

GD&ASSOCIATES

PROPERTIES LISTINGS | BULELENG EXCLUSIVES | MOUNTAIN SERENITY ESTATE



MOUNTAIN SERENITY ESTATE PEMUTERAN, BULELENG

PRICE USD	PRICE IDR	OWNERSHIP
USD 2,100,000	IDR 35,243,000,000	Freehold
BEDS / BATHS	LEVEL	YEAR BUILT
11 / 11	2	2010
LAND SIZE +/- 22,650 sqm 226.50 are	LIVING SIZE +/- 1,358 sqm 13.58 are	DESIGN
CERTIFICATES <i>IMB</i>	ZONING <i>Residential</i>	VIEWS <i>Mountain Jungle Garden Pool</i>

Just five minutes from the peaceful black-sand beach of Pemuteran - renowned for its calm waters, vibrant coral reefs, and sacred coastal temples, this breathtaking estate offers a rare opportunity to own a private sanctuary on Bali's unspoiled northern coast. Nestled on 22,650 sqm of pristine tropical land with dramatic mountain backdrops, the property is a seamless blend of natural serenity and architectural charm.

Boasting a total built-up area of 1,358.2 sqm, the estate comprises three exquisitely designed villas, each with its own character and layout, offering a total of 11 bedrooms, including guest suites. Surrounded by lush gardens and mature trees, the villas are connected by meandering paths and open green spaces, while a long, elegant swimming pool sits at the heart of each villa.

Enhancing its retreat-like ambiance, the estate features a dedicated yoga shala (indoor yoga studio), an open-air shala, and two traditional joglo-style spa pavilions, ideal for wellness programs, private retreats, or boutique hospitality concepts. The estate's proximity to Sumberkima Hill, a well-known destination for healing, relaxation, and panoramic views, further adds to its appeal as a peaceful, restorative haven.

Adding to its exclusivity and long-term value, the land directly behind the property has been designated as a protected green zone (taman lindung), significantly reducing the possibility of future large-scale development in the immediate area. This ensures lasting peace, privacy, and an unspoiled natural environment.

With freehold title, exceptional privacy, and thoughtful craftsmanship throughout, this estate captures the essence of barefoot luxury and cultural richness. Offered fully developed yet immersed in nature, it represents an extraordinary acquisition for those seeking timeless elegance, tranquility, and investment value in one of Bali's most authentic and spiritually significant locations.

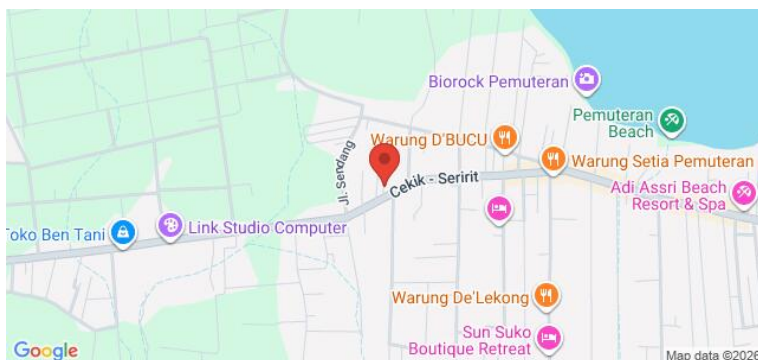
*Garage | Garden | Home Office | Laundry Room | Private
Parking | Staff Quarters | Storage Room | Swimming Pool*

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Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.

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OVERVIEW	AMENITIES	OTHERS	NEARBY
REGULAR	✓ GARAGE	✓ SWIMMING POOL EACH VILLA	
OWNERSHIP: FREEHOLD	✓ GARDEN	✓ YOGA SHALA (INDOOR YOGA STUDIO)	
STATUS: FAIR	✓ HOME OFFICE	✓ OPEN-AIR SHALA	
LAND SIZE: 22,650 sqm / 226.50 are	✓ LAUNDRY ROOM	✓ TWO TRADITIONAL JOGLO-STYLE SPA PAVILIONS	
LIVING SIZE: 1,358 sqm / 13.58 are	✓ PRIVATE PARKING	✓ STAFF QUARTERS	
LEVEL: 2	✓ STAFF QUARTERS	✓ LAUNDRY & STORAGE ROOM	
BED / BATH: 11 / 11.0	✓ STORAGE ROOM	✓ SPACIOUS GARDEN	
VIEWS: MOUNTAIN, JUNGLE, GARDEN, POOL	✓ SWIMMING POOL	✓ SPACIOUS PRIVATE PARKING FOR EVENT	
FURNISHING: FULLY-FURNISHED			
PAYMENT TERM: NO			
CERTIFICATION: IMB			
ZONING: RESIDENTIAL			

