

GD&ASSOCIATES

EXCLUSIVE LISTINGS | MENGWI EXCLUSIVES | CONTEMPORARY MASTERPIECE (SHOW HOUSE)



CONTEMPORARY MASTERPIECE (show house) TUMBAK BAYUH, MENGWI

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 2,650,000	IDR 47,409,000,000	Leasehold	44 years
USD 175,000	IDR 3,131,000,000	Yearly Rental	

BEDS / BATHS	LEVEL	YEAR BUILT
4 / 4	2	2023

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
2,449 sqm 24.49 are	579 sqm 5.79 are	

CERTIFICATES	ZONING	VIEWS
Certificate Copy Notarial Deed PBG	Residential	Verdant foliage

Discover a tranquil oasis in a charming Balinese village of Mengwi, where each home is thoughtfully designed to embrace the beauty of nature. Surrounded by verdant foliage, this residential home project comes with a series of residences dedicated to enriching life through a seamless integration with the natural environment. The show house serves as a remarkable showcase of the expertise and artistry of its creators, featuring the contributions of skilled designers, architects, and artisans. It's an idyllic sanctuary, a perfect haven for those in pursuit of a more unhurried pace of life.

The well appointed kitchen serves as the central gathering place in the home and features high-quality woodwork and Bertazonni appliances, designed to last a lifetime.

The show house is being sold as is for 45 years lease in total for the main plot of the house, not include the lease for garden and the river view, see other features under this section below.

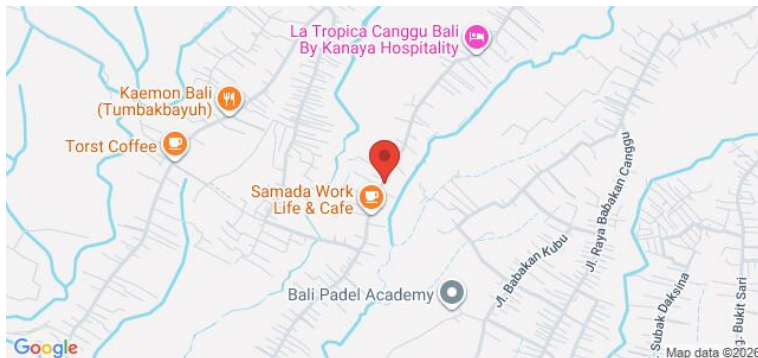
*Garage | Garden | Laundry Room | Plunge Pool | Private
Parking | Staff Quarters | Storage Room | Swimming Pool*

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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

The land for the show house is 1630 sqm (7-9-2053)

Next door garden 500 sqm (18-11-2049)

Across river for view only 400 sqm (8-11-2048)

Garage: 65 m2

Building 2: 107m2 (balcony: 9.5m2)

Main Building: 151m2 (balcony: 23.8m2)

Bridge Decking + Stairs: 52.5m2

Sauna, Bathroom, MEP room: 25m2

Basement Deck (including pool & cold plunge): 115m2

Pump Room: 14.8m2

Big MEP Room: 15.3m2

Hot pool and cold pool

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NEARBY

Attractions

Mai Main Playground

Culture

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

Food & Drinks

*Amolas Cafe
Desa Kitsune
Indigo
KONG
Origen Mexican Restaurant
Red Gunpowder
Santanera
Satoshi
Shelter
Tiny*

Public Facilities

*Further Hotel
Canggu Community School
Montessori School
Obsidian
Soccer Field
Veterinary Clinic*

Shopping

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

OVERVIEW

EXCLUSIVE, RENT

OWNERSHIP: LEASEHOLD

STATUS: EXCELLENT

LAND SIZE: 2,449 sqm / 24.49 are

LIVING SIZE: 579 sqm / 5.79 are

LEVEL: 2

BED / BATH: 4 / 4.0

VIEWS: VERDANT FOLIAGE

FURNISHING: FULLY-FURNISHED

PAYMENT TERM: YES

CERTIFICATION: CERTIFICATE COPY, NOTARIAL DEED, PBG

ZONING: RESIDENTIAL

AMENITIES

✓ GARAGE

✓ GARDEN

✓ LAUNDRY ROOM

✓ PLUNGE POOL

✓ PRIVATE PARKING

✓ STAFF QUARTERS

✓ STORAGE ROOM

✓ SWIMMING POOL

OTHERS

✓ THE LAND FOR THE SHOW HOUSE IS 1630 SQM (7-9-2053)

✓ NEXT DOOR GARDEN 500 SQM (18-11-2049)

✓ ACROSS RIVER FOR VIEW ONLY 400 SQM (8-11-2048)

✓ GARAGE: 65 M2

✓ BUILDING 2: 107M2 (BALCONY: 9.5M2)

