

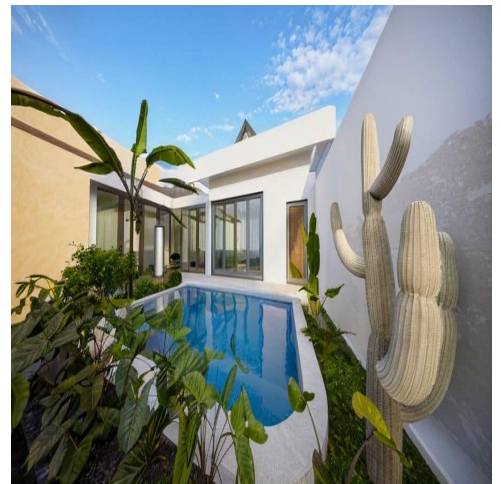
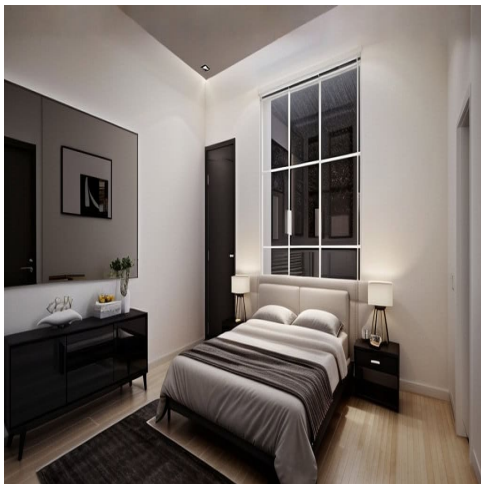


BALÍ—REAL ESTATE  
EXCEPTION

Where your exceptional journey begins

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

# OFFPLAN 3/5 BEDROOM VILLA FOR SALE LEASEHOLD IN SANUR



## Features

Property ID	BE-1166
Price	\$305,000
Land Area	110 sqm
Property Size	109 sqm
Bedrooms	3

Bathrooms	3.5
Leasehold	30 years
Delivery Date	March 2025

Tucked away in the charming area of Sanur, this villa offers a prime location near a variety of restaurants and cafés. Just three minutes from the renowned Icon Bali Mall, a four-minute stroll to Segara Ayu Beach, and seven-minute stroll to Karang Beach.

This charming villa features three bedrooms, each with its own ensuite bathroom, plus an additional guest toilet for convenience. The villa comes fully furnished, with a kitchen that's fully equipped for all your culinary needs. High ceiling windows flood the interior with natural light, creating a bright and airy ambiance.

Step outside and you'll find a refreshing swimming pool, perfect for a dip on sunny days. The outdoor space is ideal for relaxation and enjoyment.

Whether you're lounging by the pool or hosting a barbecue. This villa is an excellent choice for both families and investors, offering a prime location and a wealth of amenities.

## WE LOVE

The prime location

The modern design

The good investment

## KEY INFORMATION

Price:

3bdr: USD 305,000 – USD 387,000 / 110sqm – 121sqm Land size / 109sqm – 138sqm build size / 11sqm pool – 12,30sqm pool

5bdr: USD 387,000 – 399,700 / 114sqm – 120sqm Land size / 138sqm – 143 sqm Build size / 10sqm pool

Leasehold: 30 years + 10 years extension

Delivery date: March 2025