

GD&ASSOCIATES

PROPERTIES LISTINGS | MENGWI EXCLUSIVES | ELEVATED COASTAL LUXURY



ELEVATED COASTAL LUXURY SESEH, MENGWI

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 1,300,000	IDR 23,245,000,000	Leasehold	37 years
USD 130,000	IDR 2,325,000,000	Yearly Rental	
BEDS / BATHS	LEVEL	YEAR BUILT	
4 / 5	3	2026	
LAND SIZE +/-	LIVING SIZE +/-	DESIGN	
350 sqm	467 sqm		
3.50 are	4.67 are		
CERTIFICATES	ZONING	VIEWS	
SLF	Tourism	Pool	

Nestled in the peaceful coastal enclave of Seseh, just a short stroll from the beach, this striking three-level residence combines contemporary luxury, intelligent design, and exceptional craftsmanship. Set on 350m² of land with an impressive 467m² of living space, the villa features four spacious bedrooms and four-and-a-half bathrooms, including a magnificent master suite occupying the entire top floor with a private ocean-view balcony, carpeted walk-in wardrobe, and expansive ensuite bathroom. Built to an exceptionally high standard, the property is complemented by premium travertine and natural stone finishes, superior engineering, a one-year builder's warranty, and a comprehensive building material and product specification available upon request.

The enclosed living and dining areas are framed by premium YKK Nexsta aluminium sliding doors and windows, creating a seamless connection between indoor and outdoor spaces. The villa is fully equipped with a sophisticated Control4 smart home system, Wi-Fi connectivity, smoke detectors, whole-property water filtration, a dedicated drinking water tap, electrical stabiliser, and Daikin cassette and split-system air conditioning. A complete turnkey furniture package is also included, featuring kitchen and laundry appliances, televisions, BBQ facilities, and carefully curated styling. Outdoor spaces include a private courtyard, generous entertaining area, and a beautiful 26m² swimming pool, while practical facilities include a dedicated laundry and maid's room with washing machine and dryer, plus a secure automatic garage accommodating two cars and two motorbikes.

Located within Pink Tourism Zoning and supported by a Commercial SLF Building Permit, the property offers excellent flexibility for both private residence and commercial rental operations. It is offered on a 27-year leasehold until 21 June 2053 with priority rights for extension, while access is provided via a 3-metre road scheduled to be widened and paved. Combining a prime Seseh location, spectacular ocean views, premium construction, smart-home technology, and thoughtfully designed living spaces, this exceptional property presents a rare opportunity to secure a sophisticated coastal residence in one of Bali's most desirable beachside communities.

Laundry Room

GD&ASSOCIATES



OVERVIEW

REGULAR, RENT

OWNERSHIP: LEASEHOLD

STATUS: DECENT

LAND SIZE: 350 sqm / 3.50 are

LIVING SIZE: 467 sqm / 4.67 are

LEVEL: 3

BED / BATH: 4 / 5.0

VIEWS: POOL

FURNISHING: FULLY-FURNISHED

PAYMENT TERM: NO

CERTIFICATION: SLF

ZONING: TOURISM

AMENITIES

✓ LAUNDRY ROOM

OTHERS

NEARBY

BATU BOLONG BEACH

BERAWA BEACH

CANGGU BEACH

CEMAGI BEACH

ECHO BEACH

MAI MAIN PLAYGROUND

MENGENING BEACH

NELAYAN BEACH

NYANYI BEACH

PERERENAN BEACH

SESEH BEACH

BALI EQUESTRIAN

DEUS EX MACHINA

NIRVANA

SAMADI

AMOLAS CAFE

FURTHER HOTEL

MUKA CONCEPTS

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.