

ARANAYA

RESIDENCE

Luxury Property in Umalas, Bali

PROPERTY AT A GLANCE

Aranaya Residence— *Umalas, Bali*

7	9	1800	750	2050+	\$2.7M
BEDROOMS	BATHROOMS	SQM LAND SIZE	SQM BUILT AREA	LEASEHOLD	ASKING PRICE

- Double Layered Infinity Pool
- 2 Fully Equipped Kitchens + Bar
- Riverfront Tropical Garden
- Staff Quarters + Private Parking
- Rooftop Canopy Terrace
- Leasehold Extension Available

The Property | Aranaya

WELCOME TO ARANAYA

Where Timeless *Elegance Meets* Tropical Paradise

Aranaya Residence is an extraordinary mix of Indochina and colonial-style estate that seamlessly blends classic European architecture with authentic Balinese craftsmanship. Every detail has been meticulously curated to create a sanctuary of refined luxury, from the hand carved teak woodwork to the bespoke furnishings sourced from around the world.



ARCHITECTURAL MARVEL

A Grand Hall *Like No Other*

The residence showcases a stunning double-height grand hall with an ornate wrought iron chandelier, soaring ceilings adorned with traditional Indochina decors, and elegant balustrades that frame breathtaking views of the tropical gardens.

Black lacquered woodwork contrasts dramatically with pristine white walls and luxurious Asian interior design, creating a sophisticated monochromatic palette that defines the estate's distinctive character.

SIGNATURE SPACE

Black Lacquer & *Pristine White*

Monochromatic sophistication at its peak. Black lacquered woodwork contrasts dramatically with white walls and hand laid mosaic floors, creating the estate's defining aesthetic.

