

GD&ASSOCIATES

EXCLUSIVE LISTINGS | UBUD EXCLUSIVES | UNDERSTATED ZEN ELEGANCE



UNDERSTATED ZEN ELEGANCE

MAS, UBUD

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 1,350,000	IDR 24,037,000,000	Leasehold	28 years

BEDS / BATHS	LEVEL	YEAR BUILT
3 / 4.5	1	2022

LAND SIZE +/-	LIVING SIZE +/-	DESIGN
1,970 sqm	460 sqm	
19.70 are	4.60 are	

CERTIFICATES	ZONING	VIEWS
Certificate Copy	Residential	Garden and Pool
IMB		
Notarial Deed		

'More Space, Live Peacefully'

This noteworthy property built in 2022 is situated in one of Ubud's most sought-after neighborhoods, Nyuh Kuning. Within walking distance are the monkey forest, resorts, eateries, shops, & entertainment venues. Green School is a mere 20-minute drive.

Tan Tik Lam Architect is renowned for producing intimate, human-scale architecture that is functionally driven, contemplative, harmonious, and interactive. The firm's approach is to design spaces that directly interact with and support the needs of their owners, forgoing non-functional ornamentation. As a result, the designs exude a profound simplicity and elegance.

The property comprises of two buildings, each equipped with ducted air conditioning and a fire sprinkler system installed above the ceiling. The buildings are interconnected and consist of three ensuite bedrooms, a guest bathroom, an office space, and an enclosed Yoga Shala with attached bathrooms. Additional facilities include a maids quarter with a bedroom, bathroom, a common room, and storage space, along with a separate storage and laundry room. The property also offers ample parking space, with a two-car garage and private parking for up to three other vehicles.

Sustainability features in the property are a 4.5 kW solar panel, rainwater harvesting via two 4,000-liter tanks, wastewater treatment facility, and numerous recharge wells. The collected rainwater is treated and used for clean water, while greywater is treated and used for irrigation. Clean water is stored underground in a 4,000-liter tank. These features ensure a comfortable living environment while promoting eco-friendliness.

If you are looking for a villa that offers a solid build with a serene environment, you might go for this understated zen elegance.

Sustainability Features

Environmentally Sustainable Design (ESD) consultant.
4.5 kW solar panel with net metering (excess electricity sold to the PLN grid automatically).

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Rainwater harvesting with 2 X 4,000 liter ground tanks. Rainwater is treated and used for clean water.
Waste water treatment facility where grey water is used for landscape irrigation. There is a separate 4,000 liter tank for irrigation.
Clean water storage is provided underground in another 4,000 liter tank.
Numerous recharge wells throughout the property.

MEP Features

Clean water source from a 60 meter deep well.
Grundfos brand for all water pumps (submersible, transfer, irrigation, and distribution pumps).
Overhead clean water plumbing system (water is pumped to the clean water pipes above the ceiling for a more stable pressure distribution and easier maintenance).
Ducted air conditioning system in the main house (Daikin, mostly inverter type) which provides cleaner aesthetics and superior cooling quality.
Total electricity power: 23,000 VA.
Honda 5.0 kW electric generator powered by gasoline.
All LED lighting for indoor and outdoor.
Fire sprinkler system above the ceiling of the main house and studio.

Interior Features

Fully enclosed kitchen, dining, living, study and yoga/meditation areas.
High floor to ceiling of 3.4 meters in the primary living areas of the main house.
Soundproof NEXSTA aluminium sliding doors in the main house.
Neolith (Spain) kitchen and bathroom countertops.
Lamitak wooden finishing on all built-in furniture (kitchen/wardrobe/bathroom cabinets, book shelf, and study table).

**Garage | Garden | Gym | Home Office | Laundry Room |
Private Parking | Staff Quarters | Storage Room | Swimming
Pool**



OTHER FEATURES

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NEARBY

Attractions

.....

Monkey Forest

Culture

.....

*Titi Batu
Yoga Barn*

Shopping

.....

