



BALÍ—REAL ESTATE
EXCEPTION

Where your exceptional journey begins

www.baliexception.com
@baliexceptionsales
salesadmin@baliexception.com
+62 813 9959 4112

OFFPLAN 3 BEDROOM VILLA FOR SALE LEASEHOLD IN ULUWATU



Features

Property ID	BE-1982	Bathrooms	3
Price	\$416,050	Leasehold	25 years
Land Area	153 sqm	Delivery Date	May 2025
Property Size	193 sqm		
Bedrooms	3		

Located in Melasti, Uluwatu, positioned just 2 minutes from Royal Rancheros Stables and paragliding, 3 minutes from Balicopter Heliport, and 5 minutes from Bali International Golf Club, it offers the perfect mix of adventure and tranquility. With close proximity to Green Bowl Beach, Melasti Beach, Sundays Beach Club, cafés, and restaurants, this villa is ideally situated for a luxurious Bali lifestyle. This two-level villa offers a seamless blend of Japanese and Scandinavian (Japandi) design, featuring natural stone walls and elegant interiors. The villa boasts three bedrooms, each with its own ensuite bathroom, including a bathtub in the master bedroom. Designed with high ceiling windows, the interiors are flooded with natural light, creating an open and airy ambiance. The villa comes fully furnished and includes a fully equipped kitchen, perfect for effortless living. Step outside to your private pool with a lounge area, a serene retreat for unwinding in style. The rooftop adds an extra touch featuring a BBQ and dining area, perfect for entertaining while enjoying breathtaking views. A rare opportunity to own a uniquely designed villa in one of Bali's most sought-after locations—don't miss out!

WE LOVE

The pool and rooftop

The prime location

The minimalist japandi design

KEY INFORMATION

Price: USD 416,050 – 428,500

Leasehold: 25 years + 25 years extension

Delivery date: September 2025