

GD&ASSOCIATES

EXCLUSIVE LISTINGS | GIANYAR EXCLUSIVES | TRANQUIL ECLECTIC ESTATE



TRANQUIL ECLECTIC ESTATE

SABA, GIANYAR

PRICE USD	PRICE IDR	OWNERSHIP
USD 3,300,000	IDR 59,318,000,000	Freehold
BEDS / BATHS	LEVEL	YEAR BUILT
14 / 16	2	2017
LAND SIZE +/-	LIVING SIZE +/-	DESIGN
4,750 sqm 47.50 are	1,822 sqm 18.22 are	
CERTIFICATES	ZONING	VIEWS
IMB SHM	Residential Tourism	Ocean Greens Mt. Agung

Set within a gated community, the site is 40 minutes away from the airport and on the coast north of Sanur, along the black beaches of Pantai Saba. It is a stone's throw away from the Bali Riding School and the fashionable surf club Komune with its world-class righthander. Ubud is a mere 30-minute drive away.

Designed by a very talented Singapore architect that has been featured in AD magazine.

Each house has been designed for tropical living. Studies and dens are air-conditioned sanctuaries. Bedrooms are self-contained suites.

Inspired by traditional Balinese village clusters, the design of each house has elements derived from local architecture. Unifying critical features of the group are the undulating pitch roofs using SIRAP or ironwood shingles and screen walls to encourage natural ventilation overhangs to provide shade. The material palette is drawn from stone and marble to colored cement tiles and timbers locally sourced.

All houses are composed to offer sea views to the South East and the Volcano to the North East surrounded by corn fields, banana plantations, and coconut groves.

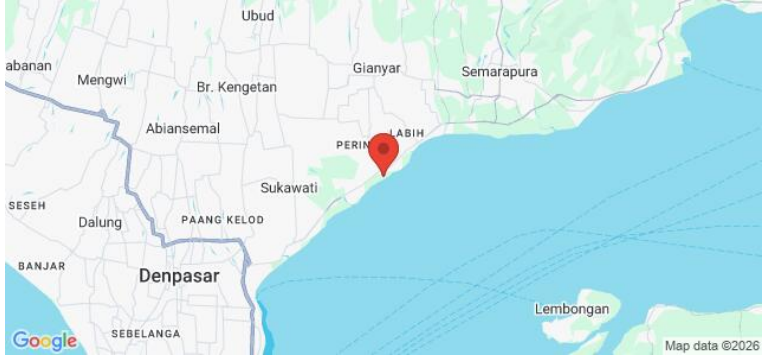
Garage | Garden | Gym | Staff Quarters | Storage Room |
Swimming Pool

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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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OTHER FEATURES

