

GD&ASSOCIATES

PROPERTIES LISTINGS | CANGGU EXCLUSIVES | EXPANSIVE TROPICAL RETREAT



EXPANSIVE TROPICAL RETREAT BERAWA, CANGGU

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 2,100,000	IDR 35,764,000,000	Leasehold	32 years

BEDS / BATHS	LEVEL	YEAR BUILT
7 / 8.5	2	2016

LAND SIZE +/- 2,000 sqm 20.00 are	LIVING SIZE +/- 1,045 sqm 10.45 are	DESIGN
---	---	--------

CERTIFICATES <i>IMB</i>	ZONING <i>Tourism</i>	VIEWS <i>Pool Garden</i>
----------------------------	--------------------------	---------------------------------

Just 190 meters away or a three-minute walk from Berawa Beach, one of Bali's most coveted lifestyle enclaves, this estate enjoys a prime position surrounded by a vibrant selection of cafés, restaurants, boutique venues, and iconic destinations such as Finn's Beach Club.

Designed by GFAB Architects, this expansive coastal estate embodies a rare balance of scale and contemporary coastal sophistication. Its generous proportions and thoughtful circulation create an ideal environment for refined entertaining, intimate celebrations, and immersive group retreats. A 25-meter lap pool with a wading pool, a chef's kitchen, and full staff facilities complete the property's elevated lifestyle offering.

The residence comprises six bedrooms with ensuite bathrooms, a dedicated bunk room, a private media lounge, and a fully equipped air-conditioned gym with a cold plunge. Each bedroom has been conceived as a discreet sanctuary—spacious, serene, and framed by its own secluded courtyard. With its rare proximity to the beach, the estate presents an exceptional opportunity for luxury rentals.

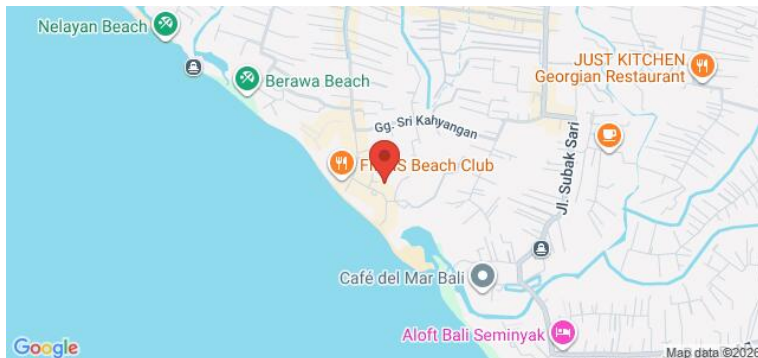
*Garden | Gym | Laundry Room | Private Parking | Staff
Quarters | Storage Room | Swimming Pool*

