

GD&ASSOCIATES

PROPERTIES LISTINGS | MENGWI EXCLUSIVES | RUSTIC CHARM VILLA



RUSTIC CHARM VILLA

TUMBAK BAYUH, MENGWI

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 860,000	IDR 15,369,000,000	Leasehold	26 years
USD 90,000	IDR 1,609,000,000	Yearly Rental	

BEDS / BATHS	LEVEL	YEAR BUILT
5 / 5.5	2	2024

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
600 sqm 6.00 are	540 sqm 5.40 are	

CERTIFICATES	ZONING	VIEWS
Certificate Copy Notarial Deed PBG SLF	Residential	Jungle River Rice paddies

* Rented - Available October 1st, 2026.

The property spans 600 m2 of land and is constructed of 2 levels, totaling 540 m2 of living space. The ground floor features three en suite bedrooms (each with its own bathroom), a guest toilet, a laundry area, and an open kitchen-dining-living area beneath a 9-meter ceiling. There is a back kitchen garden and a front garden that includes a 10x4 m pool and an outdoor shower. The front garden and pool offer stunning views of the river and surrounding jungle (180-degree perspective).

The second level comprises a fourth bedroom with an en suite bathroom (currently converted into a TV room) and a master bedroom with an open dressing area, workspace, and master bathroom. The property includes a covered garage for one vehicle. Key selling points of the villa are its tranquil location, spacious interiors with high ceilings, and breathtaking views of the river, jungle, and rice paddies.

Garage | Garden | Laundry Room | Private Parking |
Swimming Pool

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

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OVERVIEW

REGULAR, RENT

OWNERSHIP: LEASEHOLD

STATUS: FAIR

LAND SIZE: 600 sqm / 6.00 are

LIVING SIZE: 540 sqm / 5.40 are

LEVEL: 2

BED / BATH: 5 / 5.5

VIEWS: JUNGLE, RIVER, RICE PADDIES

FURNISHING: FULLY-FURNISHED

INCLUDE STAFF: INCLUDE STAFF

PAYMENT TERM: NO

CERTIFICATION: CERTIFICATE COPY, NOTARIAL DEED, PBG, SLF

ZONING: RESIDENTIAL

AMENITIES

✓ GARAGE

✓ GARDEN

✓ LAUNDRY ROOM

✓ PRIVATE PARKING

✓ SWIMMING POOL

OTHERS

✓ 10 X 4 METERS SWIMMING POOL

✓ WORKSPACE

✓ OPEN DRESSING AREA

✓ LAUNDRY ROOM

✓ POWDER ROOM

✓ OPEN KITCHEN-DINING-LIVING AREA

✓ GARAGE FOR ONE VEHICLE

NEARBY

MAI MAIN PLAYGROUND

BALI EQUESTRIAN

DESA SENI

DEUS EX MACHINA

LIGA TENNIS

NIRVANA

SAMADI

MUKA CONCEPTS

BALI BUDA CANGGU

BALI BUDA UMALAS

BOKASHI

HEVEYA ORGANIC LATEX MATTRESS & BEDDING SPECIALIST

LIMITED EDITION

AMOLAS CAFE

DESA KITSUNE

FURTHER HOTEL

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