Swimming pool

Private Study/Media Room

Private Massage Room

Private Kitchen

Service & Storage

Private Swimming Pool

Staff Room

Guard Room

Communal Gym

Spacious Yard

Garage

NEARBY

Attractions

Bali Safari

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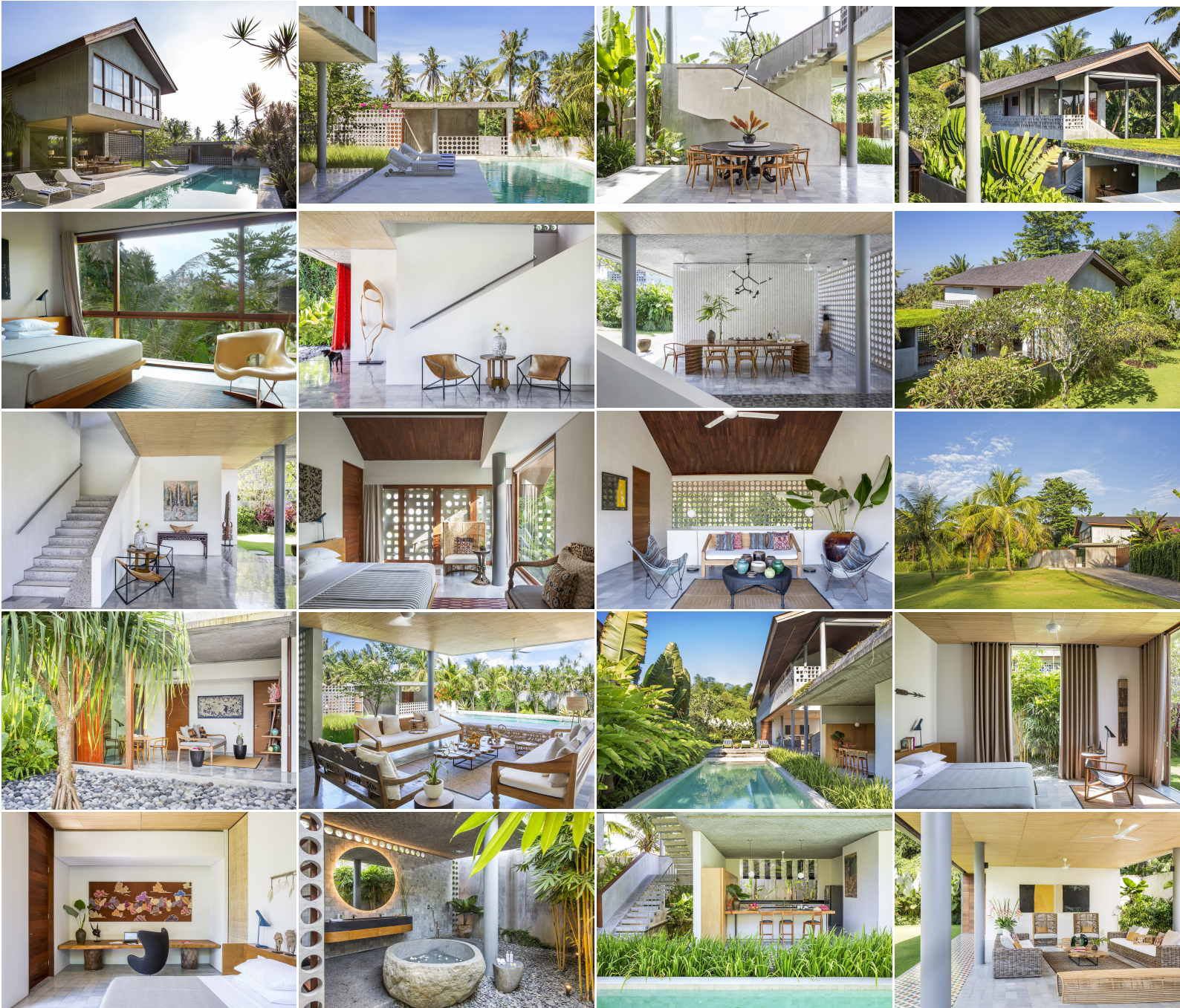
OVERVIEW	AMENITIES	OTHERS	NEARBY
EXCLUSIVE	✓ GARAGE	✓ SWIMMING POOL	BALI SAFARI
OWNERSHIP: FREEHOLD	✓ GARDEN	✓ PRIVATE STUDY/MEDIA ROOM	
STATUS: DECENT	✓ GYM	✓ PRIVATE MASSAGE ROOM	
LAND SIZE: 4,750 sqm / 47.50 are	✓ STAFF QUARTERS	✓ PRIVATE KITCHEN	
LIVING SIZE: 1,822 sqm / 18.22 are	✓ STORAGE ROOM	✓ SERVICE & STORAGE	
LEVEL: 2	✓ SWIMMING POOL	✓ PRIVATE SWIMMING POOL	
BED / BATH: 14 / 16.0		✓ STAFF ROOM	
VIEWS: OCEAN, GREENS, MT. AGUNG		✓ GUARD ROOM	
FURNISHING: SEMI-FURNISHED		✓ COMMUNAL GYM	
INCLUDE STAFF: INCLUDE STAFF		✓ SPACIOUS YARD	
PAYMENT TERM: YES		✓ GARAGE	
CERTIFICATION: IMB, SHM			
ZONING: RESIDENTIAL, TOURISM			

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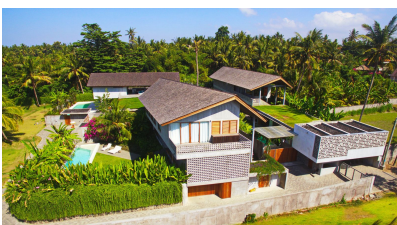
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