

GD&ASSOCIATES

PROPERTIES LISTINGS | KEROBOKAN EXCLUSIVES | GRAND ORIENTAL - STYLE RETREAT



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UMALAS, KEROBOKAN

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 2,200,000	IDR 38,985,000,000	Leasehold	40 years

BEDS / BATHS	LEVEL	YEAR BUILT
6 / 6.5	1	2015

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
2,636 sqm 26.36 are	637 sqm 6.37 are	

CERTIFICATES	ZONING	VIEWS
IMB	Mix Zoned (C-1)	Pool Garden

Nestled in the serene neighbourhood of Bumbak, this villa sits on an expansive 2,636 m² plot surrounded by immaculate tropical gardens, a true embodiment of Bali's luxurious retreat lifestyle.

The property features an impressive open-plan living and dining area, two kitchens, a media room, a gym, and a spacious terrace complete with BBQ grill, pizza oven, and outdoor dining area. A 25m x 5m swimming pool with a gazebo completes the perfect setting for leisure and entertainment. Accommodation includes two master bedrooms each with a private jacuzzi, and four additional bedrooms with en-suite bathrooms, all offering direct outdoor access.

Blending elegant tropical architecture with an open-space concept and harmonious connection to nature, the villa was built in 2015 with proven quality and timeless design.

Bumbak has evolved into one of Bali's most sought-after neighborhoods, a balanced mix of family residences and holiday villas, offering proximity to Seminyak and Canggu, as well as a growing selection of cafés, restaurants, boutiques, and international schools.

Garage | Garden | Gym | Jacuzzi | Laundry Room | 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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OVERVIEW	AMENITIES	OTHERS	NEARBY
REGULAR	✓ GARAGE	✓ 150 SQM SWIMMING POOL	BATU BELIG BEACH
OWNERSHIP: LEASEHOLD	✓ GARDEN	✓ TV ROOM	ECHO BEACH
STATUS: FIXER-UPPER	✓ GYM	✓ GYM	BERAWA BEACH
LAND SIZE: 2,636 sqm / 26.36 are	✓ JACUZZI	✓ DRY KITCHEN & CHEF'S KITCHEN	MAI MAIN PLAYGROUND
LIVING SIZE: 637 sqm / 6.37 are	✓ LAUNDRY ROOM	✓ BBQ & PIZZA OVEN	PERERENAN BEACH
LEVEL: 1	✓ PRIVATE PARKING	✓ TERRACE WITH OUTDOOR DINING AND SUNBEDS	PETTENGET BEACH
BED / BATH: 6 / 6.5	✓ STAFF QUARTERS	✓ GAZEBO	SESEH BEACH
VIEWS: POOL, GARDEN	✓ STORAGE ROOM	✓ JACUZZI	TIMES BEACH WARUNG
FURNISHING: FULLY-FURNISHED	✓ SWIMMING POOL	✓ STAFF QUARTERS	AMOLAS CAFE
PAYMENT TERM: NO		✓ PARKING UP-TO 8 CARS	BOKASHI
CERTIFICATION: IMB		✓ 35,000 KVA ELECTRICITY WITH 45,000 KVA GENERATOR SET	BRAUD CAFE
ZONING: MIX ZONED (C-1)		✓ DEEPWELL WITH WATER FILTRATION	DESA KITSUNE
			DOPPIO CAFE PINK
			GUSTO GELATO
			INDIGO
			BALI EQUESTRIAN
			BALI BUDA UMALAS
			FURTHER HOTEL

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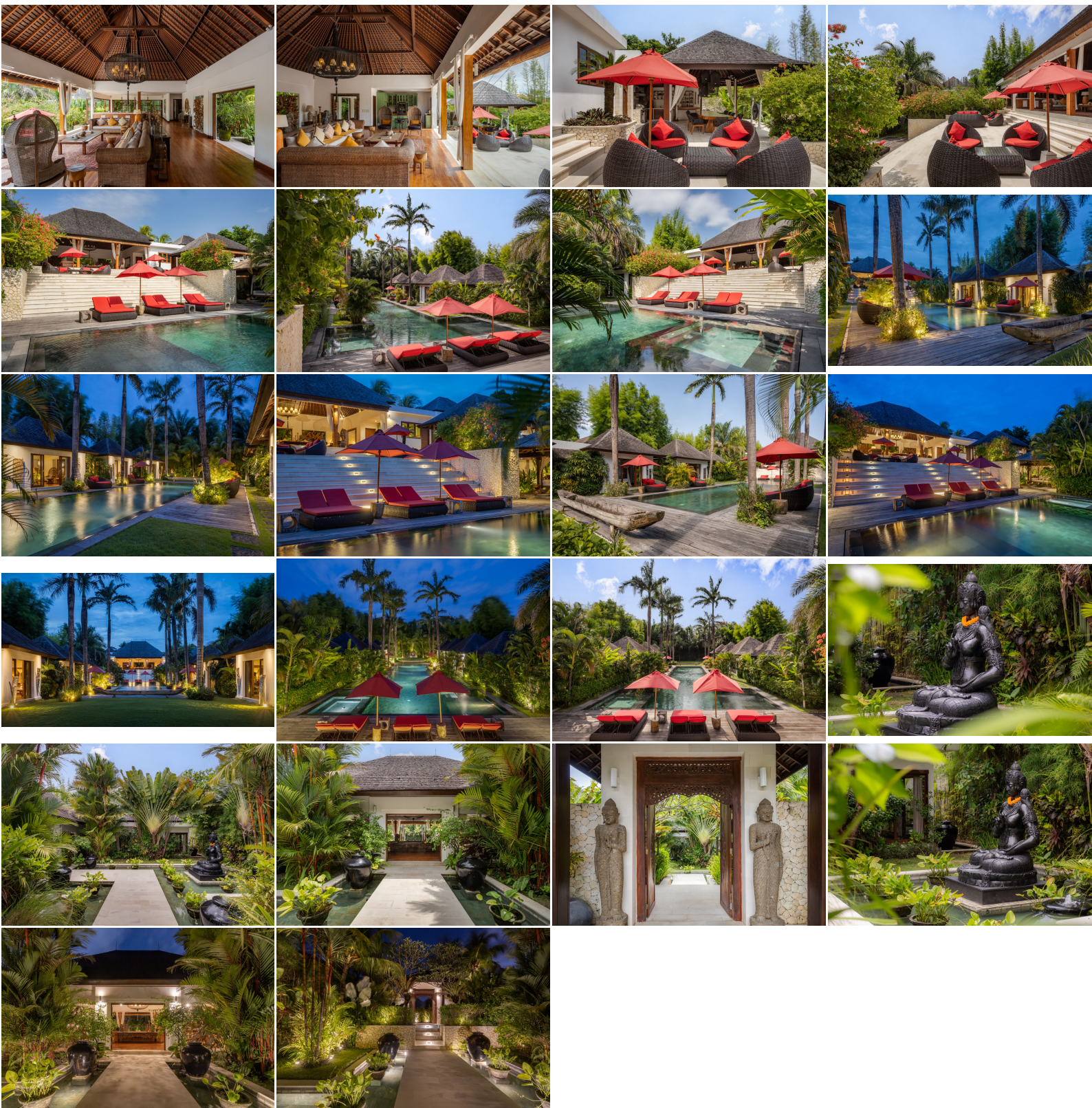
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