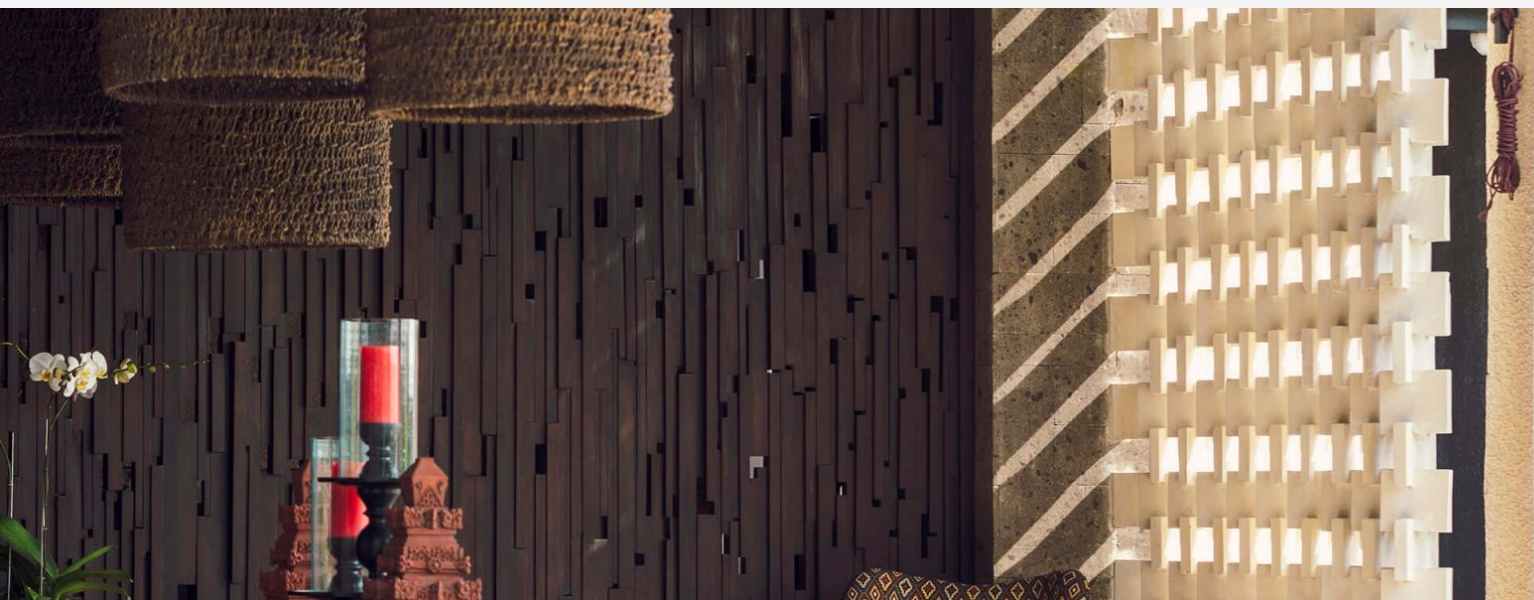


GD&ASSOCIATES

PROPERTIES LISTINGS | CANGGU EXCLUSIVES | EDGY SOUTHEAST ASIAN-INSPIRED VILLA



EDGY SOUTHEAST ASIAN-INSPIRED VILLA BATU BOLONG, CANGGU

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 850,000	IDR 13,367,000,000	Leasehold	16 years

BEDS / BATHS	LEVEL	YEAR BUILT
4 / 4.5	2	2016

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
1000 sqm	439 sqm	Eclectic
10 are	4.39 are	

CERTIFICATES	ZONING	VIEWS
Akta	Residential	Paddy field
IMB		Neighborhood
		Garden

This property location is an easy 20-minute walk from the beach in Canggu's super trendy Batu Bolong street. It is situated in a quiet gang surrounded by paddy views and a charming neighborhood.

This villa oozes the kind of glamour and design chic that graces the covers of magazines. Interiors are a fusion of Balinese art with splashes of colorful Southeast Asian influences, edgy style, and Feng Shui without ever being over the top. The layout design is intended to be breezy during the day while mellow and cozy at night. The villa is an extraordinary combination of dark wood, volcanic stone, splashes of color, and traditional Eastern art. It reflects the Singaporean interior designer/owner's keen eye for modern architecture and design, making the place very soulful.

