



BALÍ—REAL ESTATE  
EXCEPTION

Where your exceptional journey begins

[www.baliexception.com](http://www.baliexception.com)  
[@baliexceptionsales](mailto:@baliexceptionsales)  
[salesadmin@baliexception.com](mailto:salesadmin@baliexception.com)  
+62 813 9959 4112

# MODERN LUXURY VILLA WITH SHOP 4 BEDROOM VILLA FOR



## Features

Property ID	BE-1422	Bathrooms	4
Price	\$1,700,000	Leasehold	25 Years
Land Area	660 sqm	Delivery Date	May 2025
Property Size	646 sqm		
Bedrooms	4		

This exceptional Bali property for sale redefines modern living and investment potential, located in the prime area of Canggu. Just minutes from trendy cafés, restaurants, and a short 6-minute motorbike ride to Berawa Beach, this luxury villa with shops offers the perfect blend of upscale living, convenience, and business opportunity.

Set on 660 square meters of prime land, the property spans three impeccably crafted levels, totaling 646 square meters. The ground floor features expansive living spaces that flow seamlessly into lush outdoor gardens, creating a tranquil escape. On the first floor, elegant bedrooms and inviting lounges are designed with bespoke details and panoramic views. The rooftop is a haven of relaxation, complete with an infinity pool and entertainment area, offering breathtaking vistas.

Uniquely, this property also includes commercial space, ideal for shops or other ventures, providing a rare combination of residential elegance and income-generating potential. Priced at 1.2 million USD, it's a perfect opportunity for those seeking a luxurious private retreat and a savvy investment in one of Bali's most vibrant locales. Explore more our Canggu real estate listings for premium investment opportunities.

## WE LOVE

The integration of luxury living and commercial opportunities

The prime location in the heart of Canggu

A stunning design paired with high investment potential

## KEY INFORMATION

Leasehold: 25 years

Price: USD 1,700,000

Key handover: End of august 2025