

GD&ASSOCIATES

PROPERTIES LISTINGS | SEMINYAK EXCLUSIVES | MODERN ORIENTAL VILLA



MODERN ORIENTAL VILLA

OBEROI, SEMINYAK

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 850,000	IDR 13,494,000,000	Leasehold	31 years
USD 75,000	IDR 1,191,000,000	Yearly Rental	
BEDS / BATHS	LEVEL	YEAR BUILT	
3 / 3.5	2	2008	
LAND SIZE +/-	LIVING SIZE +/-	DESIGN	
700 sqm	450 sqm	Eclectic	
7.00 are	4.50 are		
CERTIFICATES	ZONING	VIEWS	
Akta	Tourism	Garden	
IMB		Pool	

It is in a prime location of Seminyak, just a 1-minute walk from the famous Oberoi eat street.

The villa is about balance and harmony—using pieces covet for easy energy flow is essential to Eastern philosophy. A chi has to balance, attained by an uncluttered room. Use ornate furniture, go big on lamps, soft furnishings made of silk or satin, rice paper screens, and elaborate wall hangings are a great way to incorporate eastern interior design elements into your space.

This 2-level property comprises 3 bedrooms on a plot of 700 m2 with a living space of 450 m2. This home has 2 large living rooms, a 17-meter pool, a lush garden, 2 master suites, a guest bedroom, a chef's kitchen, a vast dining area, staff quarters + ample storage, and a garage.

Garage | Garden | Laundry Room | 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, RENT	✓ GARAGE	✓ 3 EN-SUITE BEDROOMS (HUGE DUAL MASTERS) WITH BALCONIES	BATU BELIG BEACH
OWNERSHIP: LEASEHOLD	✓ GARDEN	✓ 3 BATHROOM (ONE BATHROOM FEATURES A LARGE SOAKING TUB, ONE BATHROOM FEATURES AN INFRA-RED SAUNA)	BERAWA BEACH
STATUS: GOOD CONDITION	✓ LAUNDRY ROOM	✓ 17 METER LAP POOL	PETTENGET BEACH
DESIGN: ECLECTIC	✓ STAFF QUARTERS	✓ FULL EQUIPPED CHEF KITCHEN WITH ALL UTENSILS	BALI EQUESTRIAN
LAND SIZE: 700 sqm / 7.00 are	✓ STORAGE ROOM	✓ HUGE DINING AREA (DINING TABLE FOR 12 PAX)	DESA SENI
LIVING SIZE: 450 sqm / 4.50 are	✓ SWIMMING POOL	✓ TWO LARGE SIDE BY SIDE FRIDGES	FINNS
LEVEL: 2		✓ WINE FRIDGE	LIGA TENNIS
BED / BATH: 3 / 3.5		✓ MEDIA ROOM / DEN	POTATO HEAD
VIEWS: GARDEN, POOL		✓ 4 LARGE SCREEN TV	SOHAM WELLNESS
FURNISHING: FULLY-FURNISHED		✓ LARGE STORAGE ROOM	ATELIER 5
INCLUDE STAFF: YES		✓ STAFF HOUSE AND STAFF KITCHEN	BRAUD CAFE
PAYMENT TERM: NO		✓ ONE CAR GARAGE	DOPPIO CAFE PINK
CERTIFICATION: AKTA, IMB		✓ NINE A/C UNITS (FULL AIRCON)	GUSTO GELATO
ZONING: TOURISM		✓ COMMERCIAL QUALITY LAUNDRY (+ GAS DRYER)	KANVAZ PATISSERIE
		✓ WHOLE HOUSE REVERSE OSMOSIS SYSTEM (POTABLE WATER)	KONG
		✓ DOUBLE GLAZED WINDOWS / SOUNDPROOFING	HEVEYA ORGANIC LATEX MATTRESS & BEDDING SPECIALIST
			BALI SELF STORAGE

