



54514 – Tropical Eco-Resort Master-Planned Community in Denpasar, Bali

Description

? **Location:** Citraland Denpasar Area, Jl. Mahendradatta, Denpasar, Badung/Denpasar Corridor, Bali (Within 5 km of RS Surya Husada, Taman Rama School, and major commercial hubs)

An expansive **2.5-hectare** master-planned residential development by **Winland Development** (a reputable developer with over 47 years of industry experience). Designed under a **Tropical Eco-Resort Living** concept, Green Forest Residence features an exclusive collection of **104 Landed Houses** and **384 Low-Density Townhouse Units** in the high-growth Jl. Mahendradatta enclave near Citraland Denpasar. Offering resort-grade community amenities—including an on-site waterpark, garden-view fitness center, and tropical jogging tracks—this project serves as a premier primary residence or high-yield rental investment tailored for families, expatriates, young professionals, and digital entrepreneurs.

1. Available Units & Pricing Options

? Landed House Collection

All units are 2-story, featuring river stone foundations, light steel roofs, 60×60 homogeneous tiles, TOTO sanitary ware, 2,200W electricity, and WTP connection.

- **3-Bedroom Type (Building Area: 70 sqm)**
 - **Standard (Land 105 sqm):** IDR 2,870,000,000 (Cash/KPR) | DP 5%: ~IDR 144M | Est. KPR: ~IDR 13.6M/mo (25 Yrs)
 - **Standard (Land 120 sqm):** IDR 3,230,000,000 (Cash/KPR) | DP 5%: ~IDR 162M | Est. KPR: ~IDR 15.3M/mo (25 Yrs)
 - **Standard (Land 128 sqm):** IDR 3,422,000,000 (Cash/KPR)
 - **Hook Corner Plot (Land 149 sqm):** IDR 3,902,000,000 (Cash/KPR)
 - **Sudut Corner Plot (Land 163 sqm):** IDR 4,141,000,000 (Cash/KPR)
- **4-Bedroom Type (Building Area: 100 sqm)**
 - **Standard (Land 102 sqm):** IDR 3,105,000,000 (Cash/KPR) | DP 5%: ~IDR 156M | Est. KPR: ~IDR 14.7M/mo (25 Yrs)
 - **Hook Corner Plot (Land 174 sqm):** IDR 4,890,000,000 (Cash/KPR) | DP 5%: ~IDR 245M | Est. KPR: ~IDR 23.2M/mo (25 Yrs)

In-house Soft Cash installment plans (12 & 24 months) are also available.

? Townhouse Collection (Mahogany & Maple Wings)

Low-density privacy (only 2 units per floor). Specs: Mini Bore Pile foundation, 60×60 homogeneous tiles, TOTO sanitary ware, 1,300W electricity.

- **Deluxe Type (Studio 26 sqm):** IDR 633,000,000 (KPR DP 10%: IDR 63.3M)
- **Deluxe Plus Type (Studio 29 sqm):** IDR 715,000,000 (KPR DP 10%: IDR 71.5M)
- **Premiere Type (2BR / 36 sqm):** IDR 862,000,000 (KPR DP 10%: IDR 86.2M)
- **Premiere Plus Type (2BR / 43 sqm):** IDR 1,028,000,000 (KPR DP 10%: IDR 102.8M)

2. Facilities & Strategic Highlights

- **Resort-Style Amenities:** On-site waterpark with slides and pools, garden-view fitness center, function room, and tropical jogging tracks.
- **Prime Urban Location (< 5 KM Radius):** Direct access to RS Surya Husada, RS Bali Med, Taman Rama International School, Mahasaraswati University, and main commercial hubs along Jl. Mahendradatta.
- **Flexible Payment Terms:** Accepts Hard Cash, In-House Soft Cash (12/24 Months), and Bank KPR financing (DP starting at 5%).

? Starting Price: IDR 633 Million (Townhouses) | IDR 2.87 Billion (Landed Houses)

? Modern 2.5-hectare resort-style residential community on Jl. Mahendradatta, Denpasar.

? **Interested in Green Forest Residence?** Contact us to check unit availability, view master plan layouts, or schedule a private site inspection.

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Author