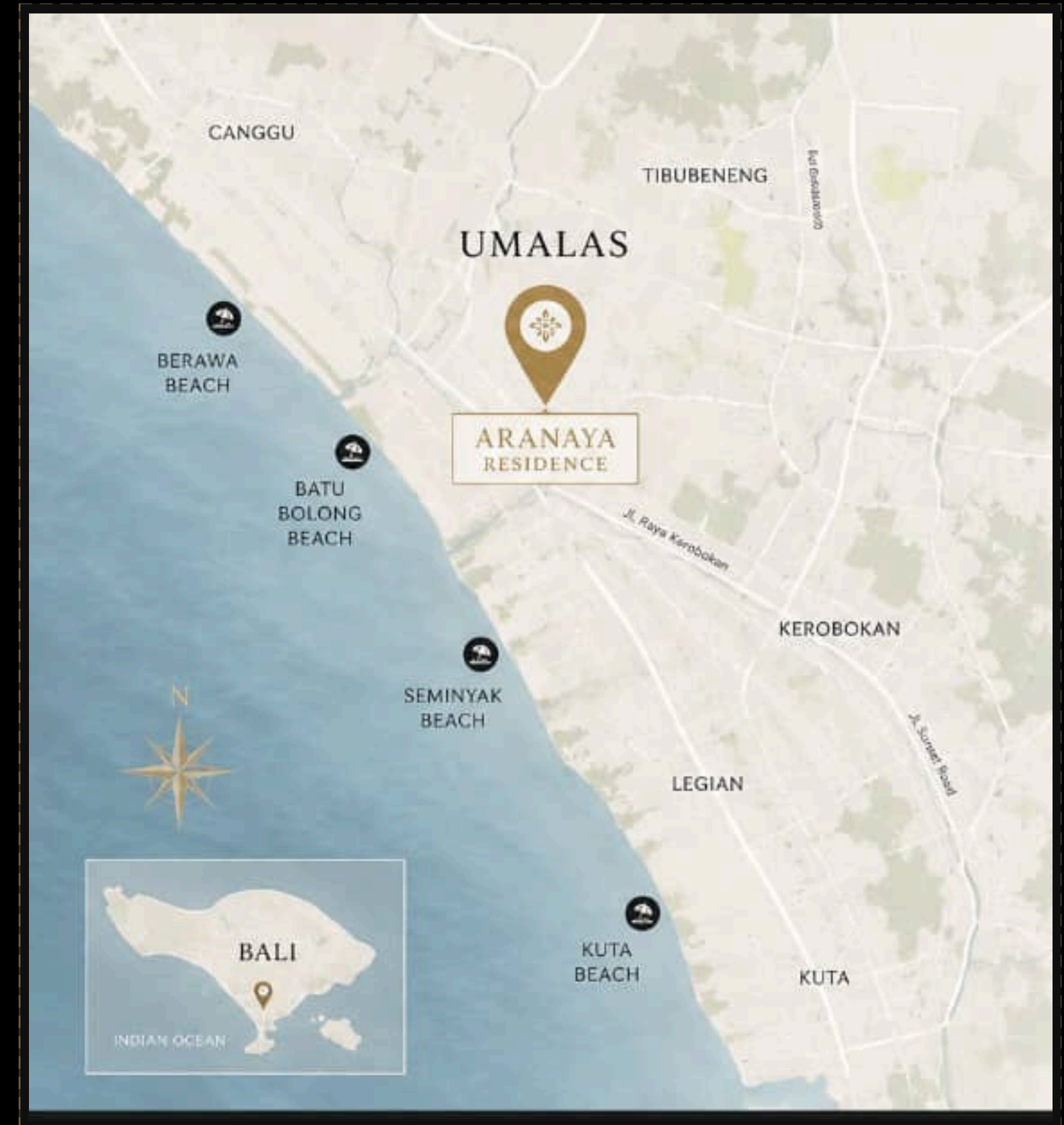
LOCATION

Umalas, Bali

The Ideal Address

Situated in one of Bali's most desired locations, Aranaya Residence offers complete privacy while remaining just minutes from world class dining, exclusive beach clubs, 3 international schools and plenty of renowned cultural attractions.

- World-class dining & exclusive beach clubs
- 3 international schools within minutes
- Renowned cultural attractions nearby
- Complete privacy within lush tropical setting
- Direct river access at property boundary



750 SQM OF REFINED SPACE

Every Room *Thoughtfully Designed*

- 7 Bedrooms
- 9 Bathrooms
- 2 Fully Equipped Kitchens
- Luxurious Lounge & Bar
- Stunning Terraces
- Enchanting Rooftop Canopy
- Double Layered Infinity Pool
- Staff Quarters
- Private Parking Lot
- Riverfront Garden



SIGNATURE AMENITY

A Double Layered *Infinity Pool*

A stunning infinity edge pool overlooking manicured tropical gardens, perfect for morning laps or sunset relaxation.

CULINARY EXCELLENCE

Two Kitchens. *Infinite Possibility.*

A professional-grade kitchen with marble countertops and premium appliances, complemented by a separate catering kitchen ideal for entertaining at scale.

- Marble countertops throughout
- Premium European appliances
- Separate catering kitchen
- Italian style kitchen design





PRACTICAL LUXURY

Fully Self-Sufficient *Infrastructure*

Designed to operate seamlessly, Aranaya includes dedicated staff quarters with private entrance and bathroom, plus a spacious parking lot with direct access to the main residence.



LIVING SPACES

Comfort Meets *Sophistication*

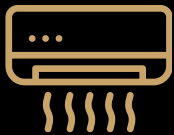
Enclosed Living Room, Lounge and Italian Style Kitchen create unique space for comfort of family and friends gathering or for events. All bedrooms have separate aircon systems and provide a lot of natural light.

- Enclosed living room & lounge
- Italian style kitchen design
- Separate aircon in all 7 bedrooms
- Generous natural light throughout



UNINTERRUPTED COMFORT

Climate Control & *Backup Systems*



Zoned AC

Individual air conditioning units in every bedroom and shared space, giving full climate control zone by zone across the entire estate.



Backup Generator

A full-capacity backup generator ensures uninterrupted power and comfort 24/7, regardless of local grid conditions essential for Bali estates.



Year-Round Living

Every system in Aranaya has been designed for tropical living cool, comfortable, and reliable through Bali's wet and dry seasons alike.

THE GROUNDS

Riverfront *Tropical Garden*

Expansive lavish tropical garden with mature palm trees and direct river access.

Mature Tropical Palm
Private Riverfront Access
Landscaped & Manicured

THE BEDROOMS

Bedrooms | Aranaya





9 LUXURIOUS BATHROOMS

Spa Inspired *Sanctuaries*

Nine bathrooms, each finished with premium materials, fine fixtures, and meticulous attention to detail blending tropical warmth with refined European design sensibility.



OWNERSHIP & INVESTMENT

Why Aranaya Is *A Smart Investment*

2050

Leasehold Until

A long leasehold to September 2050 provides decades of security and ownership confidence for buyers.

Extend

Extension Available

The leasehold is extendable for a fraction of the price making this a compelling long-term asset with flexibility built in.

Umalas

Prime Bali Location

One of Bali's most sought-after residential and investment neighbourhoods consistently strong demand from international buyers.

ASKING PRICE

\$2,700,000

USD · Leasehold to September 2050 · Extension Available

A once in a generation estate in the heart of Bali's most coveted address. Aranaya Residence is offered fully renovated, furnished, and ready for immediate occupation or rental yield.

ARANAYA

R E S I D E N C E



UMALAS · BALI · INDONESIA