

GD&ASSOCIATES

PROPERTIES LISTINGS | MENGWI EXCLUSIVES | SEMI-INDUSTRIAL BALINESE STYLE VILLA



SEMI-INDUSTRIAL BALINESE STYLE VILLA TUMBAK BAYUH, MENGWI

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 780,000	IDR 12,707,000,000	Leasehold	29 years

BEDS / BATHS	LEVEL	YEAR BUILT
5 / 5.5	2	2025

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
550 sqm 5.50 are	700 sqm 7.00 are	Industrial

CERTIFICATES	ZONING	VIEWS
Akta PBG/SLF	Residential	Rice field Volcano

Discover the charm of this semi-industrial Balinese-style brand new villa, nestled in the serene locale of Tumbak Bayuh, Mengwi, Bali, and just 5 minutes from the heart of Pererenan. Set on a 550 sqm plot with a 29-year lease, this stunning property has rice fields and volcano views surrounded by a collection of exclusive villas, offering a sense of seclusion and tranquility in this quiet residential village. It comes with a 4-meter-wide access and parking area for 3 cars.

Spanning approximately 700 sqm with an SLF permit in process, this property features a swimming pool with a BBQ area. It has five bedrooms, each with a bathroom, plus an extra staff bedroom with a separate entrance. There is also a guest toilet, a fully equipped kitchen, and an open living area. The enclosed TV room offers a cozy space for relaxation. Additional facilities include a laundry room and a staff entry. You will enjoy high-speed 200 Mbps WiFi and a security room with CCTV for safety.

The villa masterfully combines the raw, rugged elements inspired by the Industrial Revolution with modern Balinese aesthetics. Grey is often regarded as a versatile and moody choice, known for promoting clarity, connection, and wisdom. In the context of feng shui, grey has a designated area on the bagua map, specifically in the sector associated with helpful people and travel. This association suggests that incorporating the color grey into your space may enhance your connections with influential individuals who can support your growth and aspirations. Additionally, it is believed to facilitate your dreams of traveling and experiencing the world.

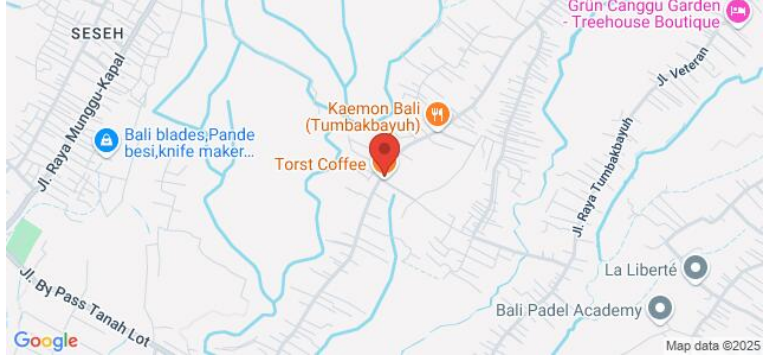
Laundry Room | Private Parking | Staff Quarters | Storage
Room | Swimming Pool

