

# GD&ASSOCIATES

PROPERTIES LISTINGS | KEROBOKAN EXCLUSIVES | INNOVATIVE TROPICAL DESIGN ESTATE



## INNOVATIVE TROPICAL DESIGN ESTATE UMALAS, KEROBOKAN

|               |                    |            |
|---------------|--------------------|------------|
| PRICE USD     | PRICE IDR          | OWNERSHIP  |
| USD 4,500,000 | IDR 72,046,000,000 | Freehold   |
| .....         |                    |            |
| BEDS / BATHS  | LEVEL              | YEAR BUILT |
| 6 / 7.5       | 2                  | 1999       |
| .....         |                    |            |
| LAND SIZE +/- | LIVING SIZE +/-    | DESIGN     |
| 3,490 sqm     | 918 sqm            | Bali Style |
| 34.90 are     | 9.18 are           |            |
| .....         |                    |            |
| CERTIFICATES  | ZONING             | VIEWS      |
| Akta          | Residential        | Rice field |
| IMB           |                    | Pool       |
|               |                    | Garden     |

The villas were constructed in 1999 by a Hong Kong-based artist and creative entrepreneur, in collaboration with renowned Italian architect Gianni Francione. Comprising three 2-bedroom villas, it is situated amidst Kerobokan, a tranquil local neighborhood.

One can discern an ambiance of creative artistry, with a collection of contemporary and antique art from around the globe. The owner's unique aesthetic sense seamlessly combines modern style with the rich traditions of Bali, epitomizing the philosophy of intentional living.

For those seeking tranquility, this property offers an ideal retreat to unwind by the pool, shielded by towering bamboo trees, and rediscover life's unhurried pace. The expansive living room seamlessly connects to the semi-open dining area, providing a glimpse into Bali's spirit through the surrounding tropical greenery around its property.

This 2-level property comprises 6 bedrooms on a plot of 3490 m2 and a living space of 918 m2.

