



**BALI**—REAL ESTATE  
**EXCEPTION**

Where your exceptional journey begins

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

READY TO  
GO 3  
BEDROOM  
VILLA FOR  
SALE  
LEASEHOLD



## Features

Property ID	BE-1312	Bathrooms	3.5
Price	\$320,000	Leasehold	28 years
Land Area	172 sqm		
Property Size	174 sqm		
Bedrooms	3		

This beautiful modern three-bedroom villa is situated in the heart of Umalas, a prime location known for its strategic proximity to trendy cafes and restaurants. Enjoy a one-minute scooter ride to popular spots like Pizza Fabbrica, 07.AM Baker's Club, and Liga Tennis. Additionally, you'll be just a 9-minute motorbike ride away from Berawa Beach in Canggu.

With its embrace of tropical design, this villa is a stunning display of style, fully furnished and carefully decorated. Spread across a spacious 174 sqm of indoors with 3 stories, nestled within a lush 172 sqm of landscape, this haven features 3 bedrooms, each with its own private bathroom, living room, kitchen and dining room and a guest toilet for an added convenience.

This villa is a perfect fit whether you seek a tranquil retreat, a permanent residence, or investment opportunity!

Seize the chance, contact us today for more information!

## **WE LOVE**

- The proximity to trendy cafes and restaurants
- The tropical modern design
- The good return in investment

## **KEY INFORMATION**

- Price : USD 320,000
- 28 years leasehold