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OVERVIEW

REGULAR

OWNERSHIP: LEASEHOLD

STATUS: BRAND NEW

DESIGN: INDUSTRIAL

LAND SIZE: 550 sqm / 5.50 are

LIVING SIZE: 700 sqm / 7.00 are

LEVEL: 2

BED / BATH: 5 / 5.5

VIEWS: RICE FIELD, VOLCANO

FURNISHING: FULLY-FURNISHED

INCLUDE STAFF: NO

PAYMENT TERM: NO

CERTIFICATION: AKTA, PBG/SLF

ZONING: RESIDENTIAL

AMENITIES

✓ LAUNDRY ROOM

✓ PRIVATE PARKING

✓ STAFF QUARTERS

✓ STORAGE ROOM

✓ SWIMMING POOL

OTHERS

✓ FULLY EQUIPED KITCHEN

✓ OPEN LIVING AREA

✓ ENCLOSED TV ROOM

✓ SWIMMING POOL WITH BBQ AREA

✓ 200 MBPS WIFI

✓ SECURITY ROOM

✓ LAUNDRY ROOM

✓ PARKING FOR 3 CARS

NEARBY

ECHO BEACH

BERAWA BEACH

CANGGU BEACH

MAI MAIN PLAYGROUND

PERERENAN BEACH

SESEH BEACH

TIMES BEACH WARUNG

AMOLAS CAFE

BOKASHI

DESA KITSUNE

INDIGO

KONG

ORIGEN MEXICAN RESTAURANT

RED GUNPOWDER

RIVIERA SEAFOOD-WINE BAR

BALI EQUESTRIAN

FURTHER HOTEL

LIMITED EDITION

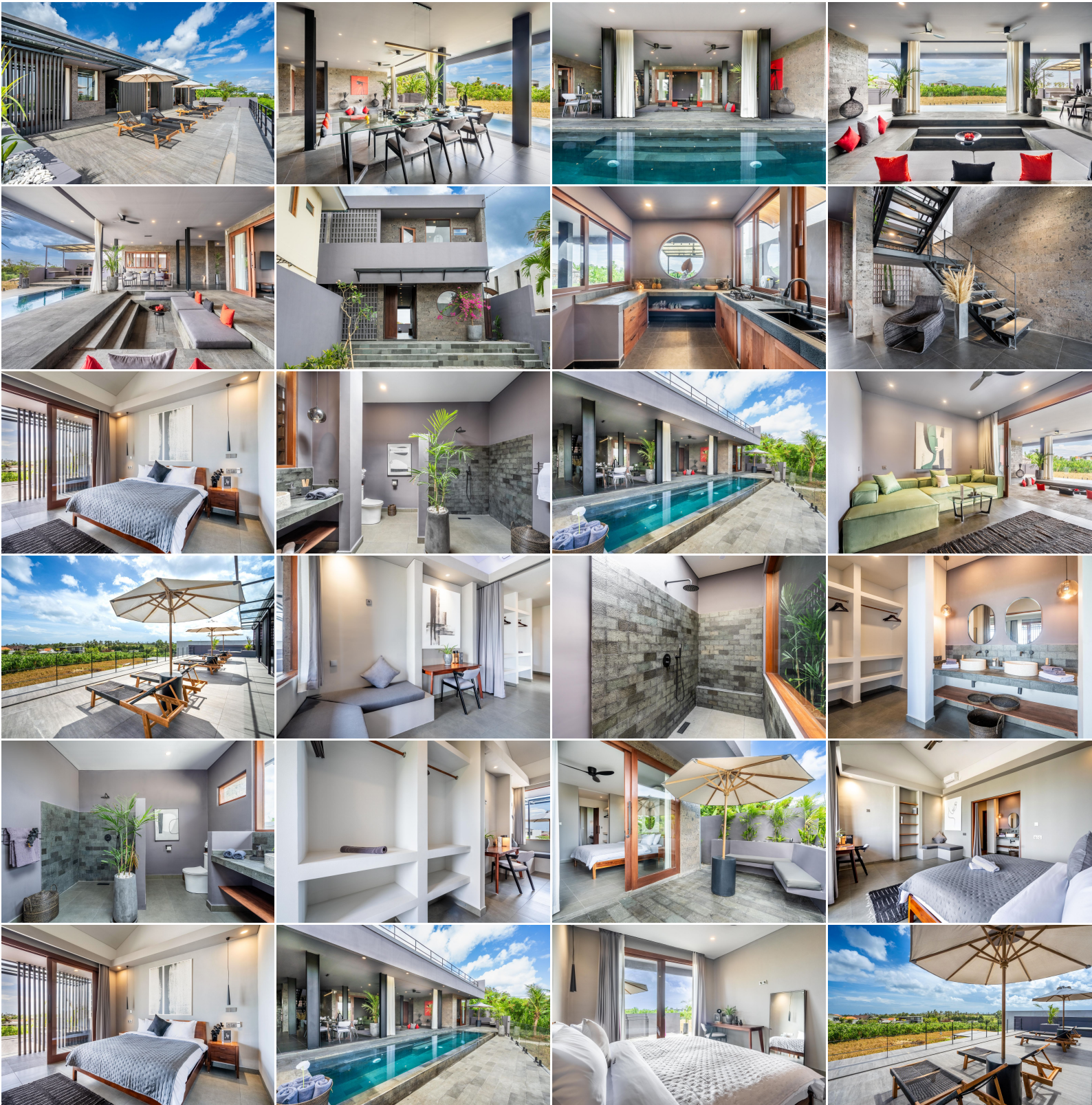
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