



BALÍ—REAL ESTATE  
EXCEPTION

Where your exceptional journey begins

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

## 2 BDR VILLA | ULUWATU | LEASEHOLD - BE-453



## Features

Property ID	BE-453	Bathrooms	2
Price	\$141,000	Leasehold	25 years
Land Area	160 sqm		
Property Size	80 sqm		
Bedrooms	2		

Unlock the true potential of investment in Uluwatu with this beautiful 2 bedrooms villa. Located minutes away from the region's breathtaking beaches, most notably just few minutes away by walk to Nyang Nyang Beach.

A modern tropical design envelops the villa clean white aesthetics with the inviting touch of natural wood, creating an ambiance that radiates island vibes. With land size of 160 sqm and a thoughtfully designed interior spanning 80 sqm and a rooftop. The villa features two well-appointed bedrooms and bathrooms that open up to an enchanting outdoor area. Here, guests can enjoy a delightful living room, a fully equipped kitchen, and a dining room.

Stepping outside, the villa boasts an alluring swimming pool where guests can bask in the sun or cool off from those long days spent at the beach. For those seeking panoramic views, the rooftop terrace promises to deliver awe-inspiring sunsets, painting the sky in an array of vibrant colors.

As the market in Uluwatu is currently lacking of villa offers, this 2 bedrooms villa is the perfect way for you to get your foot in the game!

## WE LOVE

The entry price with high ROI potential

The proximity to breathtaking Nyang-Nyang beach

The modern tropical design

## KEY INFORMATION

USD 141'000

25 years leasehold

Delivery date April 2024