



BALI – REAL ESTATE
EXCEPTION

Where your exceptional journey begins

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

**MODERN
TROPICAL 3
BEDROOM
VILLA FOR
SALE
LEASEHOLD**



Features

Property ID	BE-1953	Bathrooms	3.5
Price	\$650,000	Leasehold	25 years
Land Area	196 sqm	Delivery Date	April 2026
Property Size	350 sqm		
Bedrooms	3		

This stunning **modern tropical villa** is located in the heart of **Canggu**, just minutes away from trendy cafés, restaurants, and most importantly, the beach. Designed for both luxury and comfort, this **two-story villa** offers a seamless blend of indoor and outdoor living, making it the perfect home or investment opportunity in Bali.

Built on **196 sqm of land** with a **spacious 350 sqm building size**, the villa features **3 bedrooms and 3.5 bathrooms**, ensuring ample space for relaxation and privacy. The elegant **balcony overlooks the outdoor area**, creating a serene atmosphere to unwind. The **bright and airy living room**, combined with a **fully equipped kitchen and dining area**, makes this villa perfect for entertaining guests or enjoying everyday luxury.

One of its standout features is the **private swimming pool**, offering a refreshing escape in your own tropical paradise. With its **prime location, high-end design, and excellent investment potential**, this villa is a rare find in Bali's thriving property market. Whether you're looking for a dream home or a high-return rental investment, this villa is an opportunity not to be missed.

WE LOVE

The prime location

The modern tropical design

The good investment

KEY INFORMATION

Leasehold 25 years guarantee – optional 28 years possible in negotiation – 20 years extension possible to a actually market price after the leasehold time

Price : 650,000 USD

Key handover in : Construction Start April because of Land capacity, Finished April 2026