

GD&ASSOCIATES

PROPERTIES LISTINGS | TABANAN EXCLUSIVES | SUSTAINABLE RIVERFRONT VILLA



SUSTAINABLE RIVERFRONT VILLA NYANYI, TABANAN

PRICE USD	PRICE IDR	OWNERSHIP
USD 1,250,000	IDR 22,351,000,000	Freehold
BEDS / BATHS	LEVEL	YEAR BUILT
4 / 4.5	1	2024
LAND SIZE +/-	LIVING SIZE +/-	DESIGN
1,145 sqm 11.45 are	474 sqm 4.74 are	
CERTIFICATES	ZONING	VIEWS
PBG SHM	Residential	Jungle River Garden Pool

Introducing the Sustainable Riverfront Villa, an exceptional villa that presents a wonderful investment opportunity. In the evolving world of hospitality, less is not just more—it's transformative. This property is perfect for those seeking to develop a serene and upscale wooden micro-resort. This property spans 1,145 square meters and features a unique triangle-shaped, contoured slope. With a professional design, the land's potential can be fully realized. Located just a short 5-minute scooter ride away, residents can easily access the renowned black sandy beach of Nyanyi.

Boasts 474.72 sqm of 4 bedrooms, 4 bathrooms, each room is a fully private 1 bedroom suite. In addition, the site's topography gives us additional considerations to create a unique project while giving every bedroom the ultimate privacy. Additional communal space, living room, kitchen, dining table, a guest toilet, private parking space with maid's room, swimming pool, and laundry room.

Designed by Bada Studio, this architecture firm has thoughtfully created a villa that offers breathtaking views of the gardens while prioritizing privacy. By strategically designing the villa's rooms at different elevation levels, they effectively make the most of the landscape's dramatic contours. This innovative stepping and stacking approach not only allows each room to enjoy picturesque views but also ensures that residents can maintain their own personal space. This combination of stunning design and privacy truly highlights the villa's unique and commendable architectural vision.

The project emphasizes the use of local, earthy materials such as grey paras walls, black stained ironwood, ulin shingles, and bamboo. It features solid recycled ironwood beams, with a color palette of dark woods, khaki walls, rattan, and grey stones, highlighting sustainability. A notable architectural feature is the steeply pitched roofs, which effectively disperse rain, enhancing the villa's leakproof quality. This, combined with the tall trees on the site, creates a unique and timeless concept.

