

GD&ASSOCIATES

PROPERTIES LISTINGS | TABANAN EXCLUSIVES | EXTRAORDINARY RIVERFRONT MANSION PROJECT



EXTRAORDINARY RIVERFRONT MANSION PROJECT CEPAKA, TABANAN

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 3,300,000	IDR 53,725,000,000	Leasehold	29 years

BEDS / BATHS	LEVEL	YEAR BUILT
8 / 9.5	3	2026

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
1,500 sqm	1,300 sqm	Modern
15.00 are	13.00 are	

CERTIFICATES	ZONING	VIEWS
Akta	Residential	River
PBG/SLF		Jungle
		Pool

* Keyhandover 3rd quarter of 2026

Nestled on a picturesque slope in the enchanting village of Cepaka, just north of Tumbak Bayuh, this stunning property is a mere 15 minutes away from the sensational surfing beaches of Canggu. Furthermore, it's conveniently located only a 20-minute, traffic-free journey from the renowned Green School. The lush greenery of the jungle and the gentle river flow create an ambiance reminiscent of being in Ubud, evoking a sense of tranquility and natural beauty.

Crafted by an esteemed local architect who holds a distinguished certification from the Indonesian Institute of Architects and boasts over a decade of expertise in designing and supervising the construction of urban and built environments, this property truly embodies exceptional craftsmanship and thoughtful design that seamlessly integrates aesthetics, social considerations, and cultural nuances.

Sitting graciously on 1500m2 of land with a generous 1300m2 of living space, this magnificent mansion offers a 55m riverfront and a breathtaking jungle vista. Its features include expansive indoor and outdoor living spaces, 2 kitchens, 2 master suites, 6 additional suites, a fully equipped fitness center with a dedicated yoga space, a cinema room, a billiard area with a private bar, a tranquil massage room with an invigorating ice bath, private parking for up to 10 cars, a private padel tennis court, and much more.

