

GD&ASSOCIATES

PROPERTIES LISTINGS | KEROBOKAN EXCLUSIVES | MODERNIST RESIDENCE WITH GARDEN



MODERNIST RESIDENCE WITH GARDEN BATU BELIG, KEROBOKAN

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 1,600,000	IDR 26,249,000,000	Leasehold	25 years

BEDS / BATHS	LEVEL	YEAR BUILT
4 / 5	2	2020

LAND SIZE +/- 1,200 sqm 12.00 are	LIVING SIZE +/- 805 sqm 8.05 are	DESIGN Modern
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CERTIFICATES <i>Akta</i> <i>IMB</i>	ZONING <i>Residential</i>	VIEWS <i>Garden</i>
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Built in July 2020, this well-kept modern house is in a great spot between Berawa Canggu and Seminyak. It's just a short walk to the beach and about a 35-minute drive from Bali Ngurah Rai International Airport. According to the latest legal document from 2019, the total land area is 2,200 sqm, divided into three plots. The house stands on a 1,200 sqm plot and has a spacious living area of 805 sqm. It has 4 bedrooms, each with its own bathroom, and a total of 5 bathrooms. The house also includes a private wellness area with a gym, sauna, jacuzzi, and a massage room with a bathroom. There is covered parking for 2 cars and proper staff quarters that include a kitchen, laundry area, bedroom, and bathroom. The lease for the property is valid until December 21, 2050, and there is an priority extention for 10 years.

This beautiful design is made by Gary Fell, the main designer at GFAB Architects. It combines modern style with a peaceful feeling that helps you escape from the busy outside world. The colors chosen for the space are soft and calm, think soft beiges and brown shades that evoke warmth, sophisticated warm grays, and accent color of muted greens that remind you of lush foliage. These colors create a relaxing atmosphere. One special feature of this design is the curved stairs, which not only help you move between floors but also make the space feel more flowing and interesting. Overall, this design creates a lovely and balanced home that reflects the style of tropical modernism, making it both stylish and welcoming.

The design focuses on personal experiences, featuring shared living spaces and social areas both inside and outside. Key elements include a lap pool, communal lounge areas, and an outdoor sunken lounge that seats up to 12 people.

The master suite features a skylight that can be opened or closed providing a moonbathing experience at night. The materials utilized in the construction include wood, natural stone, marble tiles, brushed metal, and polished cement. Featuring aluminum floor-to-ceiling glass doors that open to a tropical garden, pool, and terraces.

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Garden | Gym | Jacuzzi | Laundry Room | Private Parking |
Staff Quarters | Storage Room | Swimming Pool



OVERVIEW

REGULAR
OWNERSHIP: LEASEHOLD
STATUS: GOOD CONDITION
DESIGN: MODERN
LAND SIZE: 1,200 sqm / 12.00 are
LIVING SIZE: 805 sqm / 8.05 are
LEVEL: 2
BED / BATH: 4 / 5.0
VIEWS: GARDEN
FURNISHING: FULLY-FURNISHED
INCLUDE STAFF: NO
PAYMENT TERM: NO
CERTIFICATION: AKTA, IMB
ZONING: RESIDENTIAL

AMENITIES

✓ GARDEN
✓ GYM
✓ JACUZZI
✓ LAUNDRY ROOM
✓ PRIVATE PARKING
✓ STAFF QUARTERS
✓ STORAGE ROOM
✓ SWIMMING POOL

OTHERS

✓ 4 ENSUITE BEDROOM
✓ GUEST BATHROOM
✓ HIGH CEILINGS
✓ SKYLIGHT IN THE MASTER BEDROOM
✓ WELLNESS AREA WITH JACUZZI, SAUNA, MASSAGE ROOM, AND BATHROOM
✓ LAP POOL
✓ COMMUNAL LOUNGE AREAS
✓ OUTDOOR SUNKEN LOUNGE
✓ MANICURED GARDEN
✓ COVERED PARKING FOR 2 CARS
✓ STAFF KITCHEN, LAUNDRY, BED & BATH

