

# A unique complex of townhouses with a private pool in the Canggu area (006133)



**186 568 € - 247 203 €**

**🏠** Floor area      **75 m<sup>2</sup> - 108 m<sup>2</sup>**

**🏠** Number of rooms      **1 bedroom**  
**2 bedrooms**

**🪑** Furnitures      **Full**

**🌊** To the beach:      **m**

**📍** Location:      **Indonesia, Bali, Canggu**

 To the airport: km

 To the city  
centre: km

## Options

- ✓ Furniture
- ✓ Balcony/ Terrace
- ✓ Swimming pool
- ✓ Private territory
- ✓ 0% installment
- ✓ Security

## Description

A unique complex of 41 townhouses with 1 and 2 bedrooms, each of which has a private swimming pool.

The total area of the complex is 6250 square meters, including a developed internal infrastructure that ensures comfortable living.

### LAYOUTS:

- 1 bedroom area 75 m<sup>2</sup>, plot 80 m<sup>2</sup>
- 2 bedrooms area 108 m<sup>2</sup>, plot 90 m<sup>2</sup>

This is an ideal investment with a **ROI potential of 30%**, emphasizing your status and desire to enjoy comfort!

This area is in close proximity to popular beaches such as BERAWA BEACH, BATU BELIG, PETITENGET and famous restaurants and bars, making it an ideal location for both living and investment.

### Features of transport accessibility:

- The airport is only 50 minutes away.
- Ubud is accessible in 80 minutes.
- Seminyak is 20 minutes' drive away.
- Canggu and Kerobokan are accessible in 15 and 5 minutes respectively.

External infrastructure includes a Pepito supermarket and an international educational center for children, Umalas PRO School, within a radius of 300 meters from the complex.

Also nearby are sports complexes such as LIGA TENNIS and the new tennis complex.

**Internal infrastructure includes:**

- 24-hour security and video surveillance.
- Customer support service.
- Coworking and reception.
- Golf shuttles.
- Parking for bikes and cars.
- Children's entertainment center and family restaurant.
- Street workout and barbecue area.
- Community garden with seating area.

The lease terms provide for a 30-year contract with priority option for renewal.

The payment plan is divided into several stages, starting with the reservation deposit and ending with the final payment upon signing the transfer acceptance certificate.

**Down payment 50%.**

Construction began in May 2023 and is scheduled to be completed in September 2024.

**Information updated: 17.10.2024**

## **Photo gallery**





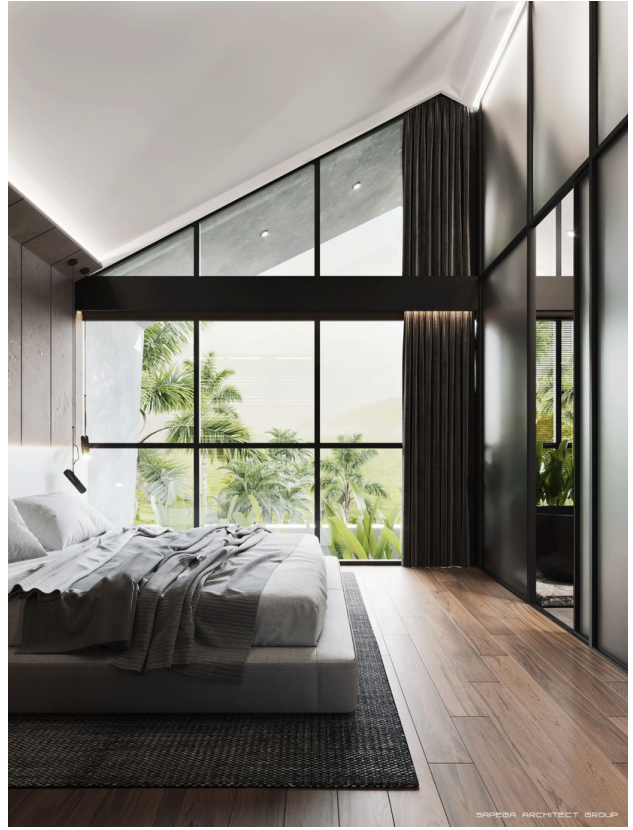
















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