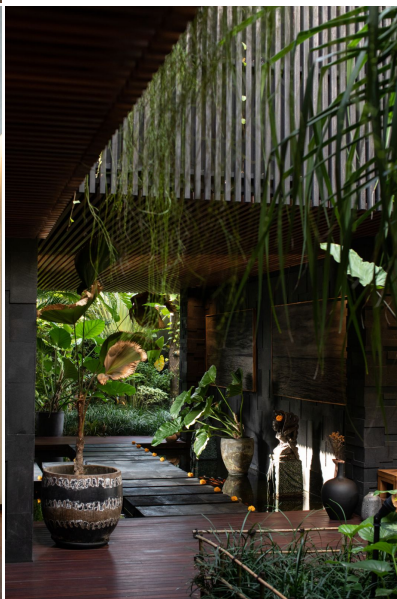
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