Garden | Laundry Room | Private Parking | Storage Room |  
Swimming Pool

GD&ASSOCIATES *by Gilles Demunter*<sup>®</sup>

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## OVERVIEW

REGULAR

OWNERSHIP: FREEHOLD

STATUS: GOOD CONDITION

DESIGN: BALI STYLE

LAND SIZE: 3,490 sqm / 34.90 are

LIVING SIZE: 918 sqm / 9.18 are

LEVEL: 2

BED / BATH: 6 / 7.5

VIEWS: RICE FIELD, POOL, GARDEN

FURNISHING: FULLY-FURNISHED

INCLUDE STAFF: NO

PAYMENT TERM: NO

CERTIFICATION: AKTA, IMB

ZONING: RESIDENTIAL

## AMENITIES

- ✓ GARDEN
- ✓ LAUNDRY ROOM
- ✓ PRIVATE PARKING
- ✓ STORAGE ROOM
- ✓ SWIMMING POOL

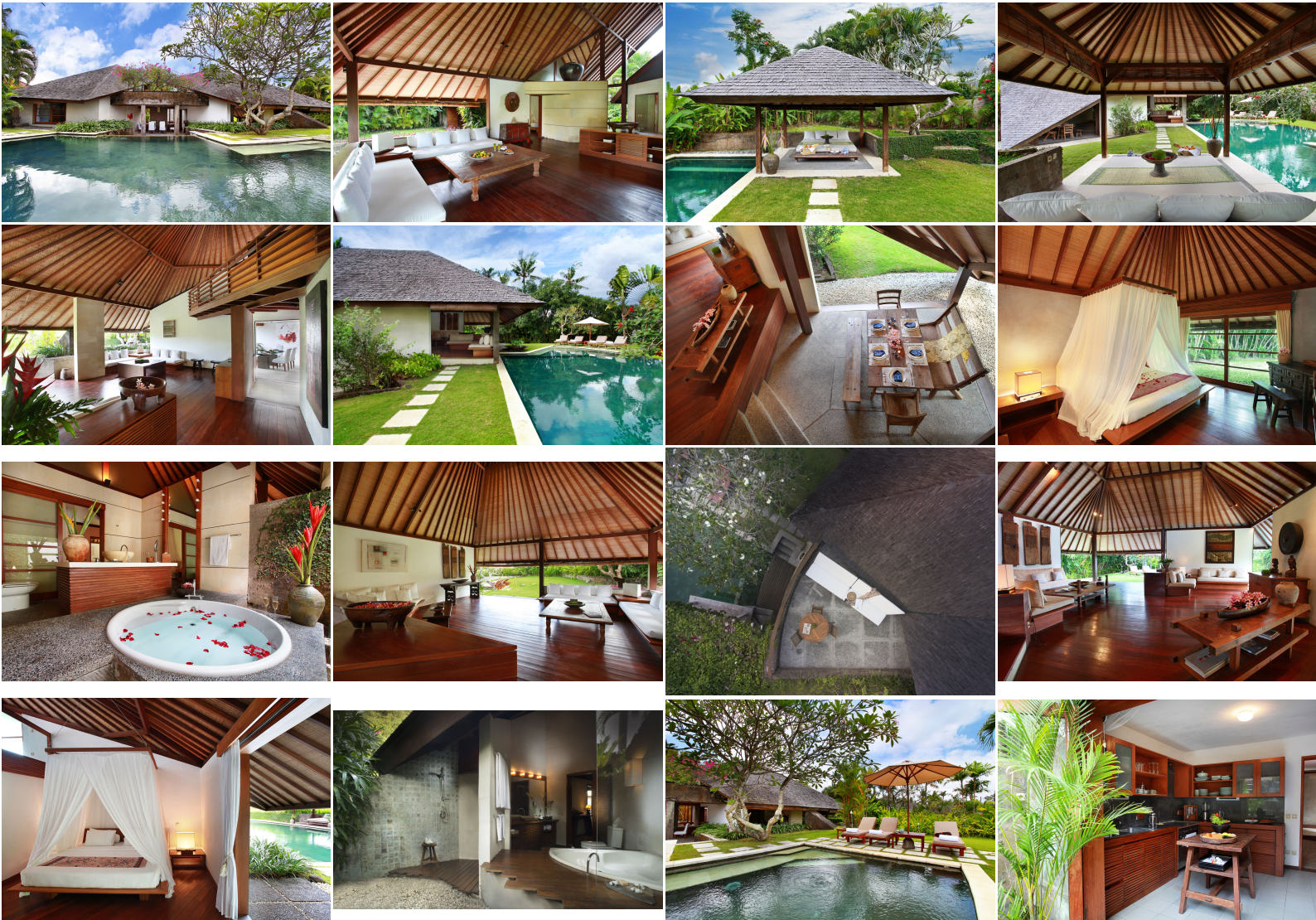
## OTHERS

- ✓ 3 SWIMMING POOL
- ✓ 3 STORAGE ROOM
- ✓ POOL BALE SHELTERED DAY BED AN OUTDOORS  
PAVILION OVERLOOKING THE POOL
- ✓ POOL-SIDE RECLINING CHAIRS WITH A PATIO  
TABLE/UMBRELLA IS PROVIDED
- ✓ MAIN DINING: SEATS FOR EIGHT PERSONS  
OVERLOOKING THE POOL
- ✓ KITCHEN: FULLY EQUIPPED
- ✓ WIFI
- ✓ SAFETY DEPOSIT BOX: 1
- ✓ COMMUNAL PARKING

## NEARBY

- RIVIERA SEAFOOD-WINE BAR
- AMOLAS CAFE
- ATELIER 5
- BRAUD CAFE
- DOPPIO CAFE PINK
- ESPERLUETTE PATISSERIE FRANCAISE
- KANVAZ PATISSERIE
- KOLONI
- KONG
- MAURI ITALIAN CONTEMPORARY CUISINE
- OKAMURA JAPANESE RESTO
- BATU BOLONG BEACH
- BERAWA BEACH
- CANGGU BEACH
- ECHO BEACH
- BALI EQUESTRIAN
- SAMADI SUNDAY MARKET
- DHL EXPRESS

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