

GD&ASSOCIATES

YEARLY RENTAL | MENGWI EXCLUSIVES | MODERN RIVERFRONT VILLA



MODERN RIVERFRONT VILLA PERERENAN, MENGWI

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 150,000	IDR 2,594,000,000	Yearly Rental	

BEDS / BATHS	LEVEL	YEAR BUILT
4 / 4.5	2	September 2023

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
714 sqm	430 sqm	
7.14 are	4.30 are	

CERTIFICATES	ZONING	VIEWS
Certificate Copy	Residential	Paddy Fields
IMB		Pancaran Streams
Notarial Deed		

* Rented – Available July 7th, 2027

'A wonderful family home in Bali's most wanted area'

An absolute oasis of luxury and calm in the beautiful beachside town of Pererenan, only minutes away from its world-class surf and Canggu's best restaurants and entertainment.

This is the best plot on the beachside of Pererenan, offering river, jungle, and green belt rice field views.

A delightful villa boasts a charming site, a warm sunset, and a green backyard with an epic sunken lounge area to admire open views of the Pancaran Riverbanks. In typical modernized Balinese spirit, the décor is inspired by the richness of East and West heritage in an earthy color of Belgian style and built with a reputable local contractor.

This 2-level property comprises 4 bedrooms on a plot of 714 m2 of land with a living space of 430 m2. This excellent family home, with all 4 bedrooms under 1 roof, comes with a large living room with a sunken lounge, a 15-meter pool, a spacious lush garden, and a maid's quarter.

Garden | 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
RENT	✓ GARDEN	✓ 15 M2 POOL AND GARDEN	BATU BOLONG BEACH
OWNERSHIP: LEASEHOLD	✓ LAUNDRY ROOM	✓ ENCLOSED LIVING & DINING AREA WITH AN EYE-CATCHING SPIRAL STAIRCASE	BERAWA BEACH
STATUS: FAIR	✓ PRIVATE PARKING	✓ HIGH CEILING BUILDING	CANGGU BEACH
LAND SIZE: 714 sqm / 7.14 are	✓ STAFF QUARTERS	✓ FULLY EQUIPPED MODERN&NBSP;KITCHEN	CEMAGI BEACH
LIVING SIZE: 430 sqm / 4.30 are	✓ STORAGE ROOM	✓ CRAWL SPACE FOR ELECTRICAL WIRING AND PLUMBING COMPONENTS	MAI MAIN PLAYGROUND
LEVEL: 2	✓ SWIMMING POOL	✓ EXCELLENT ROAD ACCESS	MENGENING BEACH
BED / BATH: 4 / 4.5		✓ PRIVATE PARKING FOR 2 CARS	NELAYAN BEACH
VIEWS: PADDY FIELDS, PANCARAN STREAMS		✓ 1 MASTER BEDROOM WITH BALCONY OVERLOOKING THE RIVER	NYANYI BEACH
FURNISHING: FULLY-FURNISHED			PERERENAN BEACH
PAYMENT TERM: NO			SESEH BEACH
CERTIFICATION: CERTIFICATE COPY, IMB, NOTARIAL DEED			AMOLAS CAFE
ZONING: RESIDENTIAL			BOKASHI
			DESA KITSUNE
			INDIGO
			KONG
			BALI EQUESTRIAN
			OBSIDIAN
			BALI BUDA CANGGU

