

GD&ASSOCIATES

PROPERTIES LISTINGS | UBUD EXCLUSIVES | NAVIGATOR HOUSE



NAVIGATOR HOUSE

MAS, UBUD

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 955,000	IDR 16,104,000,000	Leasehold	31 years

BEDS / BATHS	LEVEL	YEAR BUILT
5 / 5	2	2018

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
700 sqm	368 sqm	
7.00 are	3.68 are	

CERTIFICATES	ZONING	VIEWS
	Residential	Ricefield

Nestled just 15 minutes from Ubud's vibrant town centre, this architectural gem is located within the exclusive Penjiwaan Community, a creative enclave home to musicians, artists, and entrepreneurs. Designed by renowned architect Alexis Dornier, the property harmoniously blends contemporary design with its tropical surroundings. Its distinctive open structure and original interior create an enchanting sanctuary framed by rice fields and jungle greenery, offering both privacy and connection to nature.

The villa unfolds with a unique arrival sequence: a park-like entry leads to a gate that conceals the lower floor, offering only a glimpse of the dramatic two-part wooden roof. A bridge then carries guests to the main communal level, an airy living space that merges architecture and landscape. The layout follows a puristic rectangular floor plan, divided into four equal zones and anchored by a central spiral staircase that links both floors. Each space, kitchen, lounge, dining, and playroom, is crowned with its own roof, inspired by the Ravenala plant (traveller's palm), whose fan-like form naturally aligns east-west, shaping the villa's iconic silhouette.

On the lower level, four air-conditioned ensuite bedrooms are embraced by sunken gardens enclosed by high walls, ensuring both serenity and a constant connection to the outdoors. Above, a spacious terrace shaded by mature trees and shrubs creates an inviting setting for relaxation and social gatherings. A winding staircase leads further down to a music pavilion and recreation area, extending the villa's communal spirit into a more intimate space. More than just a home, Navigator House is a thoughtfully designed retreat where modern architecture, creative energy, and natural beauty meet, a true reflection of Ubud's soulful charm.

Included in the price is an extra lease of a separate 2.180 m2 plot of Green Zone in order to maintain the unobstructed rice field views. This lease is valid until 15 May 2032 with a 10-year extension at market price.

Garden | Private Parking | Swimming Pool

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OVERVIEW

REGULAR

OWNERSHIP: LEASEHOLD

STATUS: EXCELLENT

LAND SIZE: 700 sqm / 7.00 are

LIVING SIZE: 368 sqm / 3.68 are

LEVEL: 2

BED / BATH: 5 / 5.0

VIEWS: RICEFIELD

FURNISHING: FULLY-FURNISHED

ZONING: RESIDENTIAL

AMENITIES

✓ GARDEN

✓ PRIVATE PARKING

✓ SWIMMING POOL

OTHERS

✓ INCLUDED IN THE PRICE IS AN EXTRA LEASE OF A SEPARATE 2.180 M2 PLOT OF GREEN ZONE IN ORDER TO MAINTAIN THE UNOBSTRUCTED RICE FIELD VIEWS. THIS LEASE IS VALID UNTIL 15 MAY 2032 WITH A 10-YEAR EXTENSION AT MARKET PRICE.

✓ 249,5 SQM TERRACES, CORRIDORS AND SUNDECK

NEARBY

BALI ZOO

MONKEY FOREST

TITI BATU

YOGA BARN

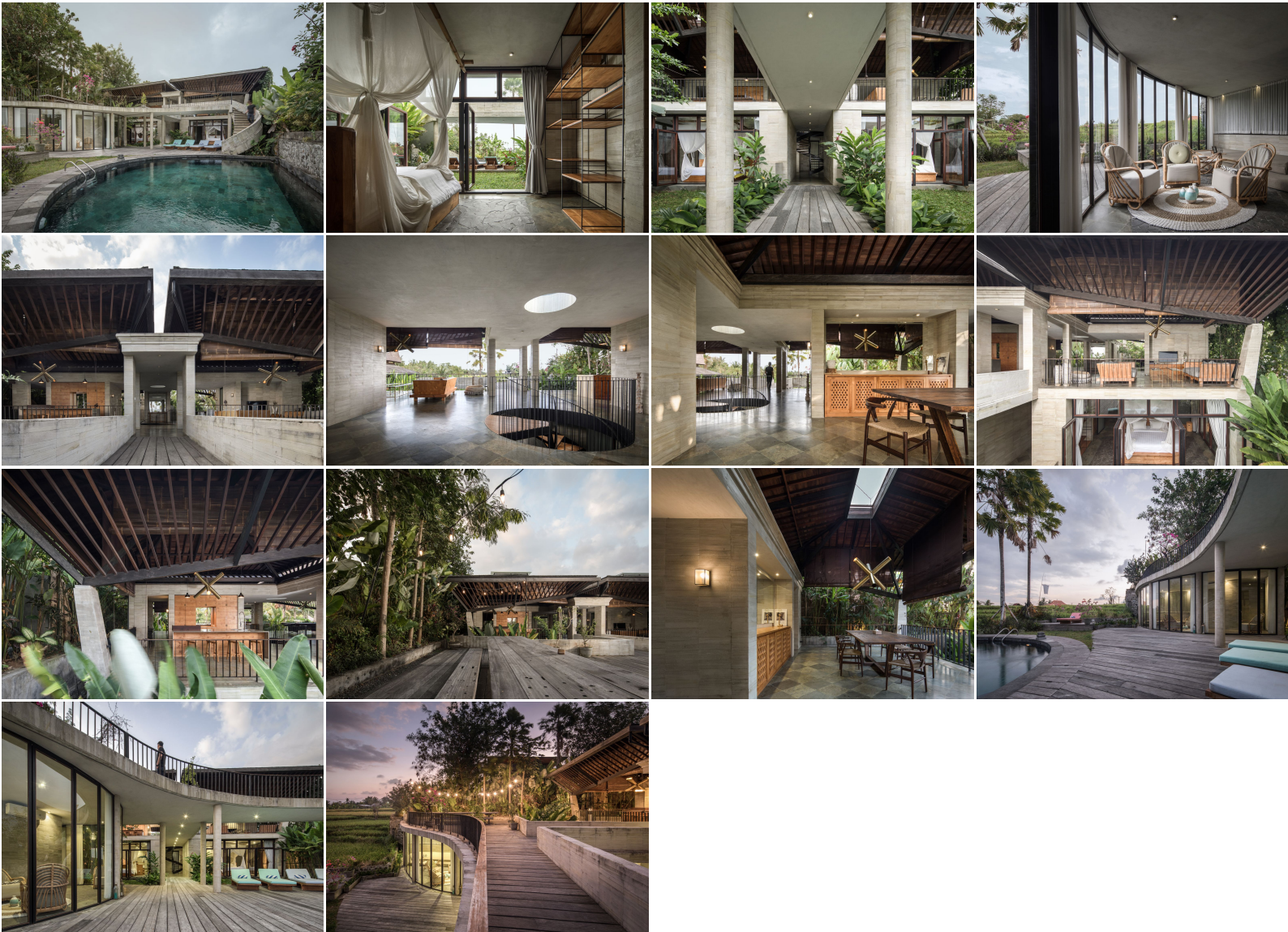
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