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

LAND SIZE: 2,000 sqm / 20.00 are

LIVING SIZE: 1,045 sqm / 10.45 are

LEVEL: 2

BED / BATH: 7 / 8.5

VIEWS: POOL, GARDEN

FURNISHING: FULLY-FURNISHED

CERTIFICATION: IMB

ZONING: TOURISM

AMENITIES

✓ GARDEN

✓ GYM

✓ LAUNDRY ROOM

✓ PRIVATE PARKING

✓ STAFF QUARTERS

✓ STORAGE ROOM

✓ SWIMMING POOL

OTHERS

✓ MEDIA LOUNGE

✓ GYM

✓ ICE BATH

✓ GENERATOR SET

NEARBY

BATU BELIG BEACH

BATU BOLONG BEACH

BERAWA BEACH

CANGGU BEACH

ECHO BEACH

MAI MAIN PLAYGROUND

NELAYAN BEACH

PERERENAN BEACH

PETTINETGET BEACH

SESEH BEACH

BALI EQUESTRIAN

DESA SENI

DEUS EX MACHINA

FINNS

LIGA TENNIS

AMOLAS CAFE

FURTHER HOTEL

BALI BUDA CANGGU

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



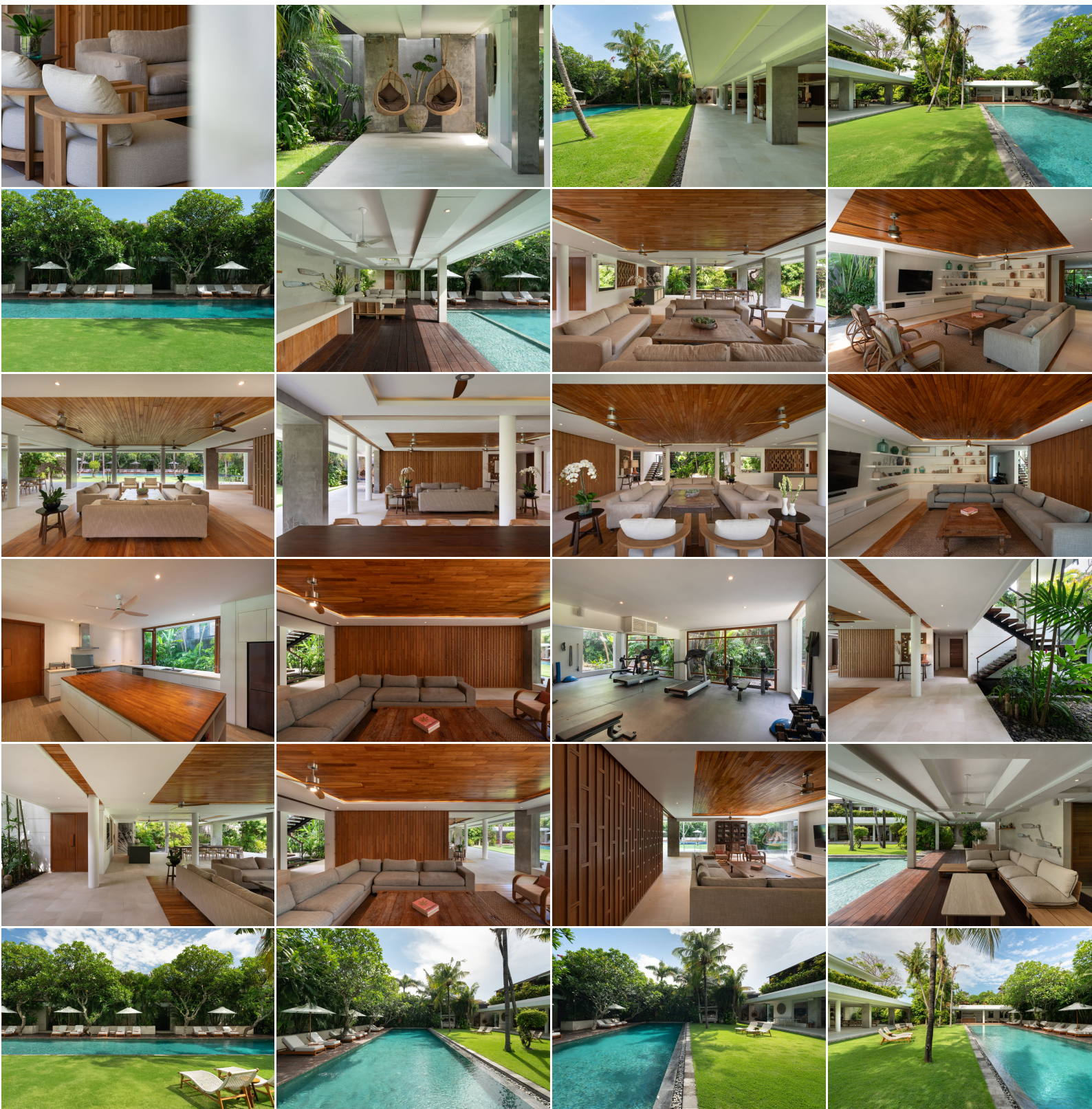
GD&ASSOCIATES *by Gilles Demunter*®

©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.

