



BALI – REAL ESTATE
EXCEPTION

Where your exceptional journey begins

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

**MEDITERRA
NEAN 3
BEDROOM
VILLA FOR
SALE
LEASEHOLD**



Features

Property ID	BE-817	Bathrooms	3
Price	\$395,000	Leasehold	30 years
Land Area	220 sqm	Delivery Date	November 2025
Property Size	260 sqm		
Bedrooms	3		

This beautiful villa is located in Canggu, one of the favorite spots due to its proximity to cafes, restaurants, and its short distance to the beach.

Property Features

- **Mediterranean Tropical Design:** Boasting a charming Mediterranean tropical-inspired design, it stands as a testament to elegance and comfort.
- **Spacious Layout:** With a sprawling land area of 220 sqm and a building size of 260 sqm, it encompasses 3 bedrooms and 3 bathrooms, including 2 bedrooms upstairs and 1 downstairs. It also includes a living room, a fully equipped kitchen, a dining room, and a guest bathroom downstairs.
- **High Ceilings and Modern Amenities:** The highlight of this villa is its high ceilings, giving it a spacious feel, along with a stock room and a great filtration system.
- **Outdoor Oasis:** The outdoor area is particularly beautiful with a swimming pool, relaxation area, and sundeck.

Why Invest in This Property?

- **Mediterranean Tropical Design:** The villa's unique design adds both charm and value.
- **Beautiful Outdoor Area:** The inviting outdoor space enhances the living experience.
- **Good Investment Potential:** The property offers promising investment opportunities.

Key Information

- **Leasehold:** 30 years
- **Price:** USD 395,000
- **Key Handover:** November 2025