

# GD&ASSOCIATES

EXCLUSIVE LISTINGS | KEROBOKAN EXCLUSIVES | SOPHISTICATED BIOPHILIC HOUSE



## SOPHISTICATED BIOPHILIC HOUSE

UMALAS, KEROBOKAN

|               |                   |                                       |
|---------------|-------------------|---------------------------------------|
| PRICE USD     | PRICE IDR         | OWNERSHIP                             |
| USD 499,000   | IDR 8,985,000,000 | Freehold                              |
| .....         |                   |                                       |
| BEDS / BATHS  | LEVEL             | YEAR BUILT                            |
| 3 / 3.5       | 2                 | 2026                                  |
| .....         |                   |                                       |
| LAND SIZE +/- | LIVING SIZE +/-   | DESIGN                                |
| 150 sqm       | 129 sqm           |                                       |
| 1.50 are      | 1.29 are          |                                       |
| .....         |                   |                                       |
| CERTIFICATES  | ZONING            | VIEWS                                 |
| PBG           | Mix Zoned (C-1)   | Pool landscape and biophilic greenery |
| .....         |                   |                                       |

*This two-level property, designed by Ady Putra — a visionary local architect — harmoniously integrates with Bali's breathtaking natural surroundings. Through a modern approach, the design demonstrates a dedication to combining contemporary architectural principles with the beauty of the environment. Ady Putra's focus on fusing functional design with innovative architecture results in a structure that offers an immersive, captivating spatial experience.*

*Set on a 150 sqm plot with 129.11 sqm of living space, the property features 3 bedrooms and is just a short stroll from Revolver Umalas, with a 10-minute drive to the nearest beaches of Seminyak or Berawa.*

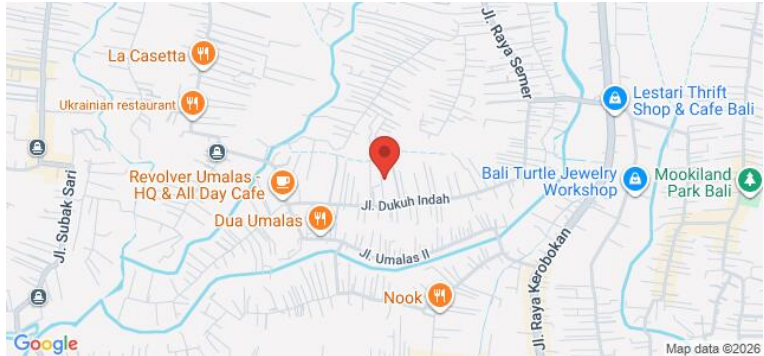
*At first sight, the home boasts a monolithic, intriguing façade. Step inside, however, and you're greeted by a warm minimalism that feels mysterious yet surprisingly cozy. The design seamlessly merges with its lush surroundings, creating an effortless flow between indoor and outdoor living. Ideal for families looking to downsize without compromising on taste and finesse, this property is a true haven for the discerning few.*

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## OTHER FEATURES

## NEARBY

### Attractions

Batu Belig Beach  
Batu Bolong Beach  
Berawa Beach  
Canggu Beach  
Echo Beach  
Mai Main Playground  
Nelayan Beach  
Petitenget Beach

### Shopping

KIM SOO  
Limited Edition  
Bali Buda Canggu  
Bali Buda Umalas  
BIASA  
Bintang Supermarket  
Bokashi  
Heveya Organic Latex Mattress & Bedding Specialist  
Soil Food Temple

### Culture

Desa Seni  
Deus Ex Machina  
FINNS  
Liga Tennis  
Nirvana  
Potato Head  
Samadi  
Sanctuary  
Soham Wellness

### Food & Drinks

Amolas Cafe  
BRAUD Cafe  
Desa Kitsune  
Doppio Cafe Pink  
Gusto Gelato  
Indigo  
KONG  
Mauri Italian Contemporary Cuisine  
Okamura Japanese Resto  
Riviera Seafood-Wine Bar  
Sangsaka

### Public Facilities

Canggu Community School  
Caterpillar School  
Montessori School  
Obsidian  
Semer Vet  
Soccer Field  
Soori Dog Grooming