GD&ASSOCIATES



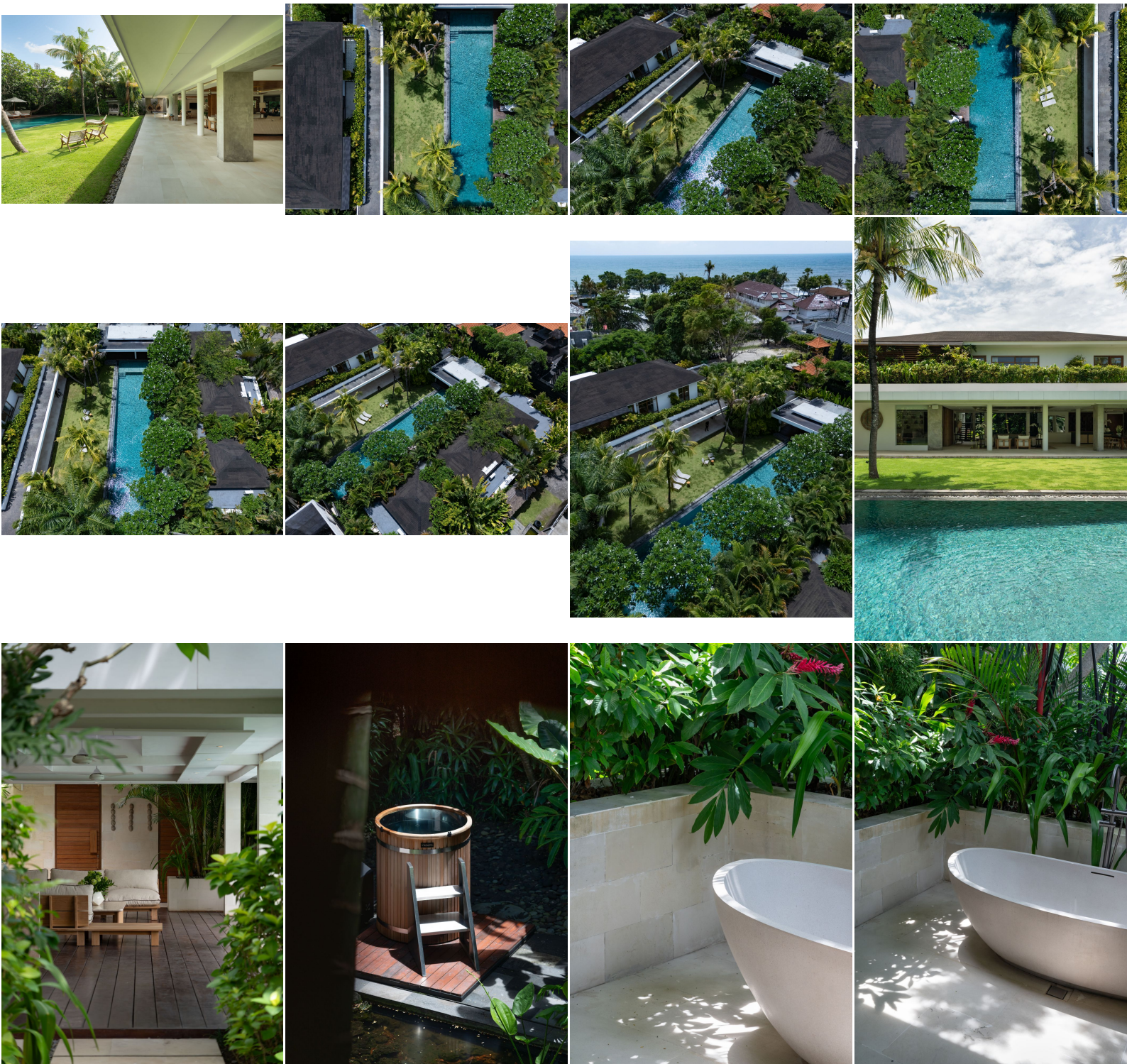
GD&ASSOCIATES *by Gilles Demunter*[®]

©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.

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.