



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

Where your exceptional journey begins

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

**OFFPLAN 3/4  
BEDROOM  
VILLA FOR  
SALE  
LEASEHOLD  
IN TABANAN**



**Features**

<b>Property ID</b>	BE-1443	<b>Bathrooms</b>	3
<b>Price</b>	\$495,000	<b>Leasehold</b>	30 years
<b>Land Area</b>	565 sqm	<b>Delivery Date</b>	12 month after
<b>Property Size</b>	230 sqm		
<b>Bedrooms</b>	3		

Nestled in the serene surroundings of Tabanan, just 8 minutes from the pristine Kedungu Beach, this modern villa positioned near Bali's top attractions, you'll enjoy easy access to Pererenan and Canggu's vibrant dining, shopping, nightlife, gyms, and international schools.

This fully furnished villa features 3 spacious bedrooms, each with its own ensuite bathroom. The open-concept design seamlessly connects the living room, dining area, and kitchen, all enhanced by high ceilings that create a bright and airy ambiance. A cozy mezzanine with breathtaking views provides a versatile space for relaxation, work, or creative pursuits. Thoughtfully designed for modern living, the villa also includes a guest toilet, a well-equipped laundry room, and ample storage, ensuring both convenience and functionality.

Step outside to your private oasis, featuring a refreshing pool, a sunken sofa for ultimate relaxation, and a pool deck perfect for soaking up Bali's tropical sunshine. The property also includes parking space for 2 cars and a motorbike, adding convenience to its luxurious design.

Seize this rare opportunity to live in harmony with nature while remaining just moments away from Bali's most vibrant attractions.

## WE LOVE

- The mezzanine
- The serene location
- The modern design

## KEY INFORMATION

- 3bdr: USD 495,000 / 565sqm land / 230sqm build
- 4bdr: USD 545,000 / 861sqm land / 265sqm build
- Leasehold: 30 years
- Delivery date: 12 month after down payment