

GD&ASSOCIATES

EXCLUSIVE LISTINGS | KEROBOKAN EXCLUSIVES | CONTEMPORARY ABODE VILLA



CONTEMPORARY ABODE VILLA

UMALAS, KEROBOKAN

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 1,690,000	IDR 29,592,000,000	Leasehold	35 years
USD 130,000	IDR 2,277,000,000	Yearly Rental	

BEDS / BATHS	LEVEL	YEAR BUILT
4 / 6	1	2024

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
1,293 sqm 12.93 are	581 sqm 5.81 are	

CERTIFICATES	ZONING	VIEWS
Certificate Copy Notarial Deed PBG	Residential	Garden Pool

** Reduced from USD 1.8M to 1.69M*

** Rented - available January 2027*

Umalas Bumbak is known as one of the best residential areas. Enjoy peace and tranquility in a strategic location to all the major hubs Seminyak and Canggu have to offer, such as many of Bali's top restaurants (Bonito Fish Bar, Pizza Fabrica, etc.), shops, and International Schools (French School, ProEd). The beaches of Berawa and Batu Belig are just minutes away.

The Contemporary abode villa exemplifies the very essence of minimalist architecture, boasting clean lines, airy interiors, and advanced functionality.

Throughout the construction process, a team of expert architects and suppliers utilized natural materials and cool tones to create an atmosphere of tranquility and serenity.

The contemporary-style villas offer a perfect balance of form and function, with functionality being a top priority. Natural materials and the minimalist design philosophy create an aesthetically pleasing and practical environment.

The one-level property comprises 4 bedrooms on a 1293 m2 plot and 581 m2 living space. It also has a gym, staff quarters, an electric garage, and more.

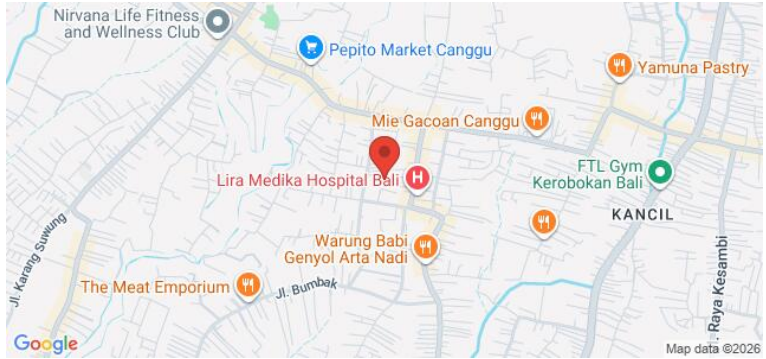
*Garage | Garden | Gym | Laundry Room | Private Parking |
Staff Quarters | Storage Room | Swimming Pool*

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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

Fully equipped home-gym

1 multi purpose room with 2 laundry machines and lots of storage (staff quarter)

6 bathrooms + 1 bathtub area + 1 outdoor stone-cladded private shower by the pool

Covered parking area for 2 cars and 4 motor bikes

Gazebo area with equipped outdoor kitchen, bar stools (2) and dining (4)

2 swimming pools, a front pool 4m x 15m, and a private pool for the master suite 2.8m x 10.5m

Wrap around pathways (1.5m width) offering extra sitting outdoor areas and garden access

Main free flow pathway allowing easy transfer of groceries, luggages, and other items

3.5m height ceiling in the living room

3m height ceilings in the rest of the home

Slim and easy to slide aluminum Decco 42mm sliding doors

Double glazed windows 5mm + 5mm with laminated tempered glass

Master suite with its own lounge area, minibar, TV, and 2 working stations

Spacious Master suite bathroom with 2 built in vanities, 2 rain showers and 2 hand showers

Motorized curtains and blinds in the master suite

Bathrooms finished with Verde Patricia marble slab and Venus tiles

Kitchen set with Modena appliances and 4.55m island with Dekkton counter top

Swimming pools cladded in Green sukabumi stone finish & Candi stone top overflow

Type A Ulin timber pool decking in the main pool as well as the private one

Top end roman house granite floors 0.80mx0.80m stones

Built in functional Cabinetry

Electric garage doors

Installed CCTV

Solar possibility with Inverter panels of 20.900 kwp already installed

Triple water filtration with automatic backwash

2 Ariston heater pumps 240L provide hot water anytime of the day

Insulated from heat and humidity, ceilings, walls and floors

Ultra thick (22cm+) heavy loading exterior and interior walls

100% Customized furnitures by Jezz Living

Light fixtures by Piment Rouge

Curtains and blinds by Serba Antic

Special lighting with timers (outdoors). Dimmable lighting in master suite, Living room & gym

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NEARBY

Food & Drinks

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Bokashi
Times Beach Warung
Amolas Cafe
BRAUD Cafe
Desa Kitsune
Gusto Gelato
Indigo
Kanvaz Patisserie
KONG
Mauri Italian Contemporary Cuisine
Okamura Japanese Resto

Culture

.....

