

GD&ASSOCIATES

PROPERTIES LISTINGS | MENGWI EXCLUSIVES | MODERN ISLAND STYLE VILLA



MODERN ISLAND STYLE VILLA TUMBAK BAYUH, MENGWI

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 1,900,000	IDR 31,500,000,000	Leasehold	40 years
USD 198,000	IDR 3,343,000,000	Yearly Rental	

BEDS / BATHS	LEVEL	YEAR BUILT
5 / 6.5	2	2025

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
1,120 sqm 11.20 are	828 sqm 8.28 are	

CERTIFICATES	ZONING	VIEWS
Certificate Copy Notarial Deed SLF	Residential	Green Belt Rice Field

Located in Tumbak Bayuh, a beautiful village within an exclusive expat neighborhood, this property is just 10 minutes from Pererenan Beach and top restaurants.

The villas cater to families and short-term guests. Originally design by Biombo architects, known for the 'avant garde' tropical designs that blend with local elements. The signature roof, made of premium sirap (Indonesian ironwood shingles), enhances privacy and safety while allowing for cooling breezes from the southeast.

The property includes 5 bedrooms, stunning views of the surrounding rice fields. The ground floor offers a sunken living area, enclosed kitchen and dining space, plus 2 bedrooms ideal for guests or a home office. The private first floor houses the master suite and two additional bedrooms, each with a terrace that connects to a pool, garden, and views of the rice paddies, providing a perfect outdoor relaxation space.

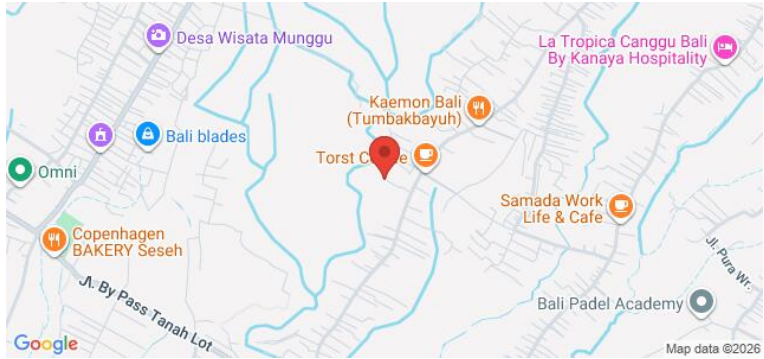
Garage | Garden | Home Office | Laundry Room | Private
Parking | Staff Quarters | Storage Room | Swimming Pool

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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.

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OVERVIEW	AMENITIES	OTHERS	NEARBY
REGULAR, RENT	✓ GARAGE	✓ ENCLOSED LIVING AND DINING AREA WITH SUNKEN LOUNGE AND HIGH CEILINGS	ECHO BEACH
OWNERSHIP: LEASEHOLD	✓ GARDEN	✓ FULLY EQUIPPED MODERN KITCHEN	BERAWA BEACH
STATUS: EXCELLENT	✓ HOME OFFICE	✓ 94 M2 POOL WITH A WOODEN DECK	CANGGU BEACH
LAND SIZE: 1,120 sqm / 11.20 are	✓ LAUNDRY ROOM	✓ OFFICE ROOM	MAI MAIN PLAYGROUND
LIVING SIZE: 828 sqm / 8.28 are	✓ PRIVATE PARKING	✓ LANDSCAPED TROPICAL GARDEN	NYANYI BEACH
LEVEL: 2	✓ STAFF QUARTERS	✓ MEDIA ROOM	PERERENAN BEACH
BED / BATH: 5 / 6.5	✓ STORAGE ROOM	✓ 1 POWDER ROOM	SESEH BEACH
VIEWS: GREEN BELT RICE FIELD	✓ SWIMMING POOL	✓ SPACIOUS BALCONY CONNECTION 3 BEDROOMS	TIMES BEACH WARUNG
FURNISHING: FULLY-FURNISHED		✓ 2 X STORAGE ROOMS	AMOLAS CAFE
INCLUDE STAFF: INCLUDE STAFF		✓ MAIDS QUARTER	BOKASHI
PAYMENT TERM: NO		✓ WATER SOURCE: DRILLED WELLS	DESA KITSUNE
CERTIFICATION: CERTIFICATE COPY, NOTARIAL DEED, SLF		✓ SECURITY POST WITH TOILET	INDIGO
ZONING: RESIDENTIAL		✓ EXCELLENT PRIVATE ROAD ACCESS	KONG
		✓ PRIVATE PARKING FOR 2 CARS & SEVERAL BIKES	ORIGEN MEXICAN RESTAURANT
			RED GUNPOWDER
			BALI EQUESTRIAN
			FURTHER HOTEL
			BALI BUDA CANGGU

