



BALI – REAL ESTATE
EXCEPTION

Where your exceptional journey begins

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**LUXURY 2
BEDROOM
VILLA FOR
SALE
LEASEHOLD
IN NYANYI**



Features

Property ID	BE-829	Bathrooms	2
Price	\$305,000	Leasehold	30 years
Land Area	130-140 sqm	Delivery Date	June 2025
Property Size	152 sqm		
Bedrooms	2		

This stunning villa is nestled in the serene enclave of Nyanyi, offering tranquility just a stone's throw away from Nyanyi Beach, a mere 6-minute ride on a motorbike. Perfectly blending modern design with full furnishings, it boasts a spacious living room, a well-appointed kitchen, and a dining area. With 2 cozy bedrooms and 2 sleek bathrooms, it also features a balcony overlooking the picturesque outdoor space.

Beyond the villa's chic interiors, indulge in the luxury of a private swimming pool, lush garden, and inviting outdoor lounging areas. Seize the opportunity to own this exquisite villa, boasting not only impeccable design but also unparalleled proximity to the beach. Embrace the ultimate in tropical living – make this haven yours today!

WE LOVE:

- The location, just 6 minutes to the beach by motorbike
- The modern design of the villa
- The villa features high ceilings

KEY INFORMATION:

- Land Size:** 130-140 sqm
- Build Size:** 152 sqm
- Garden Size:** 57 sqm or 70 sqm
- PRICE:** 305,000 USD or 315,000 USD
- Leasehold:** 30 years + 25 years
- Key Handover:** June 2025