



BALÍ—REAL ESTATE  
EXCEPTION

Where your exceptional journey begins

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

# MODERN BEACHSIDE 1/2 BEDROOM VILLA FOR SALE



## Features

Property ID	BE-776	Bathrooms	1/2,5
Price	\$175,000	Leasehold	28,5 years
Land Area	96.4-115.6 sqm	Delivery Date	March 2025
Property Size	76.3-172 sqm		
Bedrooms	1/2		

Discover the epitome of tropical luxury at our enchanting villa in Nyang Nyang, Uluwatu – a mere 5-minute stroll from the picturesque Nyang Nyang Beach. Perfect for those looking to buy a villa in Bali, this property offers immediate access to the crystalline shores and breathtaking sunsets that define this idyllic destination. Whether you're seeking a luxurious retreat or a valuable real estate investment, this villa is the ideal choice.

## Property Features

- **Fully Furnished Units:** Choose between a 1-bedroom unit with an ensuite bathroom or a 2-bedroom unit with 2.5 bathrooms, each boasting a modern design with high-end finishes and premium materials.
- **Master Bedrooms:** The master bedroom in each unit is complete with an ensuite bathroom, a balcony, and lounge sofas, ensuring a luxurious living experience.
- **Open Living Spaces:** Immerse yourself in luxury as the open living spaces amplify the connection with nature, featuring a fully equipped kitchen and floor-to-ceiling windows that open up to the outdoors.
- **Private Pool:** A private pool beckons, inviting you to unwind amidst lush surroundings. Whether you choose to take a refreshing dip or lounge by the poolside, our villa ensures a haven of relaxation for every cherished moment.

## Why Invest in This Property?

- **The Close Proximity to the Beach:** Just a 5-minute walk to Nyang Nyang Beach, offering the best of Bali's coastal living.
- **The Premium Materials:** High-end finishes and premium materials make this villa a standout in Bali's real estate market.
- **The High ROI:** This villa is not only a luxurious retreat but also a smart investment with potential for high returns.

## Key Details

### •Price:

- **Villa 1:** USD 175,000 / 96.4 sqm land / 76.3 sqm build / 9.2 sqm pool
- **Villa 2:** USD 175,000 / 103.3 sqm land / 81.4 sqm build / 12.3 sqm pool
- **Villa 3:** USD 225,000 / 121.8 sqm land / 176 sqm build / 16 sqm pool
- **Villa 4:** USD 225,000 / 115.6 sqm land / 172 sqm build / 14.1 sqm pool
- **Leasehold:** 28.5 years
- **Delivery Date:** March 2025