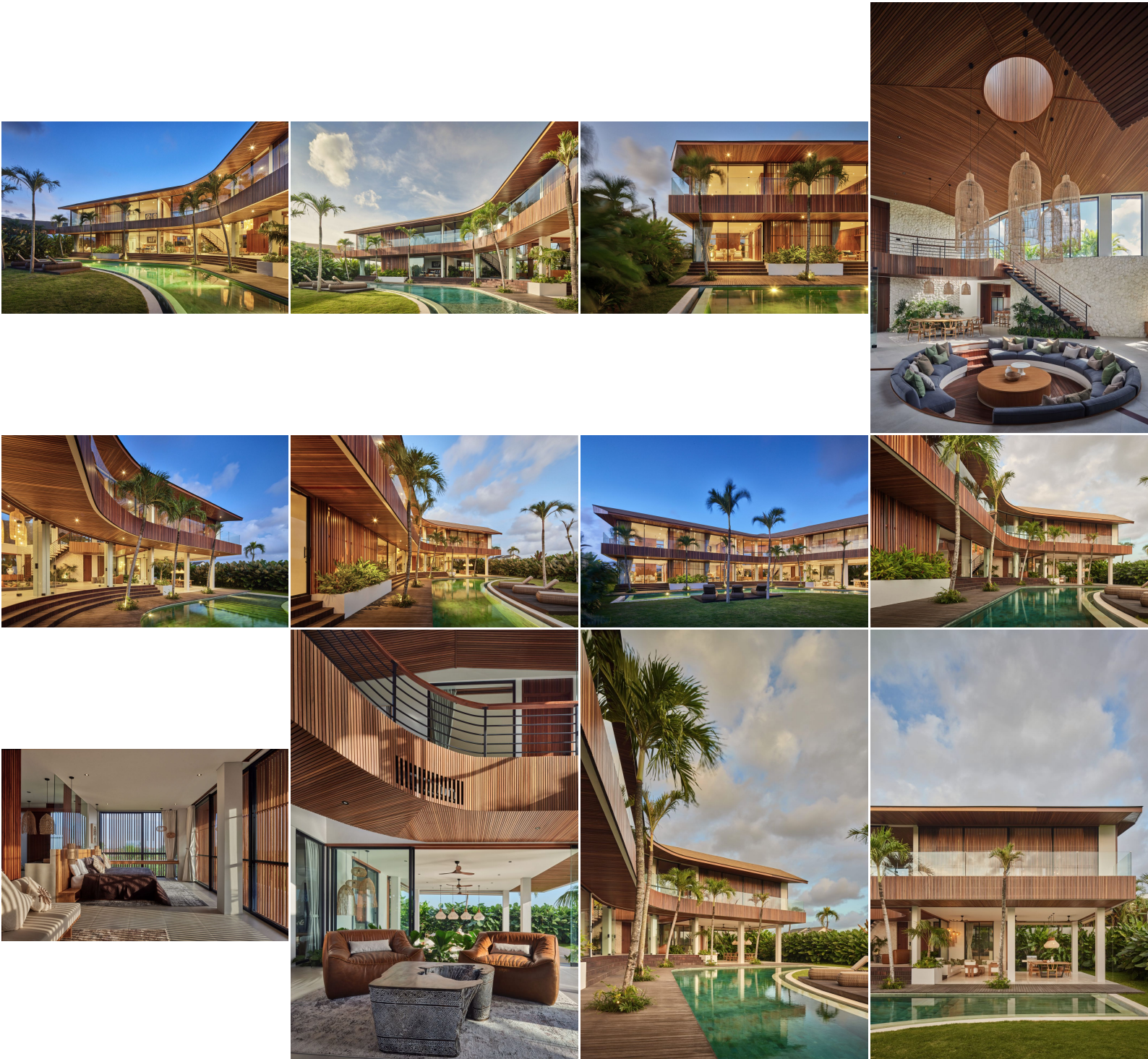
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