



## SCAD1340 - Candi Dasa

Amazing Villa Complex in Beautiful Seaside Manggis Village –

Karangasem

This amazing villa complex is located in the beautiful village of Manggis on the east coast of Bali and within 100 meters walking distance of the pristine Balina beach and close to the Karma Royal and Alila Resort.

This villa comes complete with a Pondok Wisata (rental license) to fully operate as a holiday rental with excellent investment prospects and a full IMB (building permit) for all buildings. This property has 44 years (until 2061) remaining on the lease, and being so close to the beach and the local town of Candi Dasa, it would make a perfect rental business for a

## Property Information

<b>Bedrooms</b>	<b>: 5</b>
<b>Price (IDR)</b>	<b>: 4.950.000.000</b>
<b>Equivalent (USD)</b>	<b>: 366.600</b>
<b>Title</b>	<b>: Leasehold</b>
<b>Land Size</b>	<b>: 800 sqm</b>
<b>Building Size</b>	<b>: 342 sqm</b>
<b>Other Features:</b>	

Close to Shops, Garden, Secure Parking

### Contact:

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





retired couple to live in and rent out the remaining rooms in the complex.

This 5 bedroom, 6 bathroom property has a total build size of 342 m2 and is spread over a land size of 800+m2 (8+ are). There are 2 double storey buildings, with one villa comprising of a double plus single bedroom downstairs, spacious living and dining areas, a t.v./entertainment area, well appointed bathroom, and a fully functional kitchen. The 2nd floor offers a double bedroom complete with a 4 poster bed, walk-in-robe, a semi-outdoor en-suite bathroom and a large balcony which overlooks the garden, swimming pool and the ocean and mountain views beyond. Both bedrooms come complete with mini-bars, air conditioning and ceiling fans.

The 2nd double storey villa has a similar layout, but with large double doors which open out onto a patio. The downstairs bedroom has a double bed, 1 single bed and a charming, cottage look en-suite bathroom. The upstairs bedroom sleeps 2, with an en-suite bathroom, walk-in-robe and balcony. All rooms look out onto the lush, tropical garden and pool area.

A 3rd single storey traditional bungalow, has one double and one single bed, an en-suite bathroom with private outdoor shower, cable t.v., air conditioning, mini-bar and a beautiful garden patio. There are outdoor sun lounges, tables and umbrellas, so you only have to step out from your villa and enjoy a relaxing poolside drink, have a delicious alfresco meal or go for a cooling swim in the generous sized pool.

The villa complex also has a large poolside bale-bale (gazebo), which has a well equipped bar, bar stools, comfortable sofa's, t.v./entertainment system and is surrounded by lush landscaping – perfect for quiet evening meals and drinks. There is also a poolside guest bathroom, complete with shower.

Property Features:

- 5 Bedrooms
- 5 En-suite bathrooms
- 1 Poolside bathroom
- 1 Fully appointed kitchen

**Contