

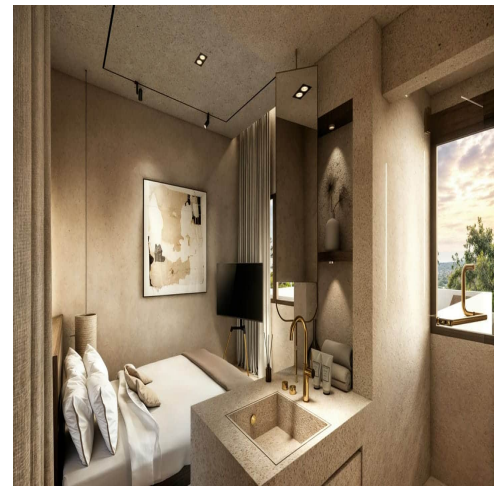


BALI— REAL ESTATE
EXCEPTION

Where your exceptional journey begins

www.stg-baliexceptioncom-
dev.kinsta.cloud
@baliexceptionsales
salesadmin@baliexception.com

**MODERN
TROPICAL 2
BEDROOM
VILLA FOR
SALE
LEASEHOLD**



Features

Property ID	BE-1808	Bathrooms	2
Price	\$226,000	Leasehold	29 years
Land Area	165-214 sqm	Delivery Date	December 2025
Property Size	120 sqm		
Bedrooms	2		

This elegant villa is nestled in the vibrant area of Uluwatu, surrounded by exclusive 5-star hotels, including the prestigious Bulgari Resort. It's conveniently located just a 7-minute motorbike ride from Nunggalan Beach, with an array of cafes and restaurants within easy reach.

Designed with a modern tropical design, the villa sits on a generous land size of 165-214 sqm, offering a 120 sqm built area. Fully furnished, it features 2 spacious bedrooms, 2 stylish bathrooms, an inviting living room, a well-equipped kitchen, a dining area, and a stunning rooftop for relaxation and entertaining.

The property stands out with its private pool, sunbed area, and exceptional location in one of Bali's most sought-after neighborhoods. This is a remarkable investment opportunity not to be missed!

WE LOVE

The location near to the beach

The modern tropical design

The rooftop

KEY INFORMATION

Leasehold 29 years + 30 years extension

Price : IDR 3,610,314,000

Key handover in : December 2025