

# GD&ASSOCIATES

PROPERTIES LISTINGS | SEMINYAK EXCLUSIVES | TROPICAL CHARM BALINESE VILLA



## TROPICAL CHARM BALINESE VILLA PETITENGET, SEMINYAK

|               |                    |           |          |
|---------------|--------------------|-----------|----------|
| PRICE USD     | PRICE IDR          | OWNERSHIP | PERIOD   |
| USD 1,715,870 | IDR 27,900,000,000 | Leasehold | 32 years |

|              |       |            |
|--------------|-------|------------|
| BEDS / BATHS | LEVEL | YEAR BUILT |
| 4 / 5        | 2     | 2023       |

|                                      |                                        |                  |
|--------------------------------------|----------------------------------------|------------------|
| LAND SIZE +/-<br>900 sqm<br>9.00 are | LIVING SIZE +/-<br>600 sqm<br>6.00 are | DESIGN<br>Modern |
|--------------------------------------|----------------------------------------|------------------|

|                                 |                   |                         |
|---------------------------------|-------------------|-------------------------|
| CERTIFICATES<br>Akta<br>PBG/SLF | ZONING<br>Tourism | VIEWS<br>Pool<br>Garden |
|---------------------------------|-------------------|-------------------------|

Discover the vibrant charm of Petitenget with this stunning villa, perfectly positioned just a leisurely walk away from the famous Rayjin restaurant and the timeless elegance of Kanvaz Hotel. You're instantly immersed in the lively atmosphere as you step out from the relaxed alleyway! For families seeking convenience, a quick motorbike or car ride gets you to all your daily needs, with Pepito supermarket only a thrilling four-minute drive or a breezy 900 meters away. Experience the best of Bali living in this prime location that has it all!

This property covers 900 sqm, with 600 sqm dedicated to the villa's living space. The villa has four ensuite bedrooms: two with king-sized beds and two that can be arranged as twin or king beds. It can accommodate up to 8 adults and 4 children. All four bedrooms are ultra-spacious, breezy, and filled with natural light, ranging from 24 square meters to 43 square metres. One is on ground level, with the remaining three upstairs.

Upon entering, you'll find an open-air living area that connects you with nature. The air-conditioned kitchen and dining area sit next to the media room. The design blends traditional Balinese elements with modern comforts, allowing ample natural light. The indoor enclosed-living areas include a fully-functioning kitchen with a fridge, microwave, coffee machine, oven, blender, toaster, gas stove, and electric kettle. There's also a rectangular dining table for 10 pax, another hall with a comfy sofa, Smart TV, and BOSE sound system for entertainment to gather, the villa has air conditioning and ceiling fans throughout, ensuring a comfortable living.

Outside, the poolside deck has lounge chairs, and the alfresco living area includes ceiling fans. The garden area is perfect for yoga sessions, the swimming pool is chlorinated and measures 50 x 13 x 4.5 feet, making this villa a great holiday home to unwind with a soothing massage in the comfort of your own room or under large parasols outdoors. Sprawling indoor and outdoor spaces are ideal for a relaxing hour of yoga.

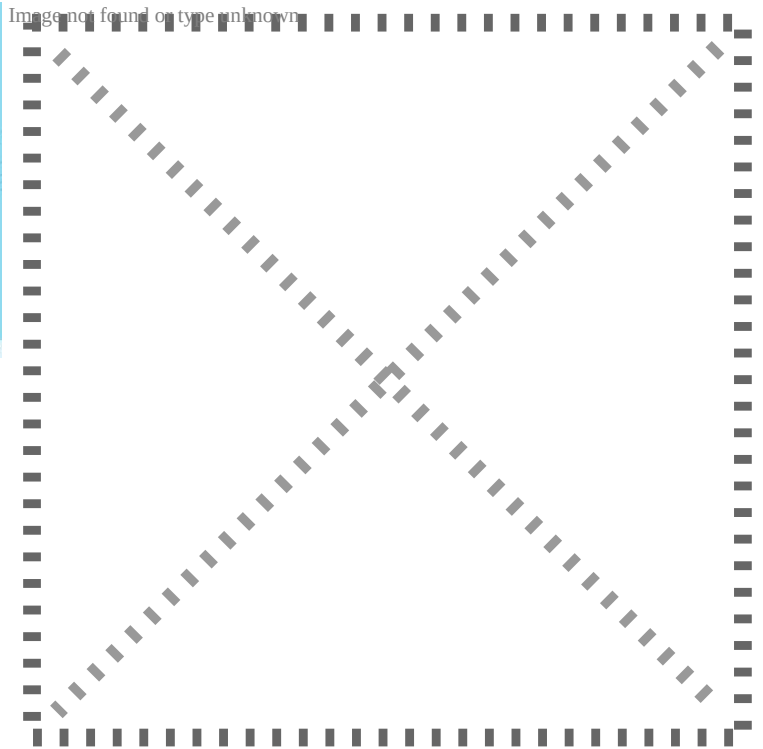
Garden | Private Parking | Swimming Pool

