






# Premium Villa Residences in Bali (001535)



**239 809 € - 369 305 €**

-  Floor area **102 m<sup>2</sup> - 166 m<sup>2</sup>**
-  Number of rooms **2 bedrooms**  
**3 bedrooms**
-  Furnitures **Partly**
-  To the beach: **m**
-  Location: **Indonesia, Bali, Canggu**

 To the airport:    km

 To the city  
centre:            km

## Options

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

## Description

**The villa complex, located in the up-and-coming area of Babakan (Canggu),** offers a unique combination of luxury, nature and modern work on the picturesque island of Bali.

### **Complex Description:**

Babakan area is a dynamically developing part of Canggu, just 10 minutes from the iconic beach of Batu Bolong, Birawa, Nelayan, Pererenan.

### **Within walking distance:**

- Co-working spaces
- Restaurants and beach clubs
- Boutiques of world brands
- Tamora Gallery shopping center
- Children's playground and recreation area

**24/7 security** - safety and peace of mind for residents at the highest level

### **Villa types:**

### ***Two-bedroom villa - 102 m<sup>2</sup>***

- **Private pool** 13.5 m<sup>2</sup>
- **3 bathrooms**
- Spacious kitchen-living room
- Laundry room and private parking
- Panoramic windows overlooking the tropical territory
- Landscaping in a unique tropical style
- Smart home system for comfort and safety
- **Price: \$ 250,000** (including 11% tax)

### ***Three-bedroom villa - 166 m<sup>2</sup>***

- **Private pool** 15.6 m<sup>2</sup>
- **3 bathrooms**
- Spacious kitchen-living room
- Laundry room and private parking
- Spacious terrace with sun lounger and terraces on the second floor
- Tropical landscape design
- Smart home system
- **Price: \$ 385,000** (included tax 11%)

### **Investment attractiveness:**

- **2-bedroom villa – ROI 15.2%**
- **3-bedroom villa – ROI 15%**

### **Advantages:**

- Unique architecture combining modern technologies and natural harmony
- Location in a popular tourist area with developed infrastructure
- Complete comfort: private pools, modern control system and high-quality finishing

### **Location:**

- **Airport:** 51 min.
- **Supermarket:** 15 min.
- **Hospital:** 20 min.

- **School:** 11 min.
- **Kindergarten:** 6 min.
- **Shopping center:** 7 min.

**25 years of lease** (Leashold) with a guarantee of renewal.

**The complex will be fully completed in the second quarter of 2025.**

The villa complex is not only a comfortable home, but also a profitable investment in real estate on one of the most popular islands in the world.

**Information updated: 18.02.2025**

## Photo gallery



