

# GD&ASSOCIATES

YEARLY RENTAL | KEROBOKAN EXCLUSIVES | TROPICAL BALI-INSPIRED VILLA



## TROPICAL BALI-INSPIRED VILLA UMALAS, KEROBOKAN

|               |                   |               |
|---------------|-------------------|---------------|
| PRICE USD     | PRICE IDR         | OWNERSHIP     |
| USD 90,000    | IDR 1,493,000,000 | Yearly Rental |
|               |                   |               |
| BEDS / BATHS  | LEVEL             | YEAR BUILT    |
| 3 / 5         | 2                 | 2024          |
|               |                   |               |
| LAND SIZE +/- | LIVING SIZE +/-   | DESIGN        |
| 600 sqm       | 360 sqm           | Scandinavian  |
| 6.00 are      | 3.60 are          |               |
|               |                   |               |
| CERTIFICATES  | ZONING            | VIEWS         |
| Akta          | Residential       | Ricefield     |
| PBG/SLF       |                   | Pool          |
|               |                   | Garden        |

*\* Rented - Available September 2026*

*Discover your ideal living space in this fully furnished 3-bedroom villa, boasting breathtaking views of lush rice fields. Perfectly situated on a tranquil road in Umalas, this stunning property offers peace and privacy while remaining close to local amenities.*

*Embracing the curve and rustic charm intertwined with the new aesthetics of tropical Bali-inspired interiors, this stunning property is available for yearly rental, with a minimum lease of 12 months. Electricity costs are not included. The villa is a non-smoking environment, and pets are not allowed.*

*The villa is situated on 600 sqm of land and has a building size of 360 sqm, which includes a garage and additional spaces. It comprises three spacious bedrooms, each with an elegant ensuite bathroom and walk-in wardrobes that provide ample storage. Five toilets are available for convenience.*

*The property features a grand enclosed living room, ideal for entertaining guests and hosting family gatherings. The kitchen is fully equipped and prepared for all culinary endeavors, complemented by a dedicated workspace to enhance productivity. The expansive outdoor space includes a garden, perfect for relaxation and outdoor activities. A generous 10x4 meter private pool is also suitable for a refreshing swim.*

*The villa also includes an equipped laundry room to cater to all laundry needs and a designated service area for staff, ensuring that all requirements are efficiently met. Furthermore, the property offers private garage space that accommodates up to two vehicles, a modern water filtration system that enhances the living experience, and air conditioning installed in all rooms.*

*The allure of curved walls, gracefully arched windows, and smooth, flowing benchtops create a modern yet inviting atmosphere that elevates any living space. These soft lines not only enhance the home's visual appeal but also contribute to a calming environment, which has been scientifically proven to reduce stress and promote relaxation when the user is inside the house.*

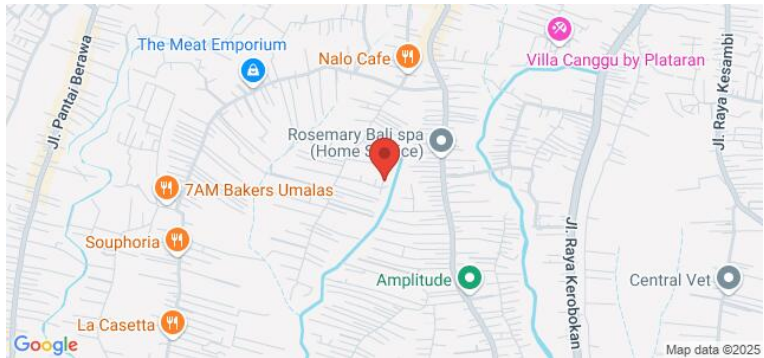
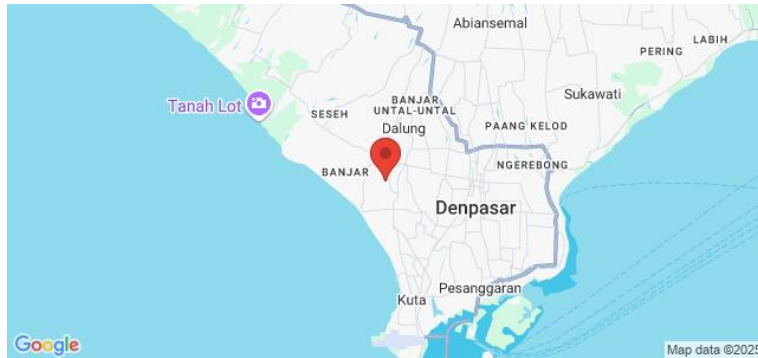
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*Garage | Garden | Home Office | Laundry Room | Swimming Pool*



