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PROPERTIES LISTINGS | MENGWI EXCLUSIVES | NATURE'S MUSE: A MODERN RESIDENCE



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PERERENAN, MENGWI

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 1,950,000	IDR 34,808,000,000	Leasehold	27 years
BEDS / BATHS	LEVEL	YEAR BUILT	
5 / 6	2	2024	
LAND SIZE +/-	LIVING SIZE +/-	DESIGN	
2,035 sqm	731 sqm		
20.35 are	7.31 are		
CERTIFICATES	ZONING	VIEWS	
Notarial Deed	Mix Zoned (C-2)	Pool	
PBG		Garden	
SLF			

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Remodeled in 2024 and reimagined by an American architect, the design merges contemporary lines with Balinese soul. Natural textures of wood, paras, and green stone are paired with hand-tailored furnishings, while soft, dappled light filters through the spaces, bringing a sense of warmth, serenity, and understated luxury that feels effortlessly timeless. This property is one of the rare leasehold options available and has been owned by an individual who has embraced and respected Balinese culture since its construction. Their commitment to local ideology enhances the overall value and cultural integrity of the property—only for discerning eyes, those who appreciate with distinguished taste and exclusively available through GD&ASSOCIATES.

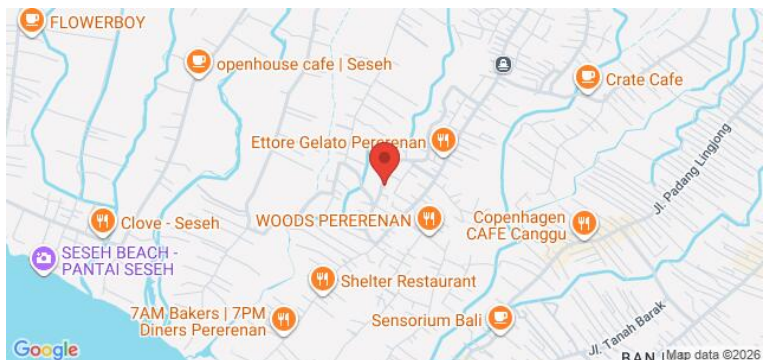
Tucked within one of Pererenan's most sought-after enclaves, on Jalan Dalem Penataran in Pererenan, a built-up residential area that offers a tranquil living environment favored by locals and long-time expats. This residence perfectly embodies the serene rhythm of coastal living, just a kilometer from the beach. While cafés and restaurants are within a leisurely stroll, the villa itself is nestled on a tranquil 6-meter-wide lane, surrounded exclusively by other private villas. This setting offers a sense of peace and exclusivity that is hard to find so close to the ocean. A short 1- kilometer walk or a quick 5-minute drive will take you to the beach. The neighborhood is easily accessible via paved roads and is enveloped by lush greenery, capturing the essence of Old Bali charm.

Spread across 2,035 m² of leasehold land with a 731 m² living area, comes with 5 beds and 5 baths, the home is gracefully set amidst lush gardens with mature trees and open green spaces. A 12.5 x 3 m swimming pool becomes the centerpiece of outdoor life, framed by a Balinese bale and sunlit lounging areas, an idyllic spot to unwind as the day fades into the golden hue of the "twilight."

The layout is designed for comfort and family living: an open-plan living and dining area, kitchen, TV room, guest toilet, and ensuite bedroom occupy the ground floor, while the master suite and two children's bedrooms rest above. Completing the estate are a two-room office pavilion, a private guest house, staff quarters, and modern conveniences including solar panels with battery backup, and ample parking. Twilight House is a home where refined design meets the soul of island living.

**price has been reduced from USD 2,850,000 to USD 2,200,000*

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



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OVERVIEW	AMENITIES	OTHERS	NEARBY
REGULAR	✓ GARAGE		BATU BELIG BEACH
OWNERSHIP: LEASEHOLD	✓ GARDEN		BATU BOLONG BEACH
STATUS: EXCELLENT	✓ LAUNDRY ROOM		BERAWA BEACH
LAND SIZE: 2,035 sqm / 20.35 are	✓ PRIVATE PARKING		CANGGU BEACH
LIVING SIZE: 731 sqm / 7.31 are	✓ STAFF QUARTERS		CEMAGI BEACH
LEVEL: 2	✓ STORAGE ROOM		MAI MAIN PLAYGROUND
BED / BATH: 5 / 6.0	✓ SWIMMING POOL		MENGENING BEACH
VIEWS: POOL, GARDEN			NELAYAN BEACH
FURNISHING: SEMI-FURNISHED			NYANYI BEACH
PAYMENT TERM: NO			PERERENAN BEACH
CERTIFICATION: NOTARIAL DEED, PBG, SLF			SESEH BEACH
ZONING: MIX ZONED (C-2)			SOCCER FIELD
			FURTHER HOTEL
			CANGGU COMMUNITY SCHOOL
			CATERPILLAR SCHOOL
			BALI EQUESTRIAN
			AMOLAS CAFE
			BALI BUDA CANGGU

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