



**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

<b>Property ID</b>	BE-644	<b>Bathrooms</b>	4
<b>Price</b>	\$310,000	<b>Leasehold</b>	31 years
<b>Land Area</b>	270 sqm		
<b>Property Size</b>	200 sqm		
<b>Bedrooms</b>	3		

In the coastal enclave of Kedungu, discover a villa that seamlessly integrates with its surroundings, offering an elevated living experience. The strategic location provides a tranquil escape without compromising accessibility.

Featuring an inviting outdoor lounge area, the villa allows you to relax next to the pool. An enclosed living room ensures comfort in every season, while the spacious kitchen and dining area become the heart of communal gatherings. Ascending upstairs, each bedroom benefits from natural light, with large windows framing panoramic views of the landscape. Enjoy the luxury of privacy with each bedroom boasting an ensuite bathroom, offering both convenience and sophistication.

This Kedungu residence combines coastal charm with modern functionality, creating a harmonious living space that caters to both relaxation and entertainment. With thoughtful design elements, this villa embodies coastal living at its finest.

## WE LOVE

- The panoramic rice field view
- The mix between a marine, tropical and modern style
- The swimming pool just in front of the rice field

## KEY INFORMATION

- Price

Villa 1 – 310,000 USD | 271 sqm land | 200 sqm build

Villa 2 – (SOLD) | 270 sqm land | 200 sqm build

Villa 3 – (SOLD) | 280 sqm land | 230 sqm build

Villa 4 – (SOLD) | 274 sqm land | 215 sqm build

- Leasehold – 31 years