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

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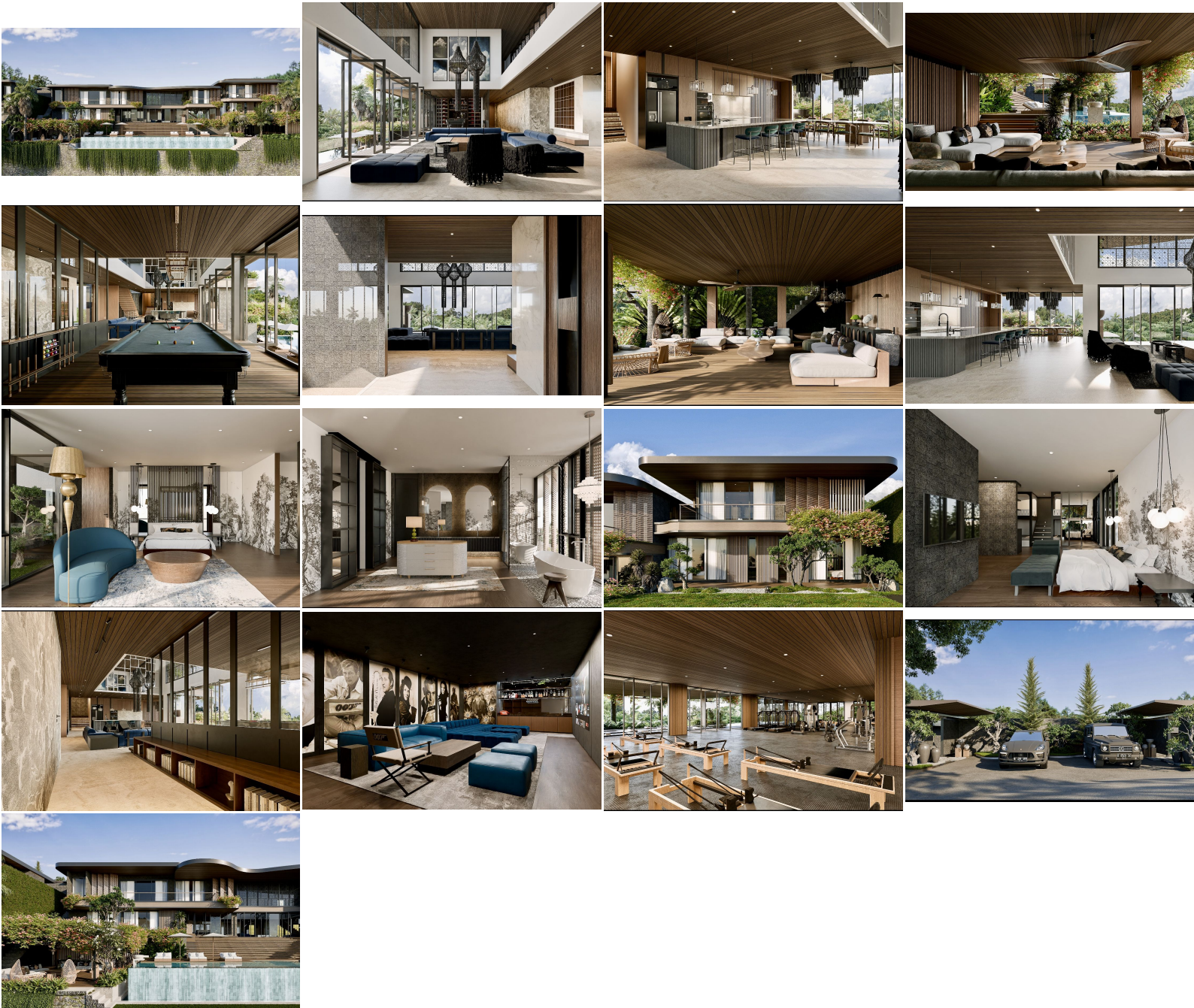
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OVERVIEW	AMENITIES	OTHERS	NEARBY
REGULAR	✓ GARDEN	✓ 2 MASTER SUITES, EACH ENCOMPASSING AN IMPRESSIVE 90M2	MIXED MARTIAL ARTS ACADEMY
OWNERSHIP: LEASEHOLD	✓ GYM	✓ 6 SUITES, EACH SPANNING 40M2, WITH ONE SUITE OFFERING 4 BUNK BEDS FOR CHILDREN	
STATUS: OFF-PLAN PROPERTY	✓ LAUNDRY ROOM	✓ A KITCHEN AND LIVING AREA COVERING 180M2	
DESIGN: MODERN	✓ PRIVATE PARKING	✓ AN OUTDOOR LOUNGE AREA EXTENDING OVER 65M2	
LAND SIZE: 1,500 sqm / 15.00 are	✓ STAFF QUARTERS	✓ BILLIARD AREA COMPLETE WITH A PRIVATE BAR, COVERING 35M2 AND OVERLOOKING THE POOL	
LIVING SIZE: 1,300 sqm / 13.00 are	✓ STORAGE ROOM	✓ SEMI-OUTDOOR YOGA AREA FACING BOTH THE POOL AND THE RIVER, WITH A SPACE OF 55M2	
LEVEL: 3	✓ SWIMMING POOL	✓ A FULLY EQUIPPED, PRIVATE FITNESS CENTER OCCUPYING 130M2	
BED / BATH: 8 / 9.5		✓ MASSAGE AND ICE BATH ROOM FEATURING AN OUTDOOR BATHTUB OF 40M2	
VIEWS: RIVER, JUNGLE, POOL		✓ CINEMA/ENTERTAINMENT ROOM SPANNING 67M2	
FURNISHING: FULLY-FURNISHED		✓ PROFESSIONAL BACK KITCHEN	
INCLUDE STAFF: NO		✓ SOLAR PANELS FOR ENERGY EFFICIENCY	
PAYMENT TERM: NO		✓ PRIVATE PARKING FOR UP TO 10 CARS, SPREAD OVER AN AREA OF 500M2	
CERTIFICATION: AKTA, PBG/SLF		✓ STAFF QUARTERS	
ZONING: RESIDENTIAL		✓ PRIVATE PADEL TENNIS COURT	

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