

GD&ASSOCIATES

PROPERTIES LISTINGS | CANGGU EXCLUSIVES | MID-CENTURY COASTAL VILLA



MID-CENTURY COASTAL VILLA BATU BOLONG, CANGGU

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 1,354,270	IDR 22,000,000,000	Leasehold	24 years

BEDS / BATHS	LEVEL	YEAR BUILT
4 / 4.5	2	July 2024

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
780 sqm	540 sqm	Coastal
7.80 are	5.40 are	

CERTIFICATES	ZONING	VIEWS
Akta	Mix Zoned (C-1)	Rice field
PBG/SLF		Pool
		Garden

Located in one of Canggu's most desirable areas, surrounded by trendy cafes, shops, and beaches, this villa offers the ideal blend of luxury and convenience.

The villa sits on a 780 sqm plot of land with a total building area of 540 sqm, complemented by a 220 sqm shared area, which includes security and parking. The layout ensures seamless flow between indoor and outdoor spaces, featuring an open-plan living and dining area that takes full advantage of the stunning rice field views, bringing tranquility and natural beauty into your home.

At the heart of the living space is a large, well-appointed kitchen—ideal for gatherings, connecting directly to the garden and expansive pool area. With a 14 x 5 meter pool and 3 x 2 meter paddling pool, you can enjoy endless outdoor entertainment and relaxation.

The villa boasts 4 spacious bedrooms, each designed for ultimate comfort and privacy. A panoramic terrace offers stunning views, making it the perfect spot for quiet moments or sunset gatherings. A beautifully open mezzanine adds charm and space, creating a breezy, light-filled atmosphere. For entertainment, the villa features a dedicated cinema room, as well as a fun-filled space with a pool table and minibar—perfect for spending time with family and friends.

This is a leasehold property with a lease valid until September 2049, with the possibility of a 25+ year extension.

Garage | Garden | 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

REGULAR

OWNERSHIP: LEASEHOLD

STATUS: GOOD CONDITION

DESIGN: COASTAL

LAND SIZE: 780 sqm / 7.80 are

LIVING SIZE: 540 sqm / 5.40 are

LEVEL: 2

BED / BATH: 4 / 4.5

VIEWS: RICE FIELD, POOL, GARDEN

FURNISHING: FULLY-FURNISHED

INCLUDE STAFF: NO

PAYMENT TERM: NO

CERTIFICATION: AKTA, PBG/SLF

ZONING: MIX ZONED (C-1)

AMENITIES

- ✓ GARAGE
- ✓ GARDEN
- ✓ STORAGE ROOM
- ✓ SWIMMING POOL

OTHERS

- ✓ 14 X 5 METERS POOL AND 3 X 2 METERS PADDLING POOL
- ✓ CINEMA ROOM
- ✓ OPEN-PLAN LIVING AND DINING AREA
- ✓ STORAGE ROOM
- ✓ POOL TABLE AND MINIBAR
- ✓ OPEN MEZZANINE WITH SMALL PANTRY
- ✓ SECURITY POST & AMP; PARKING AREA

NEARBY

BATU BELIG BEACH

ECHO BEACH

BERAWA BEACH

CEMAGI BEACH

MAI MAIN PLAYGROUND

MENGENING BEACH

PERERENAN BEACH

PETTITENGET BEACH

SESEH BEACH

TIMES BEACH WARUNG

AMOLAS CAFE

BOKASHI

DESA KITSUNE

KANVAZ PATISSERIE

KONG

BALI EQUESTRIAN

MUKA CONCEPTS

FURTHER HOTEL

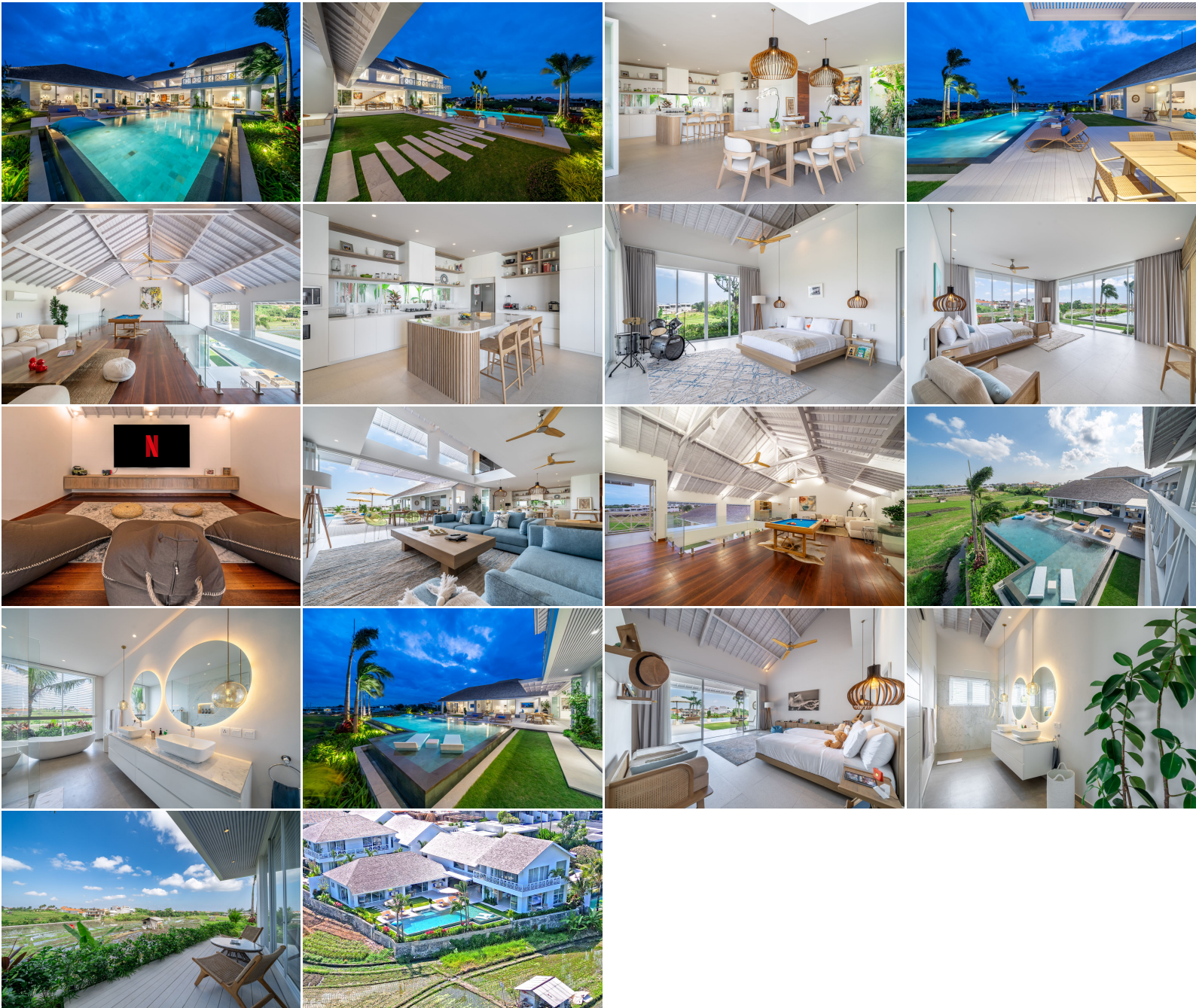
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