The villa was initially planned for a vacation home, which the property offers two excellent opportunities for residential or rental business investment with proven high occupancy under Elite Havens pre-covid and covid period.

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

GD&ASSOCIATES *by Gilles Demunter*®

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

www.gillesdemunter.com | info@gillesdemunter.com | +(62)819-99-971-591

GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak, Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.

GD&ASSOCIATES



OVERVIEW

REGULAR

OWNERSHIP: LEASEHOLD

STATUS: FAIR CONDITION

DESIGN: ECLECTIC

LAND SIZE: 1000 sqm / 10 are

LIVING SIZE: 439 sqm / 4.39 are

LEVEL: 2

BED / BATH: 4 / 4.5

VIEWS: PADDY FIELD, NEIGHBORHOOD, GARDEN

FURNISHING: FULLY-FURNISHED

INCLUDE STAFF: NO

PAYMENT TERM: NO

CERTIFICATION: AKTA, IMB

ZONING: RESIDENTIAL

AMENITIES

- ✓ GARDEN
- ✓ LAUNDRY ROOM
- ✓ PLUNGE POOL
- ✓ PRIVATE PARKING
- ✓ ROOFTOP
- ✓ STAFF QUARTERS
- ✓ STORAGE ROOM
- ✓ SWIMMING POOL

OTHERS

- ✓ THE PRICE HAS BEEN REDUCED FROM US\$899,000.
- ✓ THREE ENSUITE GUEST BEDROOMS EXQUISITELY DECORATED AND FURNISHED
- ✓ SPACIOUS ENSUITE MASTER BEDROOM WITH A CANOPIED KING-SIZE BED, LARGE DRESSING ROOM AND DESK SPACE
- ✓ MASTER BATHROOM COMES WITH STONE TUB, RAIN SHOWER, AND SMART TOILET
- ✓ ENCLOSED AND TASTEFULLY LIVING AREA
- ✓ TEN SEATERS DINING
- ✓ GAZEBO LOUNGER
- ✓ ROOFTOP LOUNGE WITH BBQ AREA
- ✓ SUNKEN OUTDOOR LIVING
- ✓ JACUZZI/PLUNGE POOL
- ✓ 25-METER SWIMMING POOL WITH ASYMMETRICAL WOODEN DECK DESIGN COMPOSITION
- ✓ PURPOSE-BUILT KARAOKE ROOM MAKES IT A PERFECT SPOT FOR RELAXING, HANGING OUT, AND HAVING FUN
- ✓ MASSAGE ROOM
- ✓ PRIVATE PARKING FACILITY
- ✓ SEPARATE STAFF QUARTERS AND ENTRANCE
- ✓ HUGE PRICE REDUCTION SINCE COVID, PRE-COVID WAS LISTED FOR EQUIVALENT US\$1,200,000 &NBSP;

NEARBY

BATU BELIG BEACH

ECHO BEACH

CANGGU BEACH

CEMAGI BEACH

MENGENING BEACH

PERERENAN BEACH

PETTENGET BEACH

AMOLAS CAFE

TIMES BEACH WARUNG

ATELIER 5

BRUNCH CLUB BALI

ESPERLUETTE PATISSERIE FRANCAISE

KANVAZ PATISSERIE

KOLONI

KONG

UDARA BALI

SAMADI SUNDAY MARKET

MONTESSORI SCHOOL

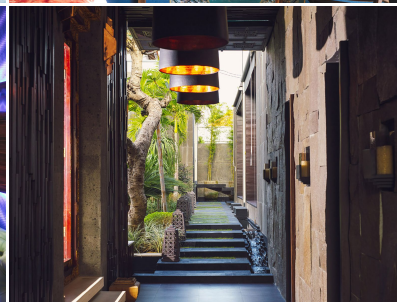
GD&ASSOCIATES *by Gilles Demunter*®

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

www.gillesdemunter.com | info@gillesdemunter.com | +(62)819-99-971-591

GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak, Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.

GD&ASSOCIATES



GD&ASSOCIATES *by Gilles Demunter*®

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

www.gillesdemunter.com | info@gillesdemunter.com | +(62)819-99-971-591

GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak,
Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.

GD&ASSOCIATES



GD&ASSOCIATES *by Gilles Demunter*®

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

www.gillesdemunter.com | info@gillesdemunter.com | +(62)819-99-971-591

GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak,
Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.