Kevala Home

OVERVIEW

EXCLUSIVE

OWNERSHIP: LEASEHOLD

STATUS: EXCELLENT

LAND SIZE: 1,970 sqm / 19.70 are

LIVING SIZE: 460 sqm / 4.60 are

LEVEL: 1

BED / BATH: 3 / 4.5

VIEWS: GARDEN AND POOL

FURNISHING: SEMI-FURNISHED

PAYMENT TERM: NO

CERTIFICATION: CERTIFICATE COPY, IMB, NOTARIAL
DEED

ZONING: RESIDENTIAL

AMENITIES

✓ GARAGE

✓ GARDEN

✓ GYM

✓ HOME OFFICE

✓ LAUNDRY ROOM

✓ PRIVATE PARKING

✓ STAFF QUARTERS

✓ STORAGE ROOM

✓ SWIMMING POOL

OTHERS

NEARBY

MONKEY FOREST

TITI BATU

YOGA BARN

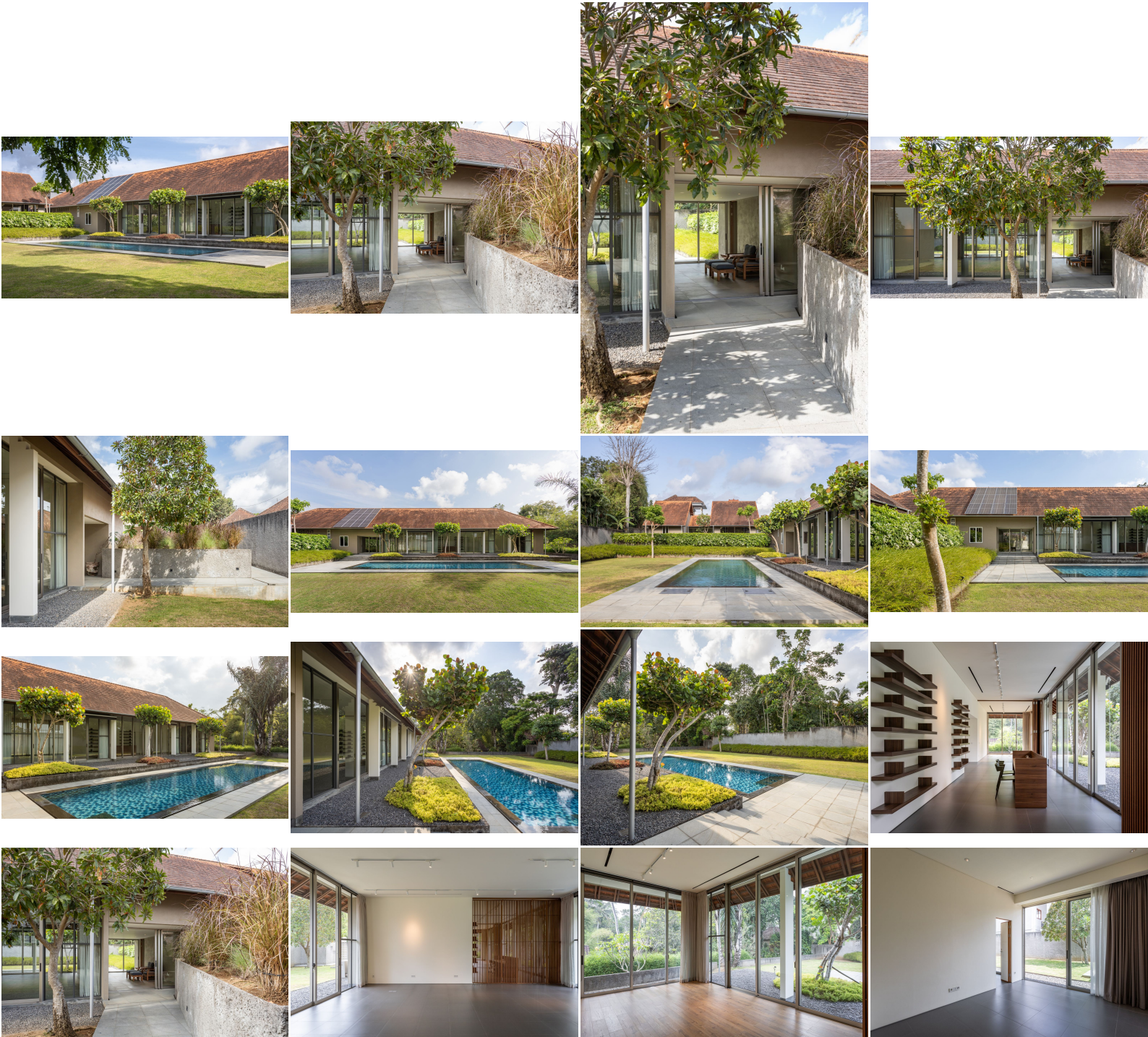
KEVALA HOME

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