



## CUV-248 - Canggu Area

### 3 Bedroom Villa for Sale in Kedungu

The property offers a tropical-modern aesthetic, complemented by panoramic views of green zone rice fields that blend seamlessly with two 150+ year-old trees on-site. Rich in materials, design, and land space, this property is a magical development in one of Bali's most up-and-coming areas, Kedungu, making it a prime and unique real estate investment opportunity.

#### Property Details

3 Bedrooms, 2.5 Bathrooms, 1 Guest Toilet  
146 SQM Build, 334 SQM Land

## Property Information

<b>Bedrooms</b>	: 3
<b>Price (IDR)</b>	: 3.597.819.000
<b>Equivalent (USD)</b>	: 229.000
<b>Title</b>	: Leasehold
<b>Land Size</b>	: 334 sqm
<b>Building Size</b>	: 146 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



Panoramic Rice Field View  
29 Years Leasehold + 30 Years Guaranteed Extension  
Delivery In November, 2024  
Yellow zone with green zone views  
Rice fields + ocean view  
Gated parking | Pool | Koi  
pond  
Semi-furnished | Fully landscaped  
Permits (PBG/SLF)  
3 mins to Grow International School  
10 mins to Luna Beach Club  
17 mins to Pererenan  
Price: \$229,000 USD

**Contact:**

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