

GD&ASSOCIATES

PROPERTIES LISTINGS | TABANAN EXCLUSIVES | REFINED BALINESE AESTHETIC IN NATURE



REFINED BALINESE AESTHETIC IN NATURE

NYANYI, TABANAN

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 950,000	IDR 16,844,000,000	Leasehold	28 years
USD 95,000	IDR 1,680,000,000	Yearly Rental	
BEDS / BATHS	LEVEL	YEAR BUILT	
5 / 5.5	2	December 2025	
LAND SIZE +/-	LIVING SIZE +/-	DESIGN	
537 sqm	380 sqm		
5.37 are	3.80 are		
CERTIFICATES	ZONING	VIEWS	
Notarial Deed	Tourism	Pool Garden	

Set within a private compound of three villas in a lush natural environment, this five-bedroom villa in Nyanyi presents a refined blend of contemporary architecture, modern Balinese influence, and tropical living, with a distinct connection to nature. Positioned toward mature trees with a small river flowing behind them, the villa enjoys a more secluded and tranquil outlook within the compound.

The architecture emphasizes space, light, and proportion. Double-height ceilings, expansive glass panels, and warm timber framing allow the living areas to open fully toward the pool and garden, softening the boundary between inside and out. Natural materials, stone flooring, wood accents, and neutral tones create a calm, timeless atmosphere with a sense of understated luxury.

The open-plan living space integrates lounge and dining areas with clarity and flow, enhanced by carefully selected lighting and clean architectural lines. Each of the five bedrooms is conceived as a private retreat, offering generous proportions, garden or green views, and a hotel-level sense of comfort. Upstairs, private balconies overlook the surrounding greenery, reinforcing openness while maintaining privacy.

Staff Quarters | Storage Room

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OVERVIEW

REGULAR, RENT

OWNERSHIP: LEASEHOLD

STATUS: EXCELLENT

LAND SIZE: 537 sqm / 5.37 are

LIVING SIZE: 380 sqm / 3.80 are

LEVEL: 2

BED / BATH: 5 / 5.5

VIEWS: POOL, GARDEN

FURNISHING: FULLY-FURNISHED

INCLUDE STAFF: INCLUDE STAFF

PAYMENT TERM: NO

CERTIFICATION: NOTARIAL DEED

ZONING: TOURISM

AMENITIES

✓ STAFF QUARTERS

✓ STORAGE ROOM

OTHERS

NEARBY

CEMAGI BEACH

MENGENING BEACH

NYANYI BEACH

PERERENAN BEACH

SESEH BEACH

TANAH LOT TEMPLE

JOSHUA DISTRICT

UDARA BALI

FURTHER HOTEL

OBSIDIAN

SOCCER FIELD

VETERINARY CLINIC

BOKASHI

ORIGEN MEXICAN RESTAURANT

RED GUNPOWDER

MUKA CONCEPTS

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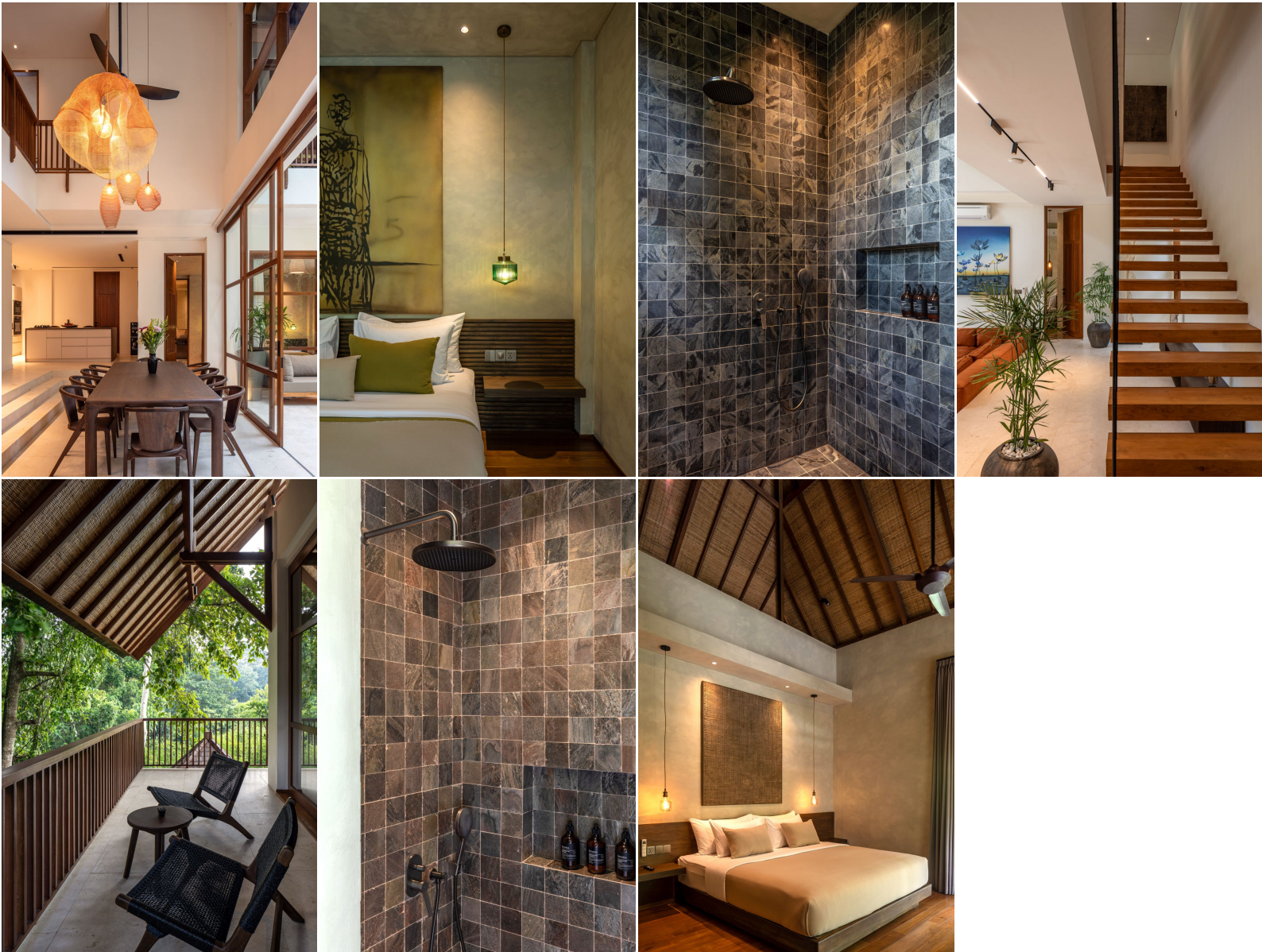
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