



BALI – REAL ESTATE  
EXCEPTION

Where your exceptional journey begins

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EXCLUSIVE  
1/2  
BEDROOM  
VILLA FOR  
SALE  
LEASEHOLD



## Features

Property ID	BE-435	Bathrooms	2
Price	\$235,000	Leasehold	30 years
Land Area	260 sqm		
Property Size	119 sqm		
Bedrooms	2		

Nestled amidst rice fields and boasting a mesmerizing volcano view, this tranquil area offers a serene escape away from bustling crowds and city noise. Surrounded by nature's beauty, the location ensures minimal traffic and yet remains conveniently close to all amenities. Just a short 10-minute drive from Pererenan, the hotspot for surfers and digital nomads, Kaba kaba village provides a safe, green, and quiet environment.

Step into the outdoor area, where you'll be welcomed by an inviting swimming pool and sunken spaces, perfect for basking in the warmth of the summer breeze. The villa's design seamlessly blends indoor and outdoor living, with wide doors that open into a spacious living area, complete with cozy chill-out spaces, an open-plan kitchen, and a dining area.

Each bedroom is a haven of comfort, boasting bright and airy en-suite bathrooms. Imagine waking up to breathtaking views right from your bed – the ideal setting to unwind and cherish the moment.

The villa comes fully furnished and provides private parking, as well as that overlooks the ricefield view ensuring a visual treat at every glance. Moreover, the mezzanine offers additional space that can be utilized as an office, library, or play area for kids, providing versatility and flexibility for your needs.

## WE LOVE

- The design
- The view volcano and ricefield
- The environment

## KEY INFORMATION

- Leasehold – 30 years + 10 years extension
- 1 BDR VILLA | 180 sqm land size | 89 sqm building size | Price 190.000USD
- 2 BDR VILLA DESIGN A | 260 sqm land size | 119 sqm building size | Price 235.000USD
- 2 BDR VILLA DESIGN B NEW | 260 sqm land size | 165 sqm building size | Price 255.000USD
- Delivery date 10 months construction