

GD&ASSOCIATES

PROPERTIES LISTINGS | SOUTH BALI EXCLUSIVES | MODERN-RUSTIC COTTAGE



MODERN-RUSTIC COTTAGE PECATU, SOUTH BALI

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 567,060	IDR 10,000,000,000	Leasehold	26 years
BEDS / BATHS	LEVEL	YEAR BUILT	
4 / 4	1	2023	
LAND SIZE +/-	LIVING SIZE +/-	DESIGN	
400 sqm	190 sqm		
4.00 are	1.90 are		
CERTIFICATES	ZONING	VIEWS	
Certificate Copy	Mix Zoned (C-2)	Garden	
Notarial Deed		Pool	

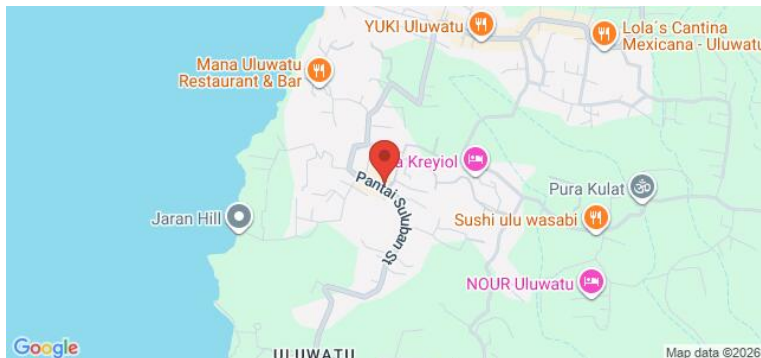
Located in the vibrant heart of Suluban Uluwatu, just a 5-minute walk to the Uluwatu reef break. This property consists of a three-bedroom residence and a studio, completed in 2023, showcases a modern architectural design by Architect Earth Lines and was constructed by Bali Construction. The property has a concrete and steel structure, complemented by natural finishes including teak, benkirai wood, andesite stone, terrazzo, and pressed rattan. Surrounding the residence is a beautifully designed tropical garden by Anton J. Clark and a refreshing plunge pool. The home's thoughtful L-shaped layout encourages warmth and togetherness, making it an ideal retreat for families and friends.

The main house is 150 sqm with turn-key furnishings, featuring a master suite with an en-suite bathroom, two additional bedrooms sharing a bathroom, and a guest half bath. The bright living and dining area connects to the garden and child-friendly pool. The 1BR studio of 40 sqm with a private plunge pool and garden is a simple setting for couples and a comfortable base to return to after a day of adventure.

The living space has a cozy sofa, a reading nook, and a hidden AC unit, with large glass doors for natural light. The dining table seats six, and the well-equipped kitchen includes a tea station, oven, gas stove, and fridge/freezer. The master bedroom features a king-size bed, an accent armchair, a wardrobe, and an en-suite bathroom. The guest bedroom also has a king-size bed, a built-in wardrobe, a desk, a reading nook, and practical amenities such as an international USB plug.

Garden | Plunge Pool | Private Parking | Swimming Pool

GD&ASSOCIATES



OVERVIEW

REGULAR

OWNERSHIP: LEASEHOLD

STATUS: FAIR

LAND SIZE: 400 sqm / 4.00 are

LIVING SIZE: 190 sqm / 1.90 are

LEVEL: 1

BED / BATH: 4 / 4.0

VIEWS: GARDEN, POOL

FURNISHING: FULLY-FURNISHED

INCLUDE STAFF: DOES NOT INCLUDE STAFF

PAYMENT TERM: NO

CERTIFICATION: CERTIFICATE COPY, NOTARIAL DEED

ZONING: MIX ZONED (C-2)

AMENITIES

✓ GARDEN

✓ PLUNGE POOL

✓ PRIVATE PARKING

✓ SWIMMING POOL

OTHERS

✓ SWIMMING POOL

✓ PRIVATE PLUNGE POOL

✓ LUSH TROPICAL GARDEN

✓ USB AND INTERNATIONAL ADAPTER PLUG SOCKETS

✓ PRIVATE PARKING

NEARBY

NYANG NYANG BEACH

ULUWATU TEMPLE

GOOSEBERRY

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.