

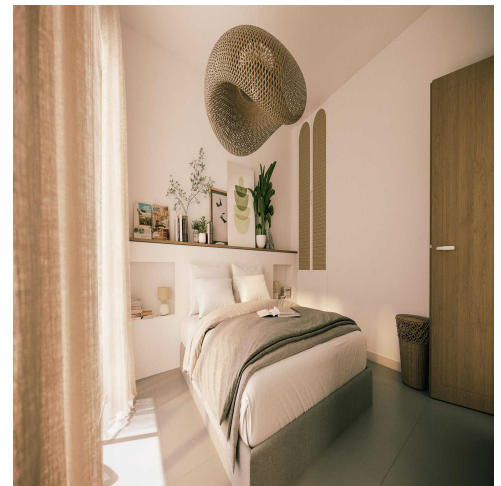
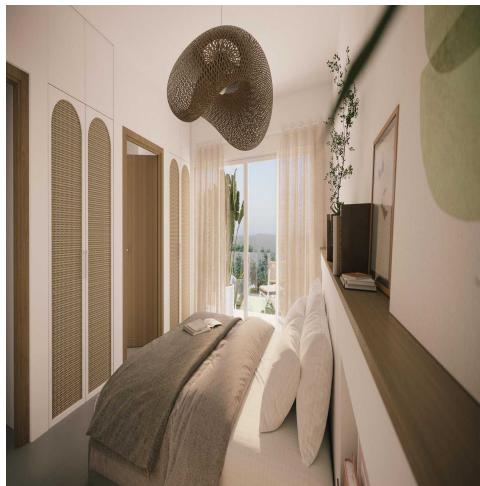


BALÍ—REAL ESTATE  
EXCEPTION

Where your exceptional journey begins

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

# MODERN TROPICAL 2 BEDROOM VILLA FOR SALE LEASEHOLD



## Features

Property ID	BE-1775	Bathrooms	2
Price	\$138,000	Leasehold	20 years
Land Area	92 sqm	Delivery Date	December 2025
Property Size	94 sqm		
Bedrooms	2		

This stunning two-level villa in Balangan combines comfort, style, and an unbeatable location. Just minutes from New Kuta Golf, Balangan Beach, and Dreamland Beach, it's perfectly situated near cozy cafés, lively restaurants, gyms, tennis and padel courts, and even a nearby medical center.

Set on 92 sqm of land with a 94 sqm build size, the villa features two spacious bedrooms, each with its own ensuite bathroom. Fully furnished, it boasts a modern kitchen that's ready for you to create unforgettable meals.

Outside, your private pool and lounge area offer the perfect retreat to relax under the sun or host intimate gatherings.

Whether you're looking for an investment opportunity or a place to call home in Bali, this villa is more than just a property—it's a lifestyle waiting to be yours.

## WE LOVE

- The pool and lounge area
- The close proximity to the beach and golf course
- The investment opportunity

## KEY INFORMATION

Price:

- USD 138,000 (20 Years leasehold)
- USD 153,000 (30 Years Leasehold)
- USD 168,000 (40 Years Leasehold)

Extension 20 Years

Delivery date: December 2025