



**BALI** – REAL ESTATE  
**EXCEPTION**

Where your exceptional journey begins

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**MODERN  
LUXURY  
VILLA WITH  
SHOP 4  
BEDROOM  
VILLA FOR**



**Features**

<b>Property ID</b>	BE-1422	<b>Bathrooms</b>	4
<b>Price</b>	\$1,700,000	<b>Leasehold</b>	25 Years
<b>Land Area</b>	660 sqm	<b>Delivery Date</b>	May 2025
<b>Property Size</b>	646 sqm		
<b>Bedrooms</b>	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 1,200,000
- Key handover: May 2025