



BALÍ—REAL ESTATE  
EXCEPTION

Where your exceptional journey begins

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

## 1 BDR LOFT | CANGGU | LEASEHOLD - BE-244



## Features

|               |           |           |          |
|---------------|-----------|-----------|----------|
| Property ID   | BE-244    | Bathrooms | 1        |
| Price         | \$149,000 | Leasehold | 20 years |
| Land Area     | 80 sqm    |           |          |
| Property Size | 80 sqm    |           |          |
| Bedrooms      | 1         |           |          |

This premium loft is located in the heart of Canggu, just 50m off the main Batu Bolong road, making it near all the popular clubs and restaurants while still maintaining a calm and peaceful atmosphere.

The 72m<sup>2</sup> space is divided into two spacious levels and features a full bathroom upstairs and a guest toilet downstairs. The modern design includes a sunken sofa, AC on both levels, and gardens surrounding the unit. The loft boasts comfortable design, wide areas, and plenty of natural light. The finishing touches include terrazzo flooring, arches with black frames on doors and windows. The property also includes bike parking and a bathroom for staff. It is located in a commercial zone and has a land size of 80m<sup>2</sup>, with a private pool. The unit is semi-furnished, with the option for fully furnished available.

With an expected completion date of July 2023, this property offers an extremely high return on investment due to its prime location, unique style and the best of both worlds for those looking for a place to live near all the popular clubs and restaurants, but still looking for a calm and peaceful atmosphere.

## WE LOVE

The modern design

The strategic location

The profitability

## KEY INFORMATION

USD 149k with upfront payment

USD 159k with instalments payment

Delivery July 2023