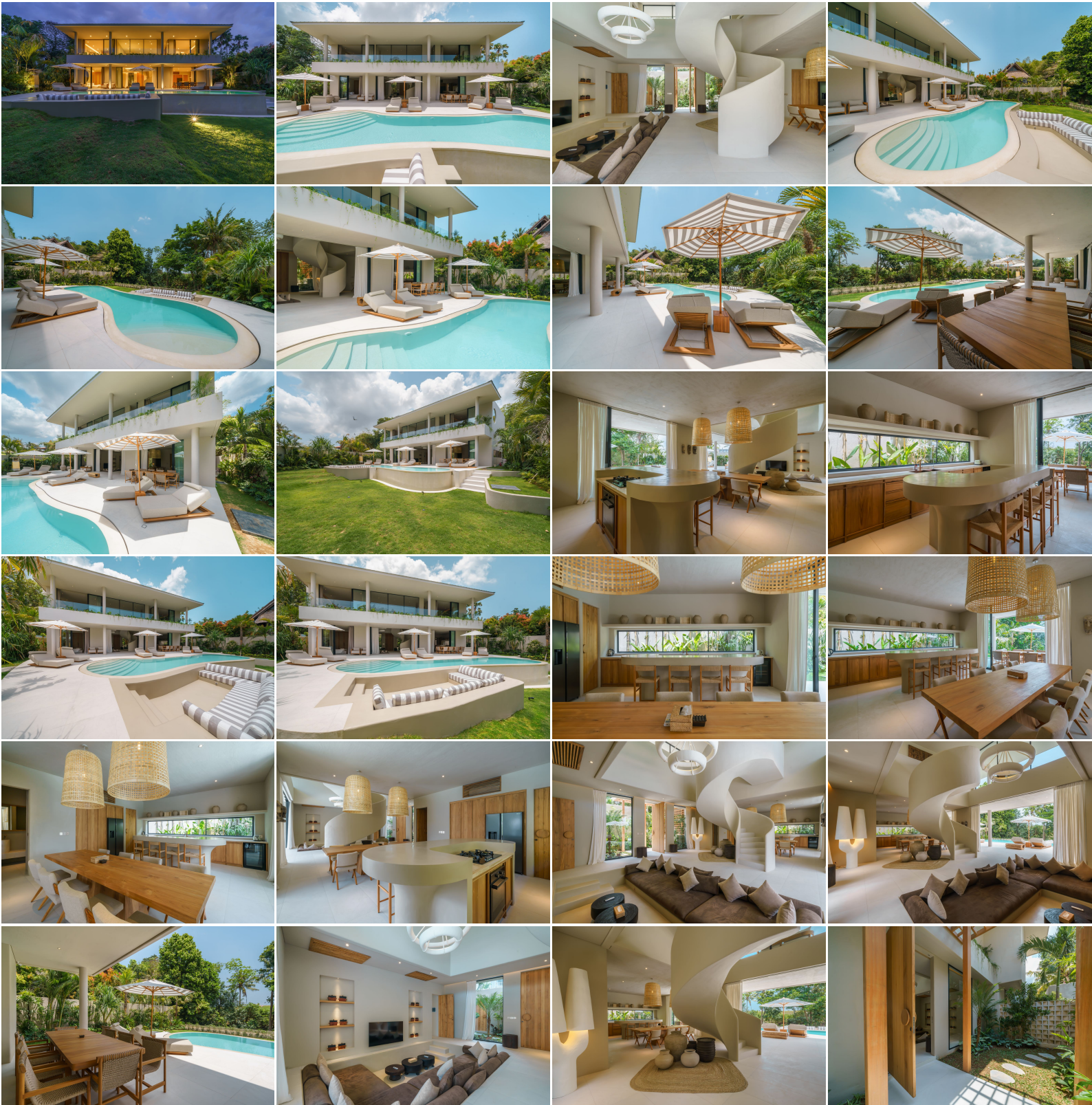
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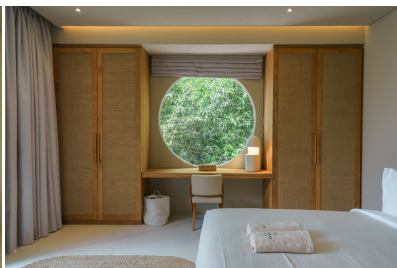
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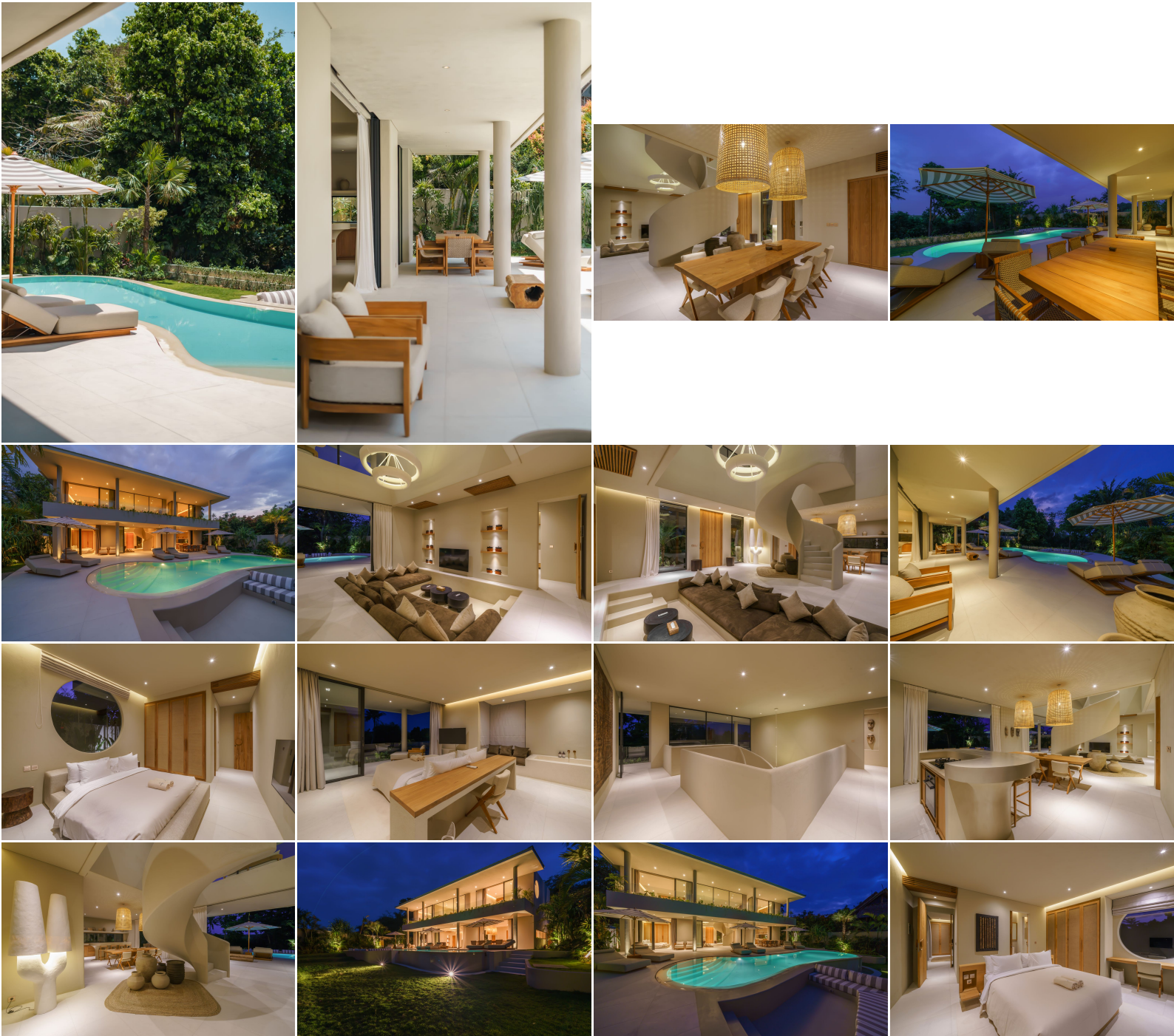
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