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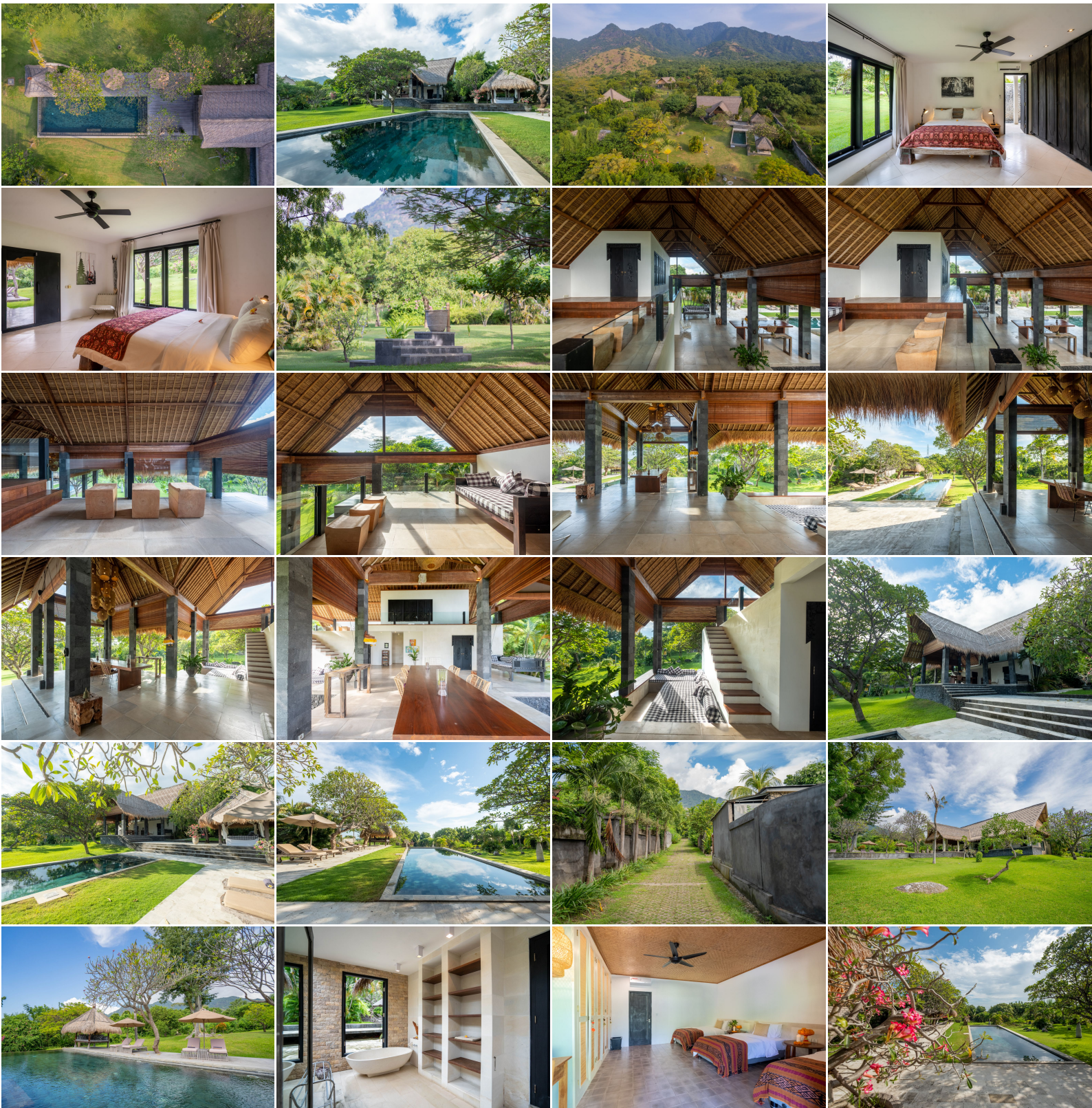
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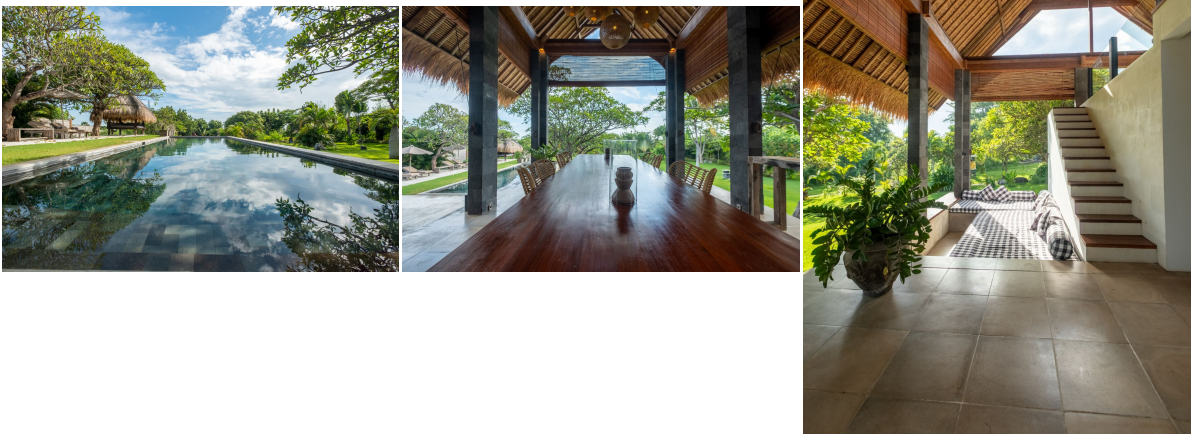
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