



**BALI** – REAL ESTATE  
**EXCEPTION**

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**READY  
SOON 2/4  
BEDROOM  
VILLA FOR  
SALE  
LEASEHOLD**



**Features**

<b>Property ID</b>	BE-1440	<b>Bathrooms</b>	2
<b>Price</b>	\$159,000	<b>Leasehold</b>	29 years
<b>Land Area</b>	80 sqm	<b>Delivery Date</b>	April 2025
<b>Property Size</b>	65 sqm		
<b>Bedrooms</b>	2		

Situated in the heart of Padonan, this beautiful villa offers a perfect blend of comfort and convenience. Just 3 minutes from Nirvana Gym and a short drive to Berawa Beach and Finns Beach Club, you'll also enjoy easy access to popular cafés, restaurants, and a nearby medical center.

Spread across two levels, the villa features two spacious bedrooms with ensuite bathrooms. The main bedroom boasts serene views of the pool and lush garden, adding a tranquil touch to your daily life. With high ceilings and expansive windows, the space feels bright and airy, while wooden accents and greenery bring a natural, tropical charm. Comes fully furnished with a modern, fully equipped kitchen.

Outside, the private pool is surrounded by a cozy lounge area, perfect for relaxing or entertaining.

This villa is move-in ready and ideal for both personal living and a smart investment opportunity.

## WE LOVE

The pool and garden

The investment opportunity

The prime location

## KEY INFORMATION

Price:

2 bedrooms USD 159,000 without view / USD 179,000 with view

65 sqm land size / 80 sqm building size / 2 bedrooms / 2 bathrooms / 12 sqm pool

4 bedrooms USD 365,000

100 sqm land size / 160 sqm building size / 4 bedrooms / 4 bathrooms / 12 sqm pool

Leasehold: 29 years

Delivery date: April 2025