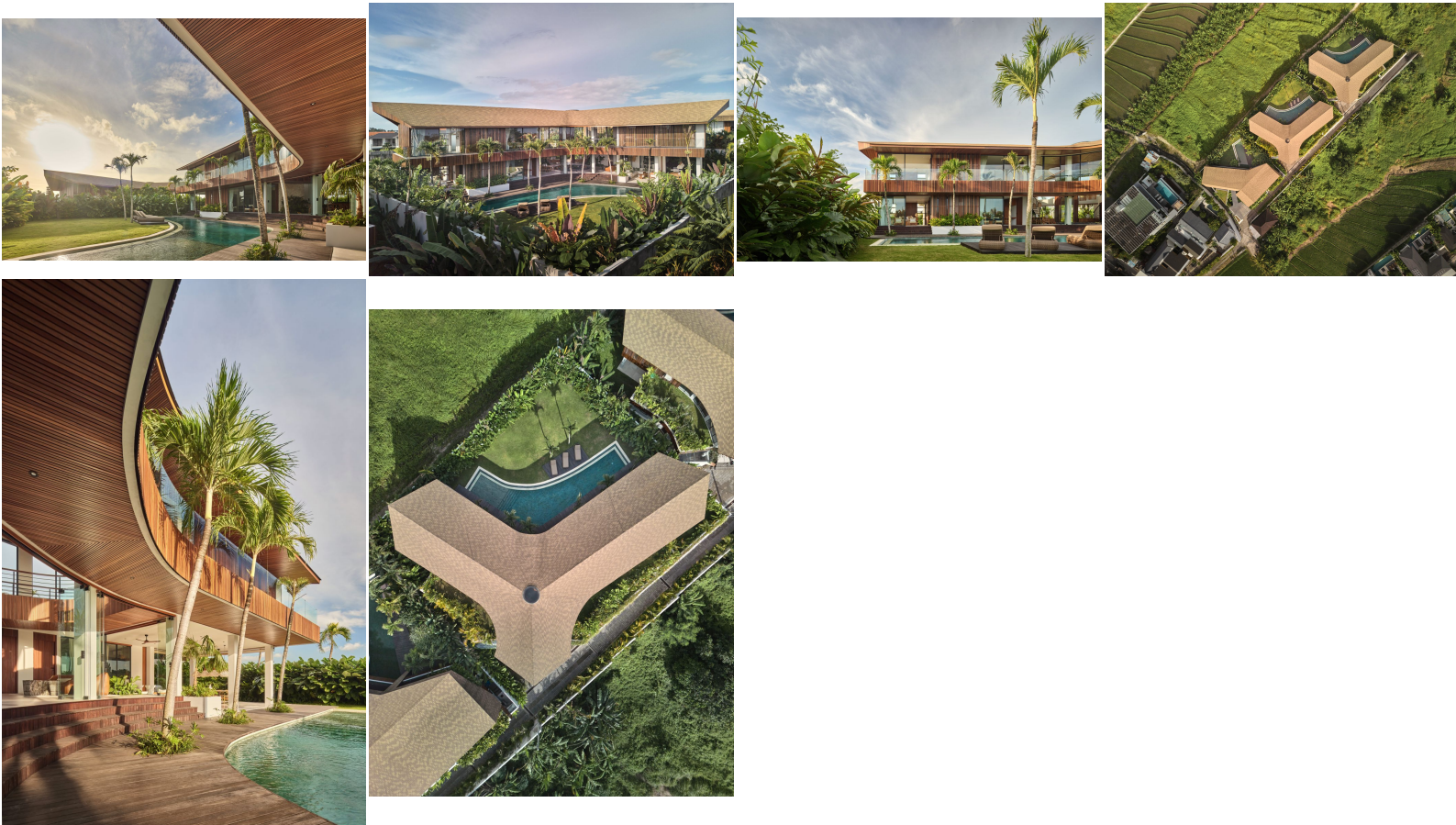
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