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| OVERVIEW                                     | AMENITIES | OTHERS | NEARBY                  |
|----------------------------------------------|-----------|--------|-------------------------|
| EXCLUSIVE                                    |           |        | BATU BELIG BEACH        |
| OWNERSHIP: FREEHOLD                          |           |        | BATU BOLONG BEACH       |
| STATUS: NEWLY BUILT                          |           |        | BERAWA BEACH            |
| LAND SIZE: 150 sqm / 1.50 are                |           |        | CANGGU BEACH            |
| LIVING SIZE: 129 sqm / 1.29 are              |           |        | ECHO BEACH              |
| LEVEL: 2                                     |           |        | MAI MAIN PLAYGROUND     |
| BED / BATH: 3 / 3.5                          |           |        | NELAYAN BEACH           |
| VIEWS: POOL LANDSCAPE AND BIOPHILIC GREENERY |           |        | PETTENGET BEACH         |
| FURNISHING: FULLY-FURNISHED                  |           |        | KIM SOO                 |
| INCLUDE STAFF: DOES NOT INCLUDE STAFF        |           |        | LIMITED EDITION         |
| PAYMENT TERM: NO                             |           |        | BALI BUDA CANGGU        |
| CERTIFICATION: PBG                           |           |        | BALI BUDA UMALAS        |
| ZONING: MIX ZONED (C-1)                      |           |        | BIASA                   |
|                                              |           |        | BINTANG SUPERMARKET     |
|                                              |           |        | BOKASHI                 |
|                                              |           |        | DESA SENI               |
|                                              |           |        | AMOLAS CAFE             |
|                                              |           |        | CANGGU COMMUNITY SCHOOL |

