Kasianda Estate

Region: Indonesia **Sleeps:** 29

Overview

Tucked in the heart of Berawa, Canggu's most sought-after neighbourhood, Kasianda Estate is a private sanctuary designed for large groups and multi-family escapes. Comprising two exceptional properties, Kasianda House with seven bedrooms and Kasianda Villa with five, the estate accommodates up to twenty-nine guests in complete comfort. Each home features expansive living areas that merge modern elegance with tropical warmth, offering both privacy and connection. Fully air-conditioned and meticulously designed, the villas include spacious kitchens, entertainment lounges with surround sound, and beautifully styled bedrooms that open to lush gardens. Outside, child-friendly pools, sun decks, and inviting lounges create the perfect setting for relaxation and play.

Just moments from Bali's finest beaches, restaurants, and boutiques, Kasianda Estate combines serenity with convenience. Guests can enjoy world-class dining prepared by a team of four expert chefs in the estate's private commercial kitchen, supported by dedicated butlers providing seamless service. Whether savouring a gourmet meal, lounging by the pool, or exploring Canggu's vibrant scene, every moment here reflects the perfect harmony of indulgence, privacy, and effortless island living.









Facilities

Villa • <1hr to Airport • Walk to Village • Air-Con • Ideal for Kids • Private Pool • Maid Service Included • Special Offer • Has Offer • Wow Factor • Ideal for Teens • Chef/Cook Available • All Bedrooms En-Suite • Beach Nearby • Instagrammable • Ground Floor Bed & Bath • Walk to Restaurant • Pool Safety Feature • Parking Space • Wi-Fi/Internet • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Safety Deposit Box • Smart TV • Caretaker/Owner on Site • Spa

Treatments Available • Transfers Available • Breakfast Available • On-Site Concierge • Ideal for Babies & Toddlers • Fenced Grounds

Interior & Grounds

Kasianda House

Ground Floor

- Dining room, dining table can seat 14. The table can be extended to accommodate up to 24
- Fully equipped kitchen, with a 6-burner gas oven, and a full range of appliances
- Media room: 85" 4K TV, a 10 speaker Dolby Atmos surround sound system and a karaoke machine. Streaming services include Netflix & Apple TV
- Living room: With seating for 22 and ceiling mounted Bluetooth speakers. There is air conditioning in all living areas
- Powder room
- Master Bedroom 2: Super king-size bed and daybed (can be set up as a bed), balcony, twin showers, safe, kitchenette and mini bar
- Bedroom 4/Office: King-size bed, garden access and a desk
- Bedroom 6: Twin beds (can be a king-size), with terrace and TV

First Floor

- Master Bedroom 1: Super king-size bed, balcony, electric blinds, ceiling mounted Bluetooth speakers, river stone bathtub, dressing room, kitchenette, mini bar and safe.
- Bedroom 3: King-size bed, terrace, desk and brass bathtub
- Bedroom 5: King-size bed and two single beds on the mezzanine, terrace, outdoor bathtub, and a minibar
- Kids Bedroom 7: Bunk bed and one single bed. Toys, kids' books and the cot can be removed for adult guests

Exterior Grounds

- Covered terrace
- Barbecue area
- Swim up bar
- Sun deck with 2 double loungers
- Child safe swimming pool (16m)
- Paddling pool (30cm deep)
- Sunset terrace









Kasianda Villa

Interior

- Open plan, fully equipped kitchen with 5 burner gas oven, a 3m waterfall island and a comprehensive range of kitchen utensils and appliances
- Living and dining room with a 70" TV with 7.1 Dolby Atmos surround sound. Streaming services include Netflix and Apple TV
- Bathroom
- Master Bedroom 1: King-size bed, direct access to the pool, a 32" TV, a copper freestanding bathtub, and an outdoor shower
- Bedroom 2: King-size bed, a 50" TV with 5.1 surround sound, ensuite and access to the roof terrace
- Bedroom 3: King-size bed, with single daybed, and ensuite
- Bedroom 4: King-size bed with access to the front garden
- Bathroom
- Bedroom 5: Bunk beds
- Study: Desk, powder room, plenty of toys, games and books for kids

Exterior Grounds

- Child-safe swimming pool (10x3m)
- Sun loungers and daybed
- Large dining table seating 10
- Roof terrace with large sectional sofa, table and 2 armchairs

Additional Facilities

- Wi-Fi connection
- Air-conditioning
- Bluetooth speakers
- 85" 4K TV
- 10 speaker Dolby Atmos surround sound system
- Karaoke machine
- Netflix & Apple TV

Location & Local Information

Kasianda Estate is perfectly located in the heart of Berawa, one of the most desirable areas in Canggu, Bali. This prime location offers guests the convenience of being within walking distance of a variety of attractions, minimising the need for long drives or dealing with Bali's notorious traffic. Within just a seven-minute walk, you'll find over twenty spectacular bars, cafes, and restaurants, including popular spots like Indigo, Kong, and Milk & Madu, as well as Finns Recreation Club, offering world-class amenities such as a gym, tennis courts, Olympic-sized pool, and even a bowling alley and water slide park. The area also boasts an array of fashion boutiques, spas, and salons, along with a top-notch equestrian centre catering to all ages.

In addition, within a twenty-minute walk or a short five-minute drive, you'll have access to some of Bali's best beaches, including Finns Beach Club and Batu Belig Beach, as well as renowned beach clubs like Café Del Mar. For those looking to explore further, Seminyak's fine dining and Echo Beach's surf spots are just a fifteen-minute drive away, while Bali's international airport is a thirty-minute drive. The estate is also well positioned for day trips to Ubud and Sanur, offering a perfect base for exploring Bali's diverse landscapes and activities.



Local Amenities

Nearest Airport	**Bali Airport (16 km)**
Nearest Village	**Canggu (3 km)**
Nearest Town/City	**Denpasar (11 km)**
Nearest Restaurant	**Gente Italian Seafood Restaurant (750 m)**
Nearest Bar/Pub	**Club Soda Canggu (300 m)**







Nearest Supermarket	**Popular Express Berawa (1 km)**
Nearest Beach	**Berawa Beach (2 km)**
Sightseeing	**Tanah Lot (12 km)**

What we love

- Walk to the best restaurants, bars, and beach clubs in Berawa, no need for a car or traffic
- Enjoy luxury with spacious villas, private pools, and 17 staff dedicated to your every need
- Make the most of unique experiences, from private yoga sessions to exciting water sports and island trips

What you should know...

- Toys, kids' books and the cot can be removed from the kids rooms for adult guests
- The property includes a pool and paddling pool, so children should be supervised at all times around water areas
- All living areas can be enclosed, and there is air conditioning throughout the villa

Terms & Conditions

- **Security deposit:** Credit card details are required 2 weeks prior to departure for pre-authorisation.

- **Arrival time:** 4 pm

- **Departure time:** 10 am

- **Energy costs included?:** Yes, included in rental price.

- **Linen & towels included?:** Yes, included in rental price.

- **Pets welcome?:** Not allowed.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Smoking & Vaping are not permitted.

- **Minimum stay:** 4 - 7 nights, depending of season. All other durations on request.

- **Heating costs included?:** Not available on this property.

- **Pool heating charge?:** Not available on this property.

- **Tax:** Tourist Taxes not applicable.

- **Internet access?:** Wi-Fi internet access included.

- **Pool towels included?:** Yes, included in rental price.