

GD&ASSOCIATES

PROPERTIES LISTINGS | KEROBOKAN EXCLUSIVES | TROPICAL MODERN HOME



TROPICAL MODERN HOME

UMALAS, KEROBOKAN

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 1,599,000	IDR 28,551,000,000	Leasehold	28 years

BEDS / BATHS	LEVEL	YEAR BUILT
6 / 6	2	2026

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
600 sqm 6.00 are	750 sqm 7.50 are	

CERTIFICATES	ZONING	VIEWS
Certificate Copy Notarial Deed	Mix Zoned (C-1)	Pool Garden

* 2 units available

* Key handover August 2026

Nestled in the heart of Umalas, this extraordinary 6-bedroom tropical modern villa offers the perfect balance of convenience, exclusivity, and serene luxury. Set within a private 24/7 gated community, surrounded by only luxury villas within the compound called Dharma Residence.

The villa's prime location provides easy access to top international schools, vibrant dining spots, and trendy shops. It is also just minutes from the iconic Berawa and Batu Bolong beaches. With underground electricity and fiber optics, the property ensures modern living without compromising its lush surroundings.

Designed by the renowned Biombo Architect, this exceptional villa showcases a seamless fusion of modern design and natural elements. Phase 2 follows the success of its award-winning predecessor in Berawa, bringing a new level of elegance and innovation. Constructed with high-end materials and exceptional craftsmanship, every corner of the home has been thoughtfully planned to maximize natural light, space, and ventilation. Expansive windows and open-plan spaces invite the beauty of Bali's indoor landscapes, creating an immersive living experience.

The villa's interior is a seamless fusion of elegance and comfort. Each private suite is a tranquil retreat with spacious ensuite bathrooms, walk-in closets, and sweeping garden views. One bedroom is fully dedicated to children or teenagers. Designed for ultimate privacy and relaxation, the layout encourages a peaceful and restful environment for all who enter. Open living areas flow effortlessly into the outdoor spaces, where a chic breakfast bar invites casual dining, and the outdoor dining area offers stunning views for memorable moments with family and friends. The lush gardens surrounding the villa add a natural touch, enhancing the feeling of serenity and privacy throughout. In addition to its luxurious living spaces, the property includes a well-equipped staff area featuring a dedicated room for staff. The property accommodates more than three cars with double access and ample parking.

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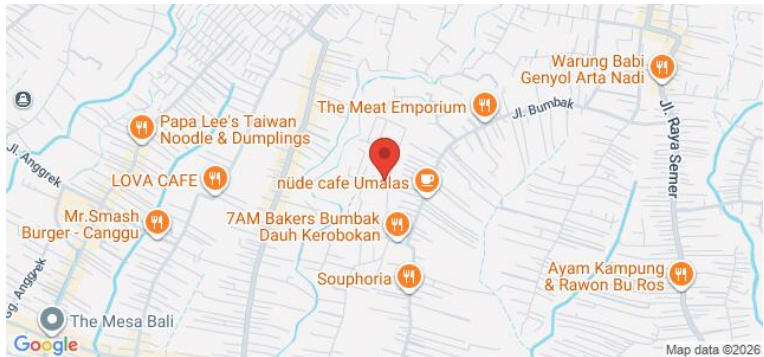
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GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak,
Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.

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The 6-bedroom villa is built on a plot of 600 m2 and has a living space of 750 m2.

Disclaimer: All renderings, site plans, simulated views, floor plans, drawings, and other information depicted on this website are illustrative only and are provided to assist the purchaser in visualizing the Project. They may not be accurately depicted and may be changed at any time.

Garden | Gym | Private Parking | Staff Quarters | Storage Room | Swimming Pool



OVERVIEW

REGULAR

OWNERSHIP: LEASEHOLD

STATUS: NEWLY BUILT

LAND SIZE: 600 sqm / 6.00 are

LIVING SIZE: 750 sqm / 7.50 are

LEVEL: 2

BED / BATH: 6 / 6.0

VIEWS: POOL, GARDEN

FURNISHING: FULLY-FURNISHED

PAYMENT TERM: NO

CERTIFICATION: CERTIFICATE COPY, NOTARIAL DEED

ZONING: MIX ZONED (C-1)

AMENITIES

✓ GARDEN

✓ GYM

✓ PRIVATE PARKING

✓ STAFF QUARTERS

✓ STORAGE ROOM

✓ SWIMMING POOL

OTHERS

✓ 55 M2 SWIMMING POOL

✓ GYM & SPA

✓ PRIVATE 24/7 GATED COMMUNITY

✓ WALK-IN CLOSETS

✓ OPEN LIVING AREAS

✓ OUTDOOR DINING AREA

✓ PRIVATE PARKING

NEARBY

BATU BELIG BEACH

MAI MAIN PLAYGROUND

PERERENAN BEACH

PETTENGET BEACH

SESEH BEACH

SANCTUARY

BALI EQUESTRIAN

DESA SENI

DEUS EX MACHINA

FINNS

LIGA TENNIS

POTATO HEAD

SAMADI

SOHAM WELLNESS

UDARA BALI

KANVAZ PATISserie

CATERPILLAR SCHOOL

MUKA CONCEPTS

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