

GD&ASSOCIATES

PROPERTIES LISTINGS | KEROBOKAN EXCLUSIVES | MONOCHROMATIC HOME



MONOCHROMATIC HOME

UMALAS, KEROBOKAN

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 800,000	IDR 14,133,000,000	Leasehold	56 years
USD 75,000	IDR 1,325,000,000	Yearly Rental	
BEDS / BATHS	LEVEL	YEAR BUILT	
3 / 4	1	2021	
LAND SIZE +/-	LIVING SIZE +/-	DESIGN	
615 sqm	236 sqm		
6.15 are	2.36 are		
CERTIFICATES	ZONING	VIEWS	
IMB	Tourism	Pool	

* Rented until September 2027

Tucked away at the very end of a quiet Umalas neighborhood, this architectural residence reveals itself slowly, an unexpected sanctuary wrapped in textured black forms and soft natural light. Its presence is subtle yet captivating, a home that feels discovered rather than simply visited. Set on 615 sqm of mature land, the villa opens to calming views of curated greenery and handcrafted stone, creating an atmosphere of quiet seclusion.

Inside, the design unfolds in layers of shadow, light, and refined materiality. Inspired by a fusion of Japanese restraint and Scandinavian purity, the interiors pair muted tones with expressive textures: black acoustic ribbing, pristine white surfaces, and cool granite underfoot. The living spaces flow effortlessly into a private spa retreat complete with a teak-clad sauna, cold plunge, and serene courtyards. Each corner is shaped for both daily living and quiet contemplation.

Three spacious bedrooms and an open-plan living pavilion surround a striking triangular pool, its geometry mirrored by the villa's clean lines and sculptural cladding. Ironwood decks, river-stone walls, and a glass-topped cabana frame the outdoor landscape, while discreet solar systems and eight ultra-quiet Daikin units ensure comfort without compromise. It is a home designed not to shout for attention but to resonate with calm intention and an understated sense of beauty.

Garden | Private Parking | Storage Room | Swimming Pool

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OVERVIEW	AMENITIES	OTHERS	NEARBY
REGULAR, RENT	✓ GARDEN	✓ SPA: TEAK-CLAD CEILINGS AND WALLS, COMPLEMENTED BY DARK GREY GRANITE SURFACES. FEATURES INCLUDE A BUILT-IN COLD PLUNGE POOL AND A LUXURIOUS SAUNA WITH A SWEDISHTYLÖ 10KW STOVE, FINISHED WITH GRADE 1 NEW ZEALAND PINE WALLS AND SEATS, AND GRANITE FLOORING WITH A BUILT-IN SHOWER MECHANISM.	BATU BELIG BEACH
OWNERSHIP: LEASEHOLD	✓ PRIVATE PARKING		BATU BOLONG BEACH
STATUS: EXCELLENT	✓ STORAGE ROOM	✓ KITCHEN: SLEEK SPANISH-ENGINEERED STONE COUNTERTOPS, EQUIPPED WITH A HIGH-PERFORMANCE INDUCTION STOVE, BUILT-IN MICROWAVE, AND AN INVISIBLE FRIDGE AND FREEZER.	BERAWA BEACH
LAND SIZE: 615 sqm / 6.15 are	✓ SWIMMING POOL	✓ TOILETS: CONTEMPORARY TOTO FLOATING EGG TOILETS	CANGGU BEACH
LIVING SIZE: 236 sqm / 2.36 are		✓ AC: 8 ULTRA-QUIET DAIKIN AIR SYSTEMS	ECHO BEACH
LEVEL: 1		✓ FLOORING: TEXTURED, NON-POROUS GRANITE TILES (60X120CM) FOR A SOPHISTICATED, ENDURING FINISH.	MAI MAIN PLAYGROUND
BED / BATH: 3 / 4.0		✓ CABINETRY: PREMIUM HOME& KITCHEN EUROPEAN-GRADE MULTIPLEX CABINETRY, FEATURING A MATTE WHITE LACQUER FINISH AND BLUM FITTINGS FOR SEAMLESS FUNCTIONALITY.	NELAYAN BEACH
VIEWS: POOL		✓ BACKSPLASHES: LUXURIOUS ITALIAN STATUARIOMARBLE FOR A TOUCH OF REFINED ELEGANCE.	PERERENAN BEACH
FURNISHING: FULLY-FURNISHED		✓ WALLS: CRISP WHITE GYPSUM, WITH SELECT AREAS ACCENTED BY RIBBED, RECYCLED BLACK ACOUSTIC PANELS THAT OFFER BOTH STYLE AND SOUND ABSORPTION.	PETTENGET BEACH
INCLUDE STAFF:		✓ CEILING: SMOOTH WHITE GYPSUM INTEGRATED WITH A CUTTING-EDGE LUTRON LIGHTING SYSTEM.	BALI EQUESTRIAN
INCLUDE STAFF		✓ ROOF: HIGH-QUALITY ASPHALT SHINGLES	DESA SENI
PAYMENT TERM: NO		✓ HOUSE CLADDING: MODIFIED CLAY SHINGLES	DEUS EX MACHINA
CERTIFICATION: IMB		✓ SOLAR PANELS: SOLAR INSTALLATION FROM NUSA SOLAR	FINNS
ZONING: TOURISM		✓ ELECTRICITY: 33,000 VA	NIRVANA
		✓ POOL DECK: CRAFTED FROM ROBUST IRONWOOD&NBSP;	POTATO HEAD
		✓ CABANA: A 3X3 METER TEAK STRUCTURE, TOPPED WITH TEMPERED GLASS FEATURING UVB AND HEAT-REDUCING WINDOW FILM. OUTFITTED WITH SUNBRELLA FABRIC PILLOWS AND MATTRESSES, WATER- AND SUN-PROOF, FROM BIANCO FURNITURE, PLUS BUILT-IN BOWERS & WILKINS SPEAKERS AND A COOLING FAN.	KIM SOO
		✓ WALLS: STUNNING 4-METER HAND-CUT RIVER STONE WALLS	AMOLAS CAFE
		✓ GARDEN: EXPERTLY DESIGNED BY ANTON J. CLARKE	FURTHER HOTEL
		✓	