NEARBY

BATU BELIG BEACH
BATU BOLONG BEACH
BERAWA BEACH
CANGGU BEACH
ECHO BEACH
MAI MAIN PLAYGROUND
NELAYAN BEACH
PERERENAN BEACH
DESA SENI
BALI EQUESTRIAN
DEUS EX MACHINA
FINNS
LIGA TENNIS
NIRVANA
POTATO HEAD
AMOLAS CAFE
BALI BUDA UMALAS
CANGGU COMMUNITY SCHOOL

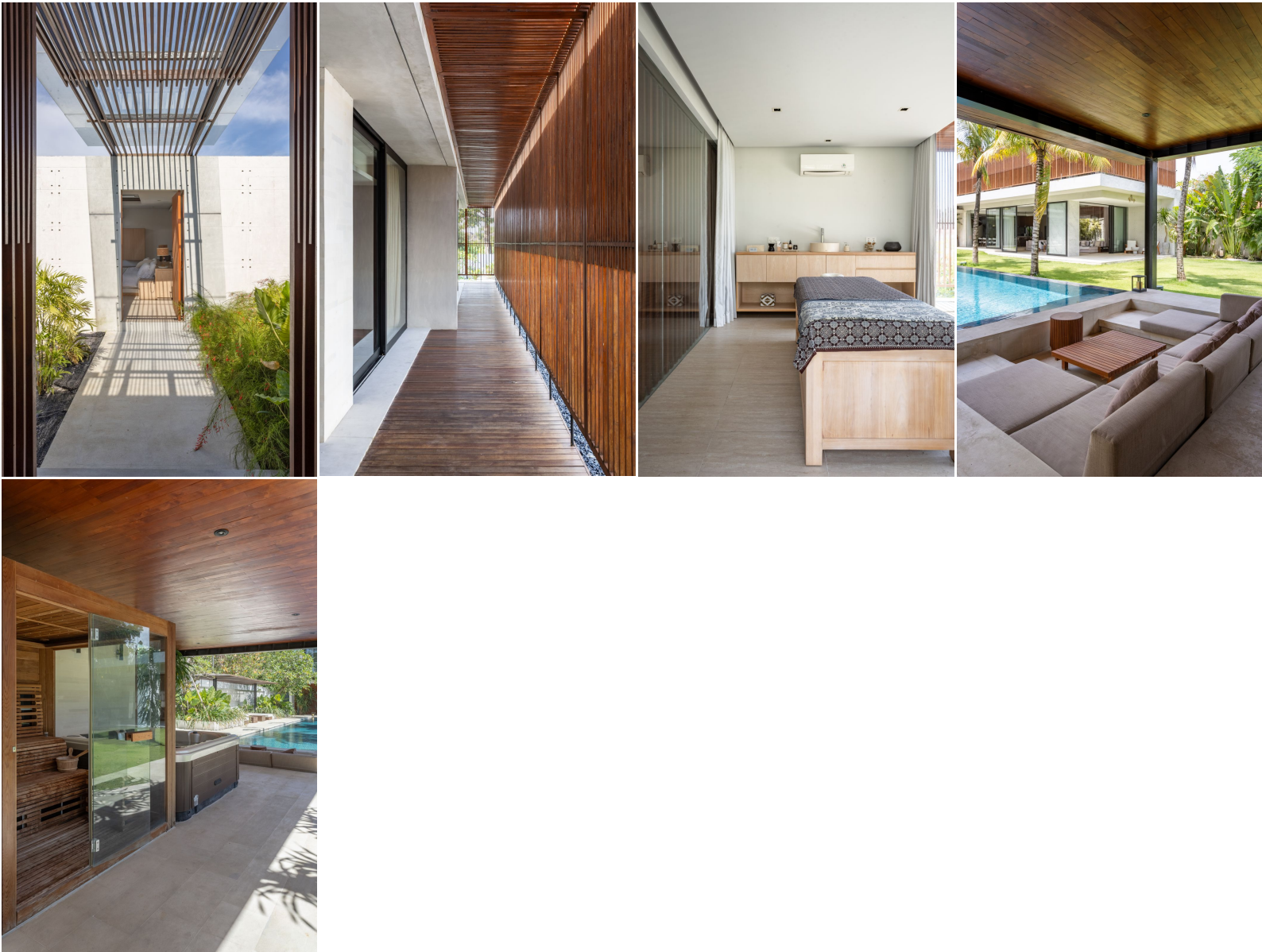
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