Sanctuary
UDARA Bali
Bali Equestrian
Desa Seni
Deus Ex Machina
FINNS
Liga Tennis
Nirvana
Potato Head
Soham Wellness

Attractions

.....

Berawa Beach
Echo Beach
Mai Main Playground
Nelayan Beach
Pererenan Beach
Petitenget Beach

Shopping

.....

Limited Edition
Muka Concepts
KIM SOO
Bali Buda Canggu
Bali Buda Umalas
Bokashi
Heveya Organic Latex Mattress & Bedding Specialist
Soil Food Temple

Public Facilities

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Canggu Community School
Caterpillar School
Montessori School
Obsidian
Semer Vet
Soccer Field
Soori Dog Grooming
Veterinary Clinic

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OVERVIEW	AMENITIES	OTHERS	NEARBY
EXCLUSIVE, RENT	✓ GARAGE	✓ FULLY EQUIPPED HOME-GYM	BOKASHI
OWNERSHIP: LEASEHOLD	✓ GARDEN	✓ 1 MULTI PURPOSE ROOM WITH 2 LAUNDRY MACHINESAND LOTS OF STORAGE (STAFF QUARTER)	TIMES BEACH WARUNG
STATUS: EXCELLENT	✓ GYM	✓ 6 BATHROOMS + 1 BATHTUB AREA + 1 OUTDOORSTONE-CLADDED PRIVATE SHOWER BY THE POOL	AMOLAS CAFE
LAND SIZE: 1,293 sqm / 12.93 are	✓ LAUNDRY ROOM	✓ COVERED PARKING AREA FOR 2 CARS AND 4 MOTORBIKES	BRAUD CAFE
LIVING SIZE: 581 sqm / 5.81 are	✓ PRIVATE PARKING	✓ GAZEBO AREA WITH EQUIPPED OUTDOOR KITCHEN,BAR STOOLS (2) AND DINING (4)	DESA KITSUNE
LEVEL: 1	✓ STAFF QUARTERS	✓ 2 SWIMMING POOLS, A FRONT POOL 4M X 15M, AND APRIVATE POOL FOR THE MASTER SUITE 2.8M X 10.5M	GUSTO GELATO
BED / BATH: 4 / 6.0	✓ STORAGE ROOM	✓ WRAP AROUND PATHWAYS (1.5M WIDTH) OFFERINGEXTRA SITTING OUTDOORAREAS AND GARDENACCESS	INDIGO
VIEWS: GARDEN, POOL	✓ SWIMMING POOL	✓ MAIN FREE FLOW PATHWAY ALLOWING EASYTRANSFER OF GROCERIES, LUGGAGES, AND OTHERITEMS	KANVAZ PATISserie
FURNISHING: FULLY-FURNISHED		✓ 3.5M HEIGHT CEILING IN THE LIVING ROOM	KONG
PAYMENT TERM: NO		✓ 3M HEIGHT CEILINGS IN THE REST OF THE HOME	MAURI ITALIAN CONTEMPORARY CUISINE
CERTIFICATION: CERTIFICATE COPY, NOTARIAL DEED,PBG		✓ SLIM AND EASY TO SLIDE ALUMINUM DECCO 42MM SLIDING DOORS	OKAMURA JAPANESE RESTO
ZONING: RESIDENTIAL		✓ DOUBLE GLAZED WINDOWS 5MM + 5MM WITH LAMINATED TEMPERED GLASS	SANCTUARY
		✓ MASTER SUITE WITH ITS OWN LOUNGE AREA, MINIBAR, TV, AND 2 WORKING STATIONS	UDARA BALI
		✓ SPACIOUS MASTER SUITE BATHROOM WITH 2 BUILT IN VANITIES, 2 RAIN SHOWERS AND 2 HAND SHOWERS	BALI EQUESTRIAN
		✓ MOTORIZED CURTAINS AND BLINDS IN THE MASTER SUITE	DESA SENI
		✓ BATHROOMS FINISHED WITH VERDE PATRICIA MARBLE SLAB AND VENUS TILES	BERAWA BEACH
		✓ KITCHEN SET WITH MODENA APPLIANCES AND 4.55M ISLAND WITH DEKKTON COUNTER TOP	LIMITED EDITION
		✓ SWIMMING POOLS CLADDED IN GREEN SUKABUMI STONE FINISH & CANDI STONE TOP OVERFLOW	CANGGU COMMUNITY SCHOOL
		✓ TYPE A ULIN TIMBER POOL DECKING IN THE MAIN POOL AS WELL AS THE PRIVATE ONE	
		✓ TOP END ROMAN HOUSE GRANITE FLOORS 0.80MX0.80M STONES	
		✓ BUILT IN FUNCTIONAL CABINETRY	
		✓ ELECTRIC GARAGE DOORS	
		✓ INSTALLED CCTV	
		✓ SOLAR POSSIBILITY WITH INVERTER PANELS OF 20.900 KWP ALREADY INSTALLED	
		✓ TRIPLE WATER FILTRATION WITH AUTOMATIC BACKWASH	
		✓ 2 ARISTON HEATER PUMPS 240L PROVIDE HOT WATER ANYTIME OF THE DAY	
		✓ INSULATED FROM HEAT AND HUMIDITY, CEILINGS, WALLS AND FLOORS	
		✓ ULTRA THICK (22CM+) HEAVY LOADING EXTERIOR AND INTERIOR WALLS	
		✓ 100% CUSTOMIZED FURNITURES BY JEZZ LIVING	
		✓ LIGHT FIXTURES BY PIMENT ROUGE	
		✓ CURTAINS AND BLINDS BY SERBA ANTIC	
		✓ SPECIAL LIGHTING WITH TIMERS (OUTDOORS). DIMMABLE LIGHTING IN MASTER SUITE, LIVING ROOM & GYM	

