



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

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

**TROPICAL 2  
BEDROOM  
VILLA  
CLOSE TO  
NUNGGALAN  
BEACH FOR**



**Features**

|                      |           |                      |          |
|----------------------|-----------|----------------------|----------|
| <b>Property ID</b>   | BE-1116   | <b>Bathrooms</b>     | 2        |
| <b>Price</b>         | \$265,000 | <b>Leasehold</b>     | 30 years |
| <b>Land Area</b>     | 154 sqm   | <b>Delivery Date</b> | May 2025 |
| <b>Property Size</b> | 148 sqm   |                      |          |
| <b>Bedrooms</b>      | 2         |                      |          |

Experience tropical luxury in this stunning villa in Pecatu, just minutes away from popular cafes, beach clubs, and the beautiful Nunggalan Beach. With modern elegance, this two-story villa features 2 bedrooms, 2 bathrooms with a luxurious bathtub, and a sunken living room, all topped off with a rooftop terrace offering breathtaking sunset views.

## WE LOVE

The rooftop

The tropical modern design

The good investment

## KEY INFORMATION

•Price:

•Plot 12 : Partial ocean view, garden, jacuzzi, rooftop  
•135 sqm land size / 142 sqm land size / 2,4m x 4,6m pool size

•Semi furnished USD 280,000

•Fully furnished USD 300,000

•Plot 14 : Garden, jacuzzi, rooftop

•135 sqm land size / 153,25 sqm build size / 2,4m x 4,6m pool size

•Semi furnished USD 265,000

•Fully furnished USD 285,000

## Additional Options

Two-Bedroom Options:

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•Plot 5,6,7,8 : Ocean view, garden, jacuzzi, rooftop

•Plot 5,6,7 : 118 sqm land size / 132 sqm build size / 2,4 m x 4,6 pool size

•Plot 8 : 116 sqm land size / 126 sqm build size / 2,4 m x 4,6 pool size

•Semi furnished USD 305,000

•Fully furnished USD 325,000

•Plot 11 : Ocean view, garden, jacuzzi

•101 sqm land size / 73,42 sqm build size / 20 sqm pool

•Semi furnished USD 195,000