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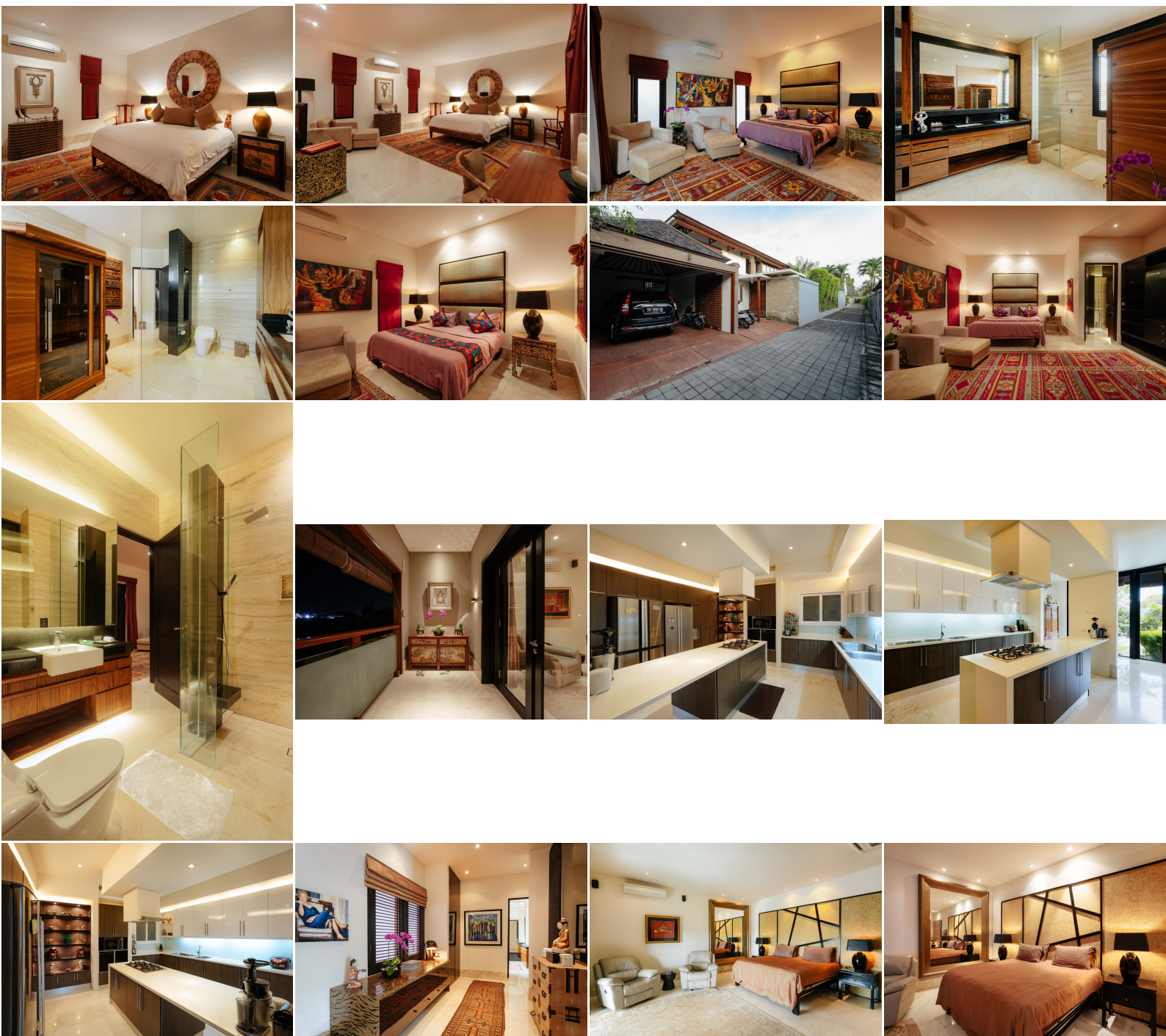
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