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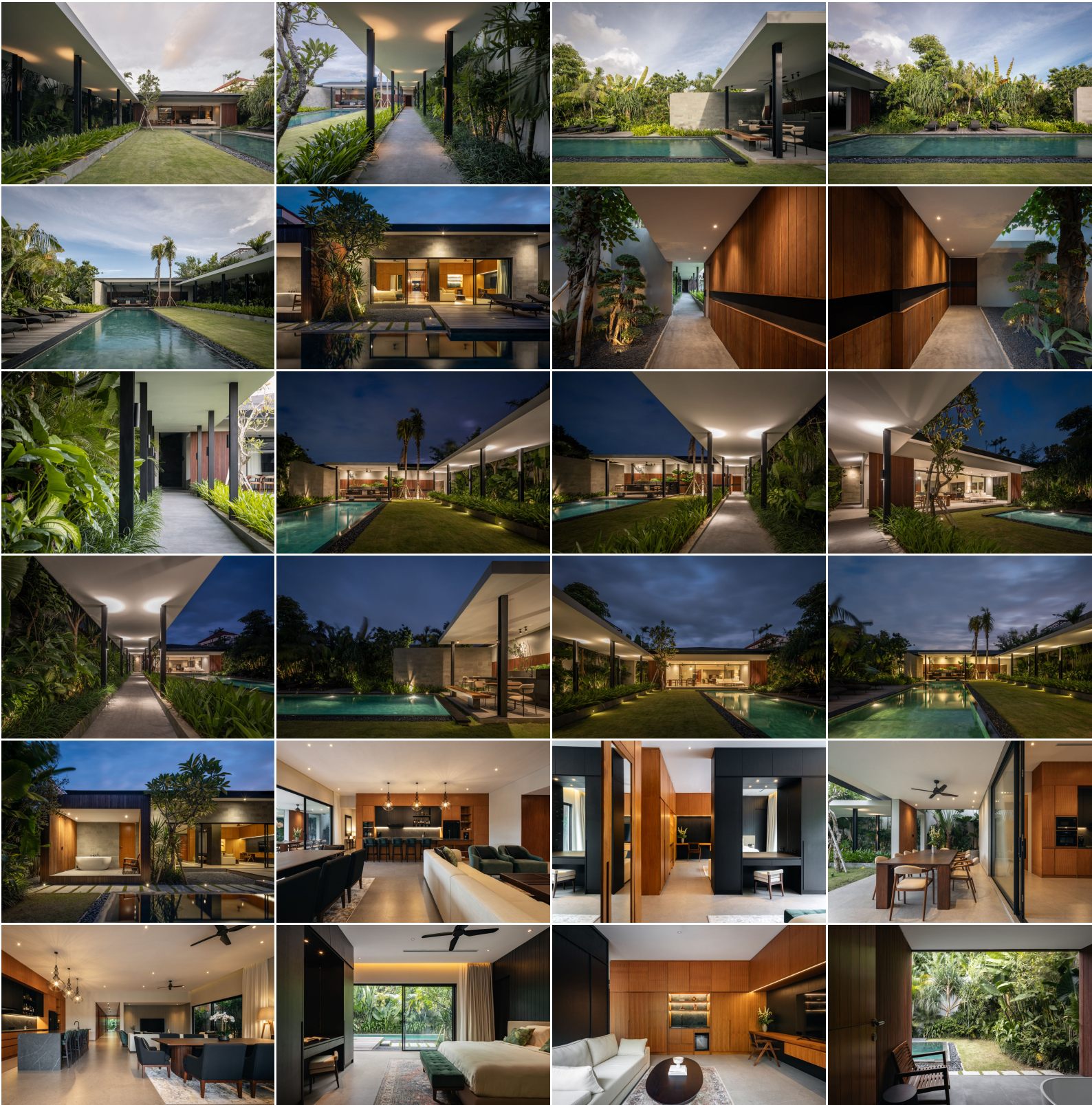
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