



BALÍ—REAL ESTATE  
EXCEPTION

Where your exceptional journey begins

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## OFFPLAN 2 BEDROOM BOUTIQUE VILLA WITH PRIVATE POOLS FOR



## Features

|               |             |               |               |
|---------------|-------------|---------------|---------------|
| Property ID   | BE-1134     | Bathrooms     | 2             |
| Price         | \$310,000   | Leasehold     | FREEHOLD      |
| Land Area     | 139/235 sqm | Delivery Date | November 2025 |
| Property Size | 96/126 sqm  |               |               |
| Bedrooms      | 2           |               |               |

Experience the elegance and brightness of our exceptional villa, located just 7 minutes from the beautiful Balangan Beach and the prestigious Kuta Golf. Ngurah Rai International Airport can be reached in just 30 minutes by taxi or scooter. Nestled in Uluwatu, these villas with 2 bedrooms are close to fine restaurants, trendy beach clubs and welcoming cafes, offering an incomparable living experience. Each boutique villa is designed with meticulous attention to detail, guaranteeing unparalleled exclusivity and comfort, while presenting exceptional investment potential. Built to the highest standards of boutique design, our villas use premium natural materials and emphasize functionality and aesthetics. Enjoy the outdoor area with its swimming pool to relax as it should be in Bali. Available in two configurations: a villa of 96 sqm with a land of 139 sqm or a villa of 126 sqm with a land of 235.5 sqm, they combine contemporary design and generous spaces to meet all your expectations. Live the ultimate experience of luxury and serenity in this idyllic setting, where every detail has been thought for your comfort and well-being.

## WE LOVE

The prime location : 7 min walking to Balangan beach

The contemporary design

The meticulous attention to detail

## KEY INFORMATION

Villa A

LEASEHOLD 30 years : 310 000 USD

FREEHOLD : 369 000 USD (139 sqm land size & 96 sqm building size)

Villa B

LEASEHOLD 30 years : 400 000 USD