

Where your exceptional journey begins

www.baliexception.com  
@baliexceptionsales  
salesadmin@baliexception.com  
+62 813 9959 4112

## WALKING DISTANCE TO BATU BOLONG BEACH 6 BEDROOM



## Features

Property ID	BE-2254	Bathrooms	7
Price	\$750,000	Leasehold	35.5 Years
Land Area	650 sqm		
Property Size	300 sqm		
Bedrooms	6		

Walking distance to the famous Batu Bolong beach —Canggu's most sought-after neighborhood— this villa is surrounded by the most iconic restaurants, shops, cafes and gyms the area has to offer. This is a royal location with a perfect blend of comfort, style, and convenience.

Thoughtfully designed with high ceilings and large windows and set on 650 sqm of land, the property is filled with natural light, creating a bright and airy atmosphere throughout. Each of the six spacious bedrooms includes its own ensuite bathroom with an additional guest bathroom, perfect for hosting. The fully enclosed living and dining area is complemented by a fully equipped kitchen, offering both comfort and functionality.

The outdoor area of the villa is spacious and offers a grass area, perfect for relaxation and practicality, featuring a private swimming pool bordered by a sun terrace. For added convenience, the villa also includes parking suitable for a small car or multiple scooters.

This is a standout opportunity to own a beautifully designed and spacious home in one of Canggu's most desirable neighborhoods, with the promise of a great return on investment as well.

## WE LOVE

The Royal Location

The Family home and Investment potential

The Garden and Design

## KEY INFORMATION

Price: USD 750,000

Leasehold