

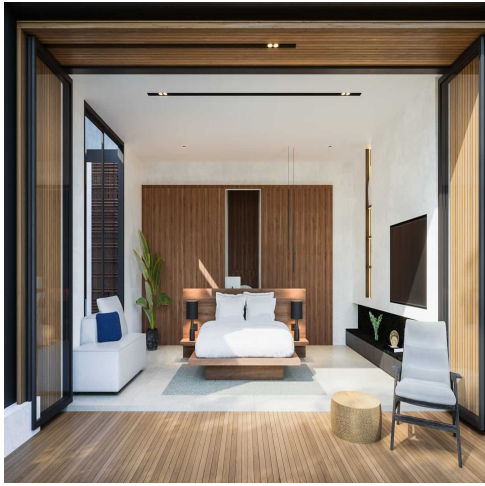


**BALI** – REAL ESTATE  
**EXCEPTION**

Where your exceptional journey begins

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

OCEAN VIEW  
VILLA 3/4  
BEDROOM  
VILLA FOR  
SALE  
LEASEHOLD



**Features**

|                      |           |                      |                |
|----------------------|-----------|----------------------|----------------|
| <b>Property ID</b>   | BE-1041   | <b>Bathrooms</b>     | 4/5            |
| <b>Price</b>         | \$690,000 | <b>Leasehold</b>     | 33 years       |
| <b>Land Area</b>     | 220 sqm   | <b>Delivery Date</b> | September 2025 |
| <b>Property Size</b> | 320 sqm   |                      |                |
| <b>Bedrooms</b>      | 3/4       |                      |                |

## Discover the Exclusivity of Bingin, Uluwatu

Nestled in the heart of Bingin, Uluwatu, this exquisite villa is perfectly positioned between the New Kuta Golf Course and Bingin Village. Just minutes away from Uluwatu's hottest spots and Bali's best beaches.

### Key Features Include:

- Luxurious Villa:** Boasts three spacious bedrooms and four bathrooms, ensuring optimal comfort.
- Versatile Space:** An additional room that can serve as a lounge, office area, or a fourth bedroom with an ensuite bathroom.
- Elegant Design:** Fully furnished villa with high ceilings, an open, fully equipped kitchen, modern design elements, and a spiral staircase.
- 80 sqm Mezzanine:** Ideal for a cinema room, catering to all your lifestyle needs.
- Outdoor Space:** Enjoy a private pool, ample storage space, and guaranteed ocean views from all floors.
- Practical Amenities:** The property also includes convenient parking facilities.

Whether you're seeking a sound investment or a family villa in a prime, serene location, this villa offers the perfect blend of luxury, comfort, and convenience.

### We Love:

- The guaranteed ocean sunset view
- The design
- The prime location

### Key Information:

- Price:** USD 690,000
- Leasehold:** 33 years
- Delivery date:** September 2025