✓ MAIN BUILDING: 151M2 (BALCONY: 23.8M2)

✓ BRIDGE DECKING + STAIRS: 52.5M2

✓ SAUNA, BATHROOM, MEP ROOM: 25M2

✓ BASEMENT DECK (INCLUDING POOL & COLD PLUNGE): 115M2

✓ PUMP ROOM: 14.8M2

✓ BIG MEP ROOM: 15.3M2

✓ HOT POOL AND COLD POOL

NEARBY

MAI MAIN PLAYGROUND

BALI EQUESTRIAN

DESA SENI

DEUS EX MACHINA

FINNS

LIGA TENNIS

NIRVANA

SAMADI

AMOLAS CAFE

DESA KITSUNE

INDIGO

KONG

ORIGEN MEXICAN RESTAURANT

RED GUNPOWDER

SANTANERA

FURTHER HOTEL

BALI BUDA CANGGU

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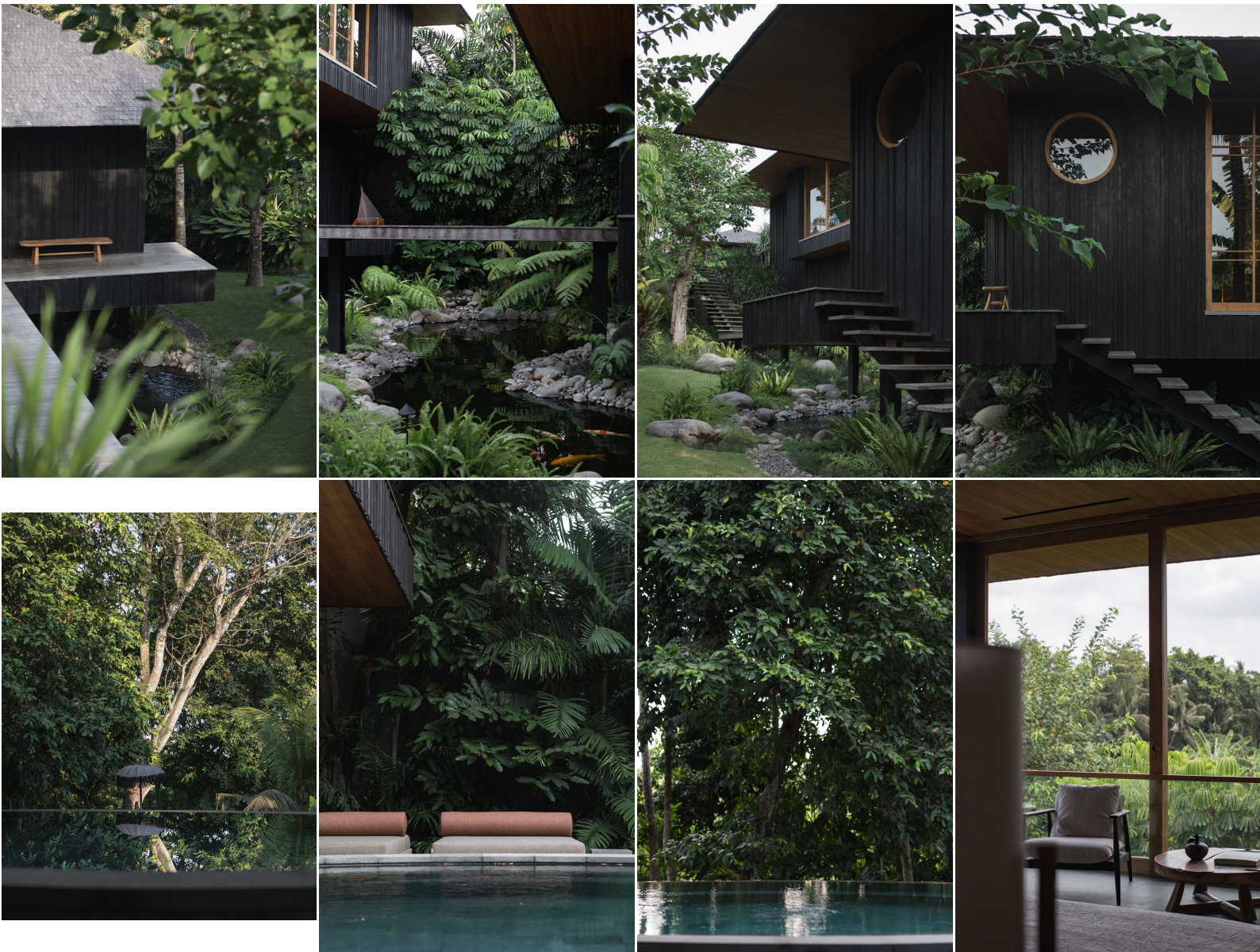
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