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

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OVERVIEW

REGULAR

OWNERSHIP: FREEHOLD

STATUS: NEWLY BUILT

LAND SIZE: 1,145 sqm / 11.45 are

LIVING SIZE: 474 sqm / 4.74 are

LEVEL: 1

BED / BATH: 4 / 4.5

VIEWS: JUNGLE, RIVER, GARDEN, POOL

FURNISHING: FULLY-FURNISHED

INCLUDE STAFF: DOES NOT INCLUDE STAFF

PAYMENT TERM: NO

CERTIFICATION: PBG, SHM

ZONING: RESIDENTIAL

AMENITIES

✓ GARAGE

✓ GARDEN

✓ LAUNDRY ROOM

✓ PRIVATE PARKING

✓ STAFF QUARTERS

✓ SWIMMING POOL

OTHERS

✓ SWIMMING POOL

✓ LAUNDRY ROOM

✓ STAFF QUARTERS

✓ CCTV ROOM & SECURITY POST

✓ GARAGE & PRIVATE PARKING

NEARBY

CEMAGI BEACH

MENGENING BEACH

NYANYI BEACH

PERERENAN BEACH

PIG STONE BEACH

SESEH BEACH

TANAH LOT TEMPLE

JOSHUA DISTRICT

UDARA BALI

FURTHER HOTEL

VETERINARY CLINIC

BOKASHI

ORIGEN MEXICAN RESTAURANT

RED GUNPOWDER

SESEH GENERAL STORE

MUKA CONCEPTS

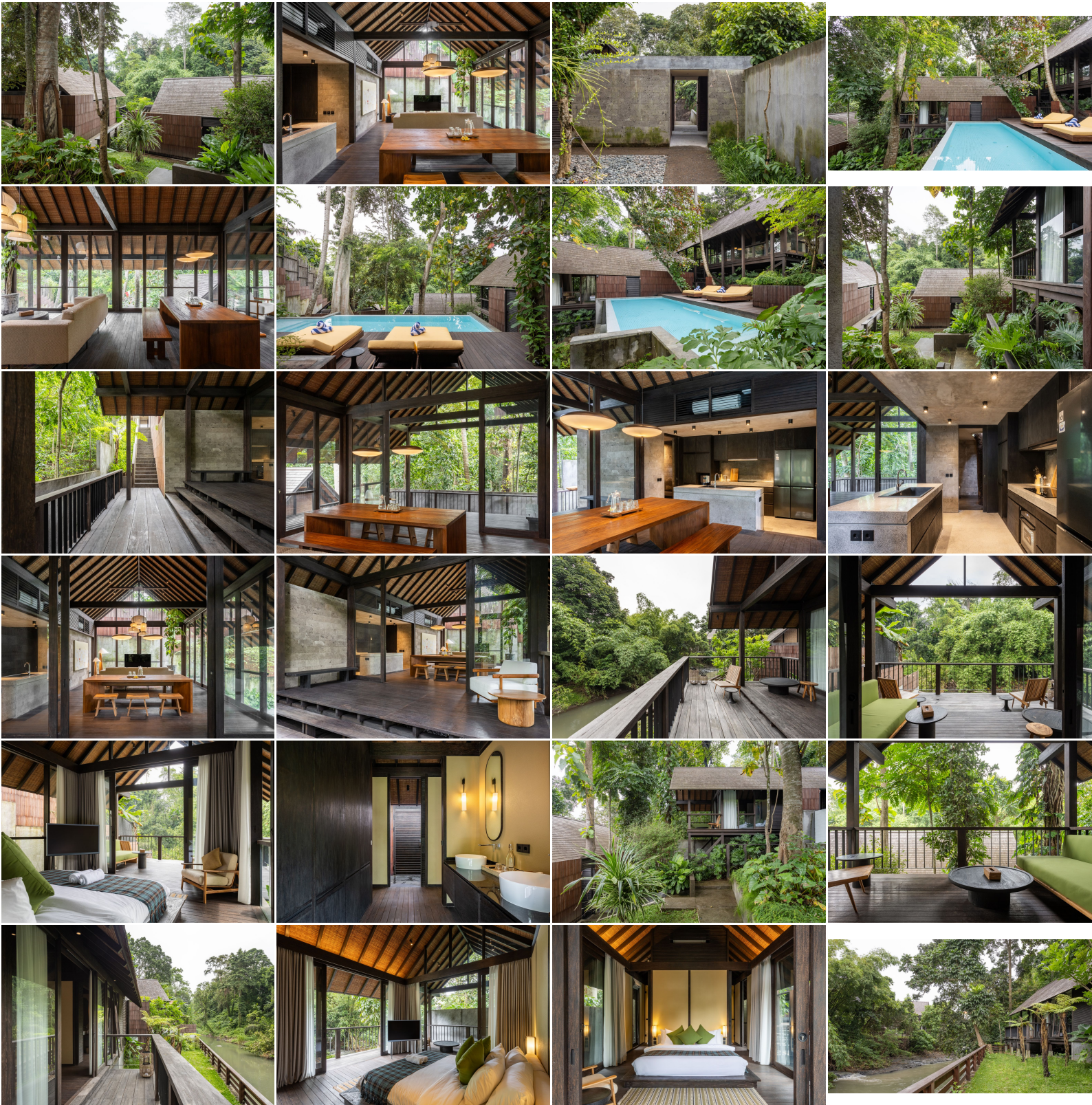
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