## OVERVIEW

RENT

STATUS: GOOD CONDITION

DESIGN: SCANDINAVIAN

LAND SIZE: 600 sqm / 6.00 are

LIVING SIZE: 360 sqm / 3.60 are

LEVEL: 2

BED / BATH: 3 / 5.0

VIEWS: RICEFIELD, POOL, GARDEN

FURNISHING: FULLY-FURNISHED

INCLUDE STAFF: YES

PAYMENT TERM: NO

CERTIFICATION: AKTA, PBG/SLF

ZONING: RESIDENTIAL

## AMENITIES

✓ GARAGE

✓ GARDEN

✓ HOME OFFICE

✓ LAUNDRY ROOM

✓ SWIMMING POOL

## OTHERS

✓ 10 X 4 METER PRIVATE POOL

✓ LAUNDRY ROOM

✓ ENCLOSED LIVING ROOM

✓ HOME OFFICE

✓ GARDEN

✓ FULLY EQUIPPED KITCHEN

✓ PRIVATE GARAGE SPACE 2 CARS

## NEARBY

BATU BELIG BEACH

ECHO BEACH

BERAWA BEACH

CANGGU BEACH

MAI MAIN PLAYGROUND

PERERENAN BEACH

PETTITENGET BEACH

TIMES BEACH WARUNG

MAURI ITALIAN CONTEMPORARY CUISINE

BOKASHI

BRAUD CAFE

DESA KITSUNE

DOPPIO CAFE PINK

GUSTO GELATO

INDIGO

BALI EQUESTRIAN

MUKA CONCEPTS

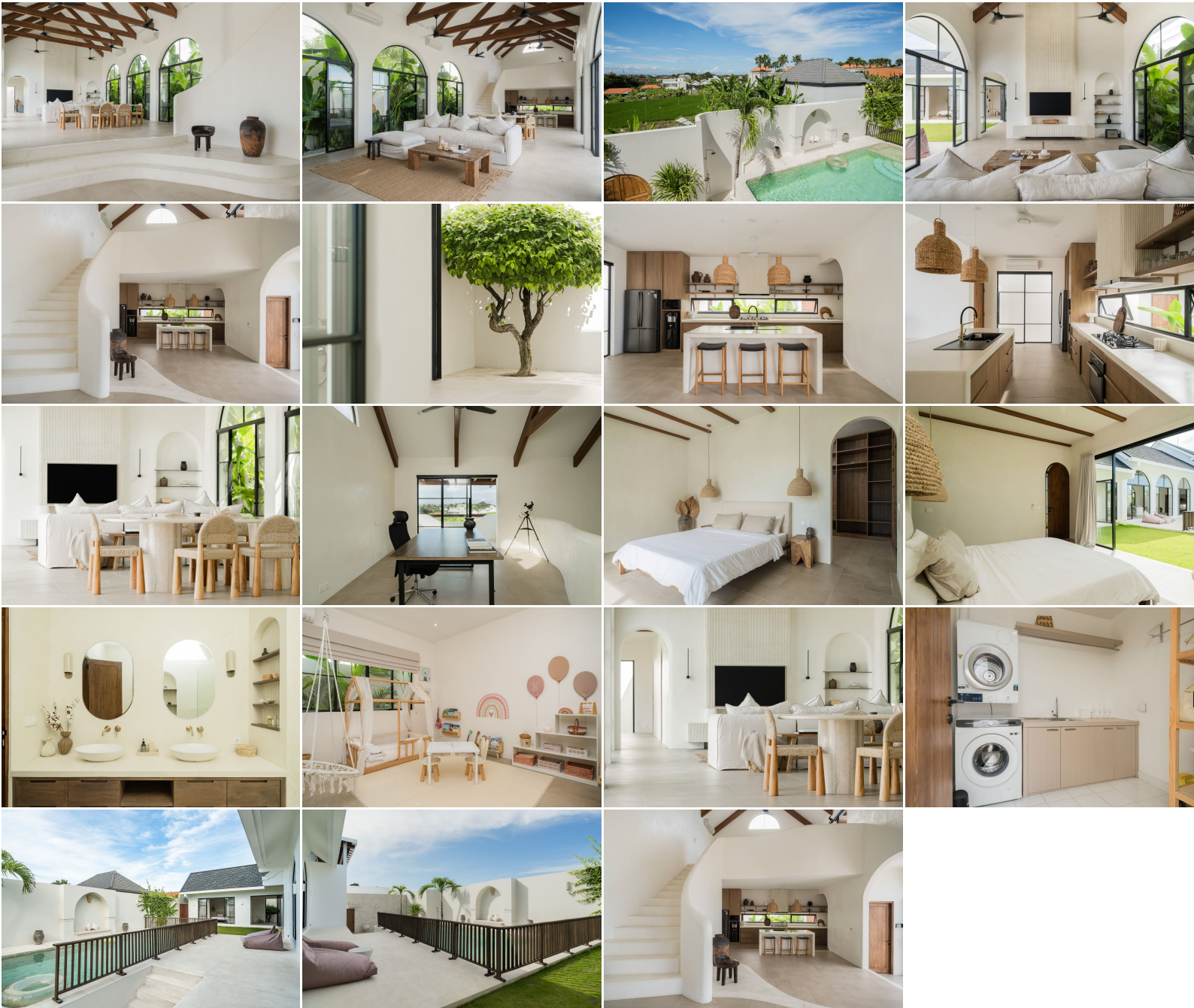
CANGGU COMMUNITY SCHOOL

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