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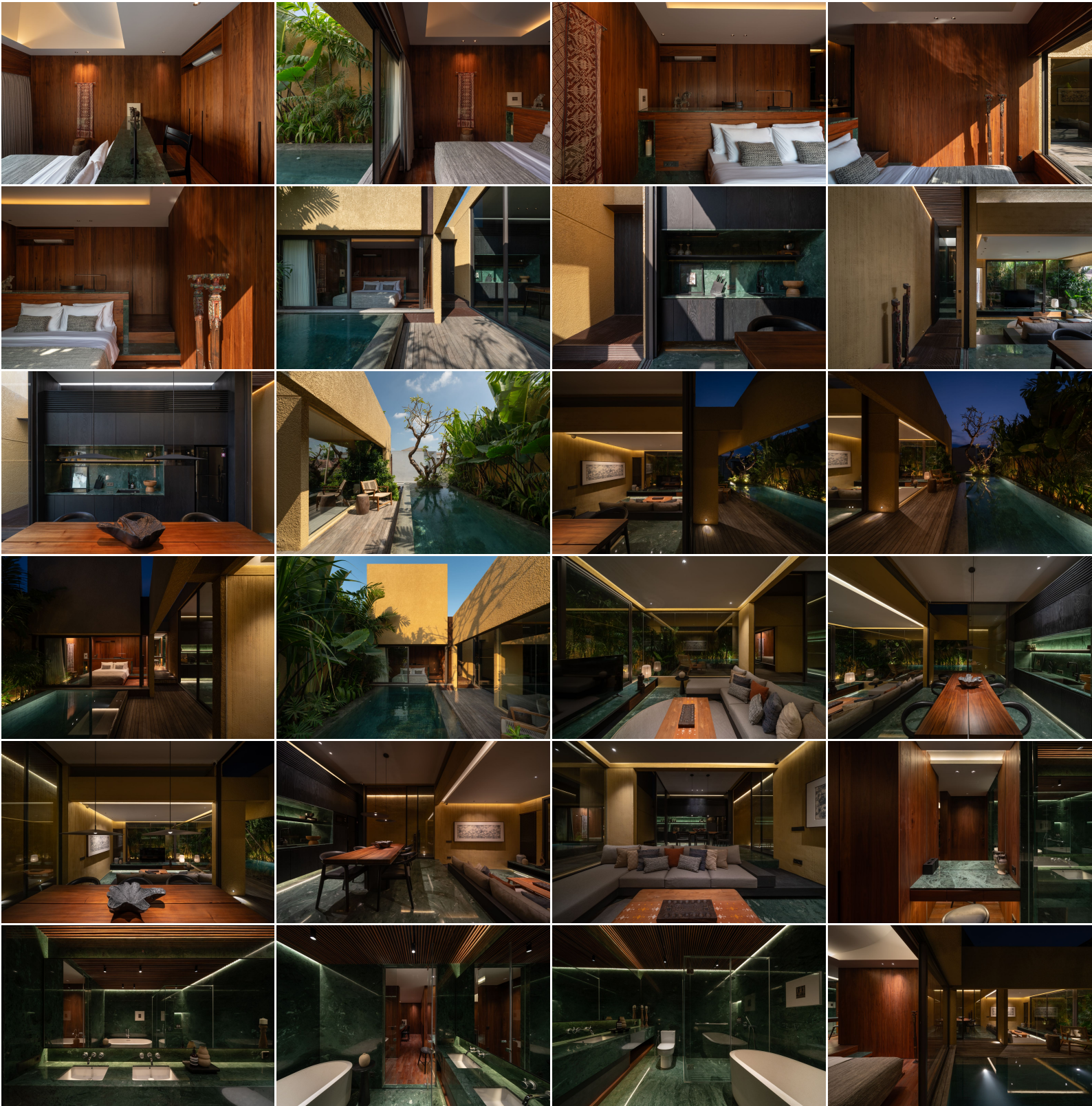
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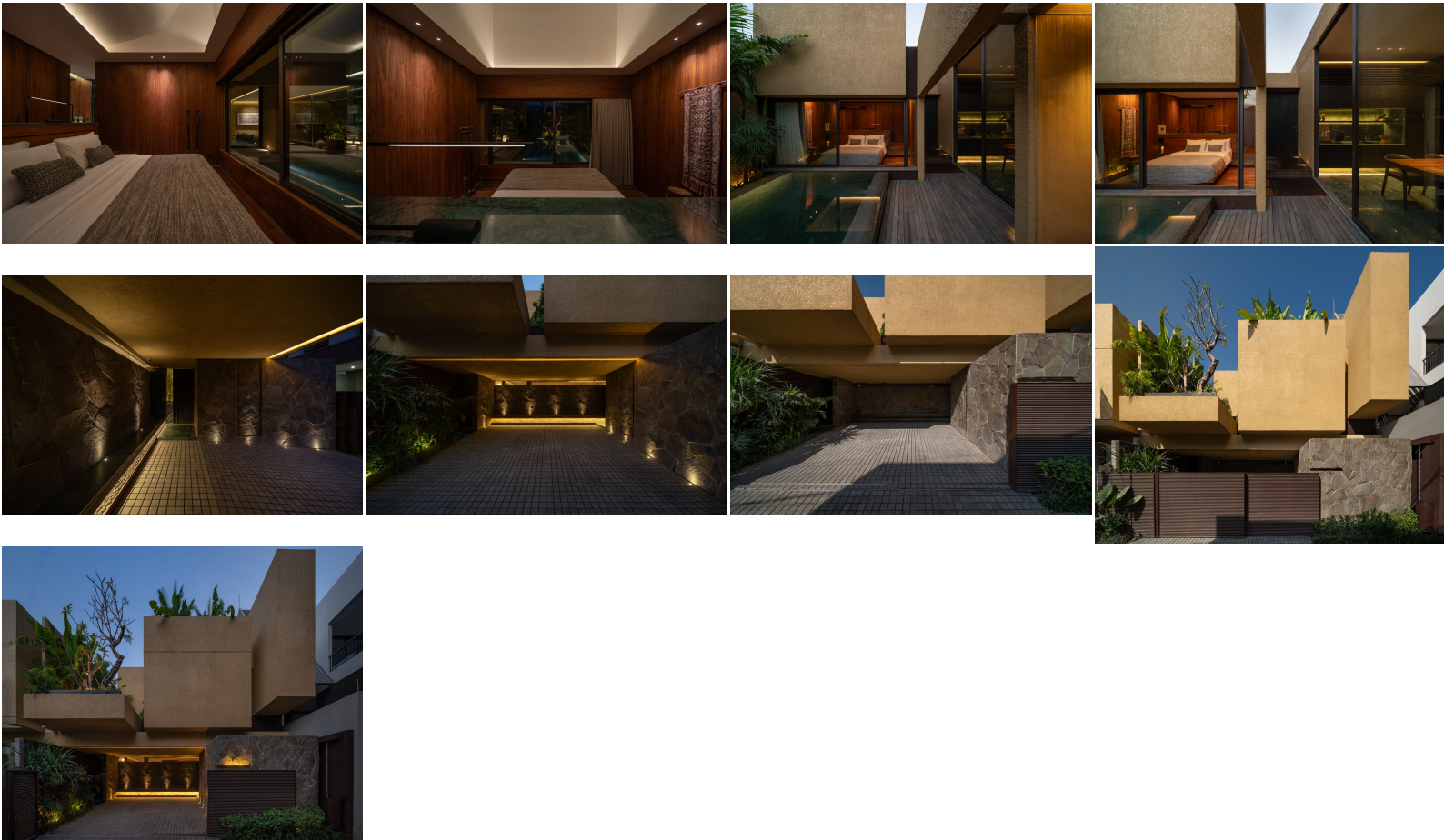
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