



## CUV-251 - Canggu Area

2 Bedroom Berawa Villas: High ROI, Luxurious Living

Experience the epitome of tropical living in these stunning modern villas nestled just 5 minutes from the vibrant Berawa Beach. These ready-to-move-in villas offer exceptional value, providing the luxury of immediate occupancy.

Location & Lifestyle:

**Prime Canggu Location:** Situated in the heart of Canggu, a renowned surfing and lifestyle hub.

**Beachfront Proximity:** Enjoy easy access to the world-famous Berawa Beach, just a 5-minute stroll away.

## Property Information

<b>Bedrooms</b>	: 2
<b>Price (IDR)</b>	: 4.051.553.700
<b>Equivalent (USD)</b>	: 249.000
<b>Title</b>	: Leasehold
<b>Land Size</b>	: 104 sqm
<b>Building Size</b>	: 147 sqm
<b>Other Features:</b>	

### Contact:

Jl. Sunset Road no. 9A, Seminyak 80361, Bali  
Tel: +62 (361) 737 357  
info@ppbali.com  
www.ppbali.com



**Vibrant Surroundings:** Immerse yourself in the dynamic Canggu atmosphere with an abundance of cafes, restaurants (over 20 within 10 minutes), and 5 trendy beach clubs nearby.

**Villa Features:**

**Exclusive**

**Complex:** Intimate complex featuring 8 stylish villas: 6 Type A villas and 2 smaller units.

**Spacious Living:** Generous living spaces with 147 sqm building size on 104.5 sqm land plots.

**Private Oasis:** Each villa boasts a 12.4 sqm private swimming pool, perfect for relaxation and entertaining.

**Elegant Design:** A harmonious blend of European minimalism and Balinese boho charm.

**Luxurious Interiors:**

Open-plan living areas with ample natural light.

Two spacious bedrooms with ensuite bathrooms and dedicated workspaces.

Modern kitchens fully equipped with premium appliances.

Stylish bathrooms featuring high-quality European fixtures.

**Rooftop Retreat:** Enjoy panoramic views and unwind on the private rooftop terrace with a lounge area, BBQ zone, and space for yoga or sunbathing.

**Ownership & Investment:**

**Contact:**

Jl. Sunset Road no. 9A, Seminyak 80361, Bali

Tel: +62 (361) 737 357

info@ppbali.com

www.ppbali.com



Leasehold: until 12 Dec 2053 + guaranteed 25 year extension

High ROI Potential: Estimated ROI of 14.2% with a projected payback period of 7.9 years.

Professional Management: Our dedicated management company handles all aspects of rental operations, including bookings, guest services, and marketing on major platforms.

Hassle-Free Ownership: Regular maintenance and repairs are professionally managed, ensuring your villa remains in pristine condition.

Optional Insurance: Protect your investment with optional insurance coverage for natural disasters, theft, and damage.

Contact us today to schedule a viewing and experience the Canggu lifestyle in these exceptional modern villas.

**Contact:**

Jl. Sunset Road no. 9A, Seminyak 80361, Bali

Tel: +62 (361) 737 357

info@ppbali.com

www.ppbali.com