

GD&ASSOCIATES

PROPERTIES LISTINGS | TABANAN EXCLUSIVES | RIVERFRONT FAMILY VILLA



RIVERFRONT FAMILY VILLA

KABA-KABA, TABANAN

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 650,000	IDR 11,632,000,000	Leasehold	27 years

BEDS / BATHS	LEVEL	YEAR BUILT
5 / 5	2	December 2025

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
933 sqm 9.33 are	334 sqm 3.34 are	

CERTIFICATES	ZONING	VIEWS
Notarial Deed PBG SLF	Residential	River Jungle

This five-bedroom riverfront villa represents a rare opportunity to secure a substantial family estate in a truly private setting. Positioned at the end of a quiet enclave in Kaba-Kaba, the property overlooks a lush riverbank, framed by towering bamboo that creates a natural screen and a profound sense of seclusion.

The home embraces an aesthetic of warm minimalism, where rich textures and quality finishes come together to create a space that feels both grounded and refined. Set on a generous 933 m² land parcel, the property offers an expansive 662 m² garden that gently unfolds toward the river outlook. The kitchen is a masterclass in both function and design, featuring premium appliances and generous proportions suited to a busy family household. Two additional flexible rooms provide ideal options for a home office, studio, or staff quarters.

It is a testament to Scandinavian restraint set against a tropical backdrop. Designed for long-term living, it offers space, silence, and thoughtful craftsmanship. Located within a “no bottleneck” zone, the home ensures smooth school runs and stress-free daily commutes.

As an alternative option within the compound, Top House shares a similar design with the River House and enjoys open jungle views. The property comprises four bedrooms with a total internal build of 435 m² on a 562 m² land parcel, and is priced at USD 550,000.

GD&ASSOCIATES *by Gilles Demunter*®

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

www.gillesdemunter.com | info@gillesdemunter.com | +(62)819-99-971-591
GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak,
Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.

GD&ASSOCIATES



OVERVIEW

REGULAR

OWNERSHIP: LEASEHOLD

STATUS: EXCELLENT

LAND SIZE: 933 sqm / 9.33 are

LIVING SIZE: 334 sqm / 3.34 are

LEVEL: 2

BED / BATH: 5 / 5.0

VIEWS: RIVER, JUNGLE

FURNISHING: FULLY-FURNISHED

PAYMENT TERM: NO

CERTIFICATION: NOTARIAL DEED, PBG, SLF

ZONING: RESIDENTIAL

AMENITIES

OTHERS

NEARBY

MAI MAIN PLAYGROUND

NIRVANA

SAMADI

AMOLAS CAFE

OBSIDIAN

SOCCER FIELD

VETERINARY CLINIC

BALI BUDA CANGGU

GD&ASSOCIATES *by Gilles Demunter*®

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

www.gillesdemunter.com | info@gillesdemunter.com | +(62)819-99-971-591

GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak, Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.

GD&ASSOCIATES



GD&ASSOCIATES *by Gilles Demunter*®

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

www.gillesdemunter.com | info@gillesdemunter.com | +(62)819-99-971-591

GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak,
Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.