A 5x4 grid of 20 images showcasing a modern villa with a minimalist design. The images highlight various interior and exterior spaces, including a large living area with a white sofa and a black coffee table, a dining area with a black table and chairs, a kitchen with a white countertop and a black range hood, a bedroom with a white bed and a black headboard, a bathroom with a white bathtub and a black shower, and a swimming pool with a wooden deck. The design is characterized by clean lines, a neutral color palette, and a seamless integration of indoor and outdoor spaces.

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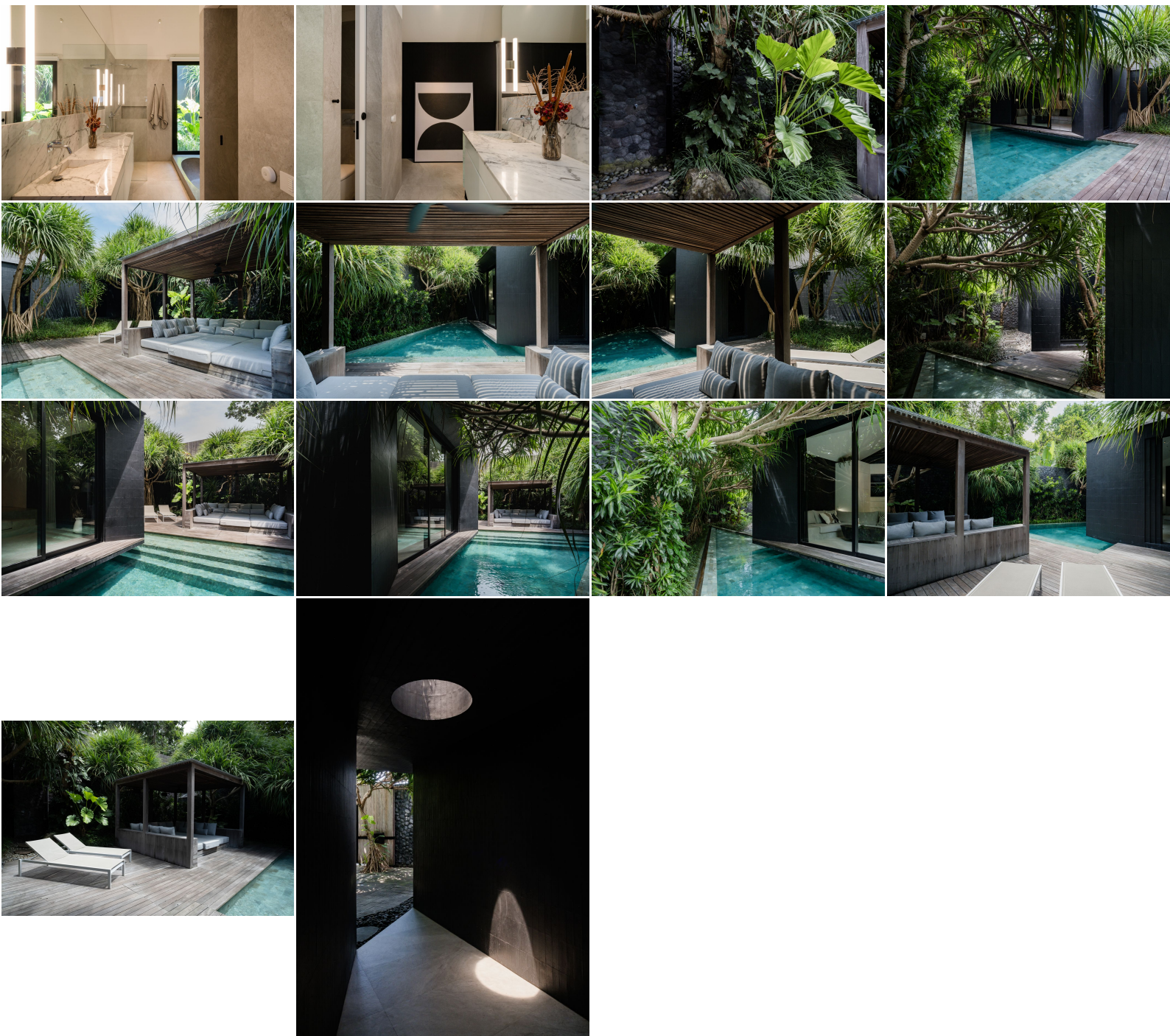
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