

GD&ASSOCIATES

PROPERTIES LISTINGS | TABANAN EXCLUSIVES | MODERN PARADISE RESIDENCE



MODERN PARADISE RESIDENCE

NYAMBU, TABANAN

PRICE USD	PRICE IDR	OWNERSHIP
USD 2,995,000	IDR 52,982,000,000	Freehold
BEDS / BATHS	LEVEL	YEAR BUILT
4 / 5.5	2	Mid 2024
LAND SIZE +/-	LIVING SIZE +/-	DESIGN
2,400 sqm	431 sqm	
24.00 are	4.31 are	
CERTIFICATES	ZONING	VIEWS
Hak Pakai	Residential	Jungle
Notarial Deed		Garden
PBG		Pool
SHGB		
SLF		

Nestled atop a serene private enclave of 24 Are luxury lot facing North West to the picturesque hills of Nyambu, Tabanan, this contemporary home embodies modern elegance. Completed in mid-2024, the residence boasts breathtaking 360-degree views that capture the richness of the surrounding verdant geography. The home's striking architecture transcends conventional design categories, standing out as an oasis of luxury. Inside and out, it reflects a sophisticated yet inviting atmosphere, offering a rare fusion of contemporary style and tranquility, making it a truly remarkable singular private residence that offers contemporary luxury in perhaps its rarest form in Bali properties.

The developer is renowned for creating private residences that embody sustainability and longevity, utilizing premium materials designed to endure for decades with minimal upkeep. This property boasts a range of impressive amenities, including expansive private parking that features a convenient roundabout for easy drop-offs at the elegant lobby. Security is a priority, with a gated entrance and a staffed security post ensuring safety and peace of mind. The residence offers four luxurious master suites, each providing a serene feel. Culinary enthusiasts will appreciate the three distinct kitchens: one dedicated to meal preparations, a professional chef's kitchen equipped for gourmet cooking, and a spacious entertainment kitchen ideal for hosting gatherings. Every aspect of this home reflects a commitment to quality and sophistication.

Garden | Gym | Home Office | Laundry Room | Private
Parking | Storage Room | Swimming Pool

GD&ASSOCIATES



OVERVIEW	AMENITIES	OTHERS	NEARBY
REGULAR	✓ GARDEN	✓ 4 ARE - UNDER BUILDING USE RIGHTS/ HAK GUNA BANGUNAN (HGB) FOR PARKING AREA	
OWNERSHIP: FREEHOLD	✓ GYM	✓ 20 ARE - UNDER RIGHT TO USE/HAK PAKAI FOR THE BUILDING	
STATUS: EXCELLENT	✓ HOME OFFICE	✓ 17,05 ARE - UNDER LEASEHOLD FOR THE GARDEN (23-9-2037)	
LAND SIZE: 2,400 sqm / 24.00 are	✓ LAUNDRY ROOM	✓ SWIMMING POOL	
LIVING SIZE: 431 sqm / 4.31 are	✓ PRIVATE PARKING	✓ OUTDOOR SEATING AREA	
LEVEL: 2	✓ STORAGE ROOM	✓ HOME OFFICE	
BED / BATH: 4 / 5.5	✓ SWIMMING POOL	✓ LIBRARY	
VIEWS: JUNGLE, GARDEN, POOL		✓ GYM	
FURNISHING: FULLY-FURNISHED		✓ GOURMET KITCHEN	
INCLUDE STAFF: DOES NOT INCLUDE STAFF		✓ CHEF KITCHEN	
PAYMENT TERM: NO		✓ ENTERTAINMENT KITCHEN	
CERTIFICATION: HAK PAKAI, NOTARIAL DEED, PBG, SHGB, SLF		✓ MASSAGE ROOM	
ZONING: RESIDENTIAL		✓ STORAGE & LAUNDRY ROOM	
		✓ SECURITY POST	
		✓ ELECTRIC GATE SYSTEM	
		✓ PRIVATE PARKING	

GD&ASSOCIATES *by Gilles Demunter*[®]

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

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.

GD&ASSOCIATES



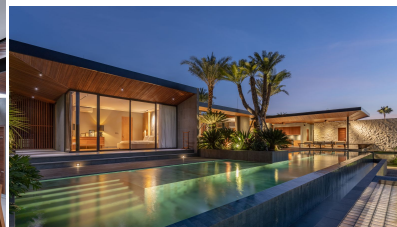
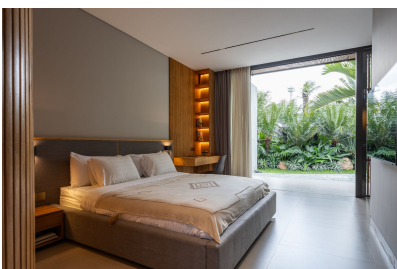
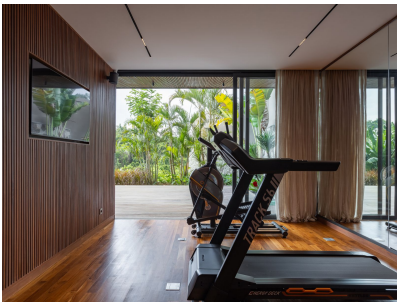
GD&ASSOCIATES *by Gilles Demunter*®

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

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.

GD&ASSOCIATES



GD&ASSOCIATES *by Gilles Demunter*®

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

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.