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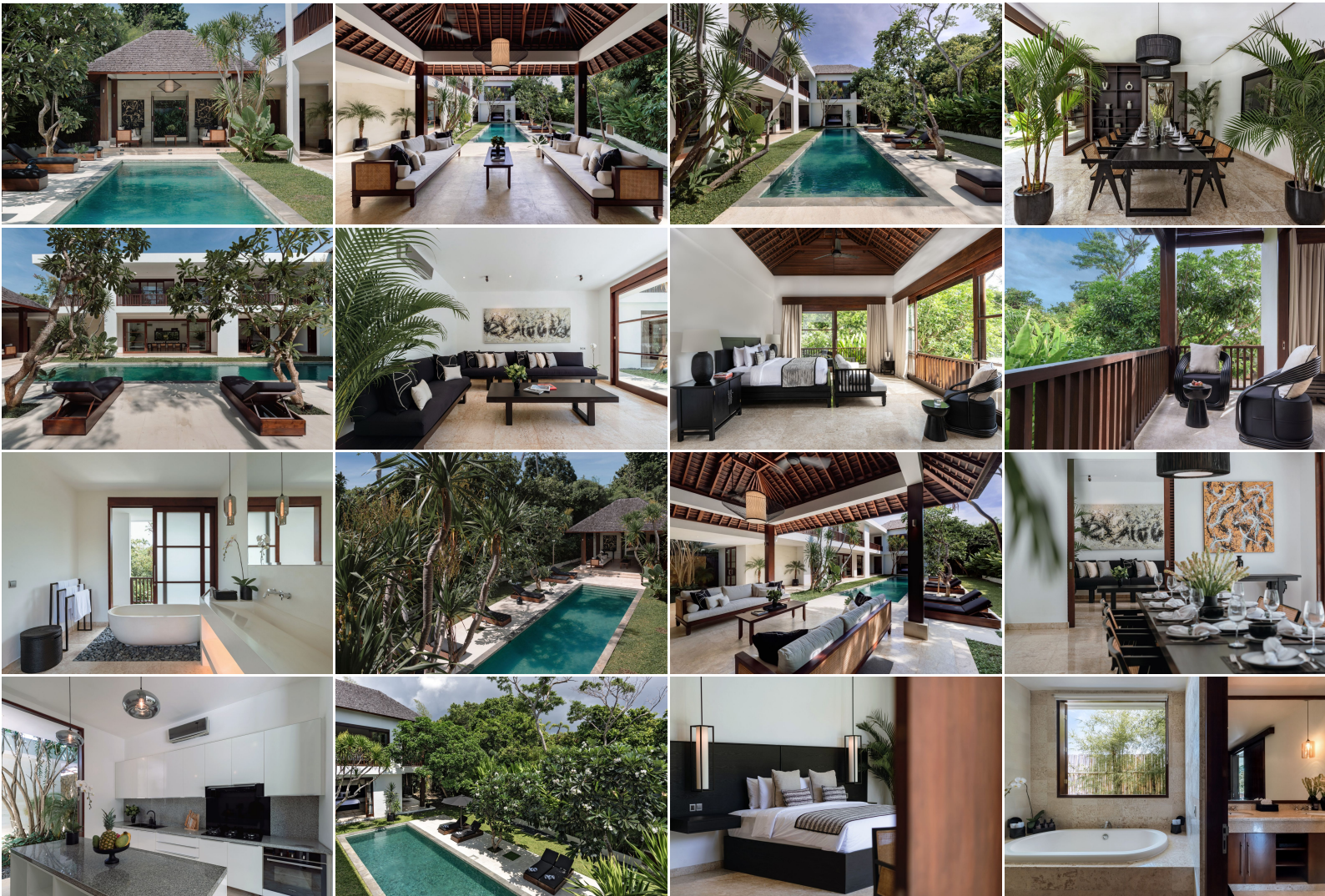
| OVERVIEW                        | AMENITIES         | OTHERS            | NEARBY                        |
|---------------------------------|-------------------|-------------------|-------------------------------|
| REGULAR                         | ✓ GARDEN          | ✓ PRIVATE PARKING | BATU BELIG BEACH              |
| OWNERSHIP: LEASEHOLD            | ✓ PRIVATE PARKING | ✓ GARDEN          | BATU BOLONG BEACH             |
| STATUS: GOOD CONDITION          | ✓ SWIMMING POOL   | ✓ SWIMMING POOL   | BERAWA BEACH                  |
| DESIGN: MODERN                  |                   |                   | CANGGU BEACH                  |
| LAND SIZE: 900 sqm / 9.00 are   |                   |                   | NELAYAN BEACH                 |
| LIVING SIZE: 600 sqm / 6.00 are |                   |                   | PETTITENGET BEACH             |
| LEVEL: 2                        |                   |                   | BALI EQUESTRIAN               |
| BED / BATH: 4 / 5.0             |                   |                   | DESA SENI                     |
| VIEWS: POOL, GARDEN             |                   |                   | FINNS                         |
| FURNISHING: FULLY-FURNISHED     |                   |                   | LIGA TENNIS                   |
| INCLUDE STAFF: NO               |                   |                   | NIRVANA                       |
| PAYMENT TERM: NO                |                   |                   | POTATO HEAD                   |
| CERTIFICATION: AKTA, PBG/SLF    |                   |                   | SANCTUARY                     |
| ZONING: TOURISM                 |                   |                   | SOHAM WELLNESS                |
|                                 |                   |                   | AMOLAS CAFE                   |
|                                 |                   |                   | AUSTRALIAN INDEPENDENT SCHOOL |
|                                 |                   |                   | BALI BUDA UMALAS              |

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