







# Premium Pool Villas in the Heart of Canggu (006234)



# 307 800 €

|  |   |
|--|---|
|  Floor area          | 176 m <sup>2</sup> - 185 m <sup>2</sup> |
|  Number of rooms     | 3 bedrooms                              |
|  Furnitures          | Full                                    |
|  To the beach:       | m                                       |
|  Location:           | Indonesia, Bali, Canggu                 |
|  To the airport:     | km                                      |
|  To the city centre: | km                                      |

## Options

- ✓ White goods
- ✓ Furniture
- ✓ Balcony/ Terrace
- ✓ Swimming pool
- ✓ Private territory
- ✓ Security

## Description

Discover luxury and comfort in a unique villa complex.

Three stylish two-storey villas with a private garden and pool are located in a quiet corner next to the central Batu Bolong street, in the heart of the sought-after area of Canggu.

**Complex features:**

- **Location:** Canggu center, 10 minutes to the ocean
- **Completion date:** Q3 2024
- **Income:** From \$34,650 per year
- **Price:** \$330,000 (from \$1,786/m<sup>2</sup>)

### **Advantages:**

- **Privacy and security:** Guarded two-storey villas with parking space
- **Modern equipment:** Furniture and appliances are included in the price. Each room has air conditioning, TV, Internet
- **Comfort and amenities:** Spacious living room with panoramic windows, private washing machine and dryer
- **Luxurious conditions:** Three bedrooms and three bathrooms, large swimming pool of 12.5 m<sup>2</sup>

### **About the villas:**

- **Living area:** 176.4-184.72 m<sup>2</sup>
- **Plot area:** 110 m<sup>2</sup>
- **Green area:** private garden, swimming pool, parking and video surveillance

### **Amenities within walking distance:**

- 10 minutes to the ocean
- Infrastructure: Supermarkets, restaurants, pharmacies within walking distance
- Transport accessibility: Airport - 34 minutes, supermarket - 22 minutes, hospital - 9 minutes, school - 7 minutes, kindergarten - 14 minutes, shopping center - 7 minutes.

### **Purchase Terms:**

- **Downpayment:** 30% of \$99,000
- **Installments:** 0% until completion, 70% of \$231,000
- **Leasehold:** 30 years + priority right to extend

The complex offers a unique combination of modern design and natural beauty, providing all the conditions for comfortable and luxurious living. These private villas are ideal for both short-term holidays and permanent residence, due to their location and proximity to all necessary amenities.

Don't miss the chance to become an owner of one of these exclusive villas.

**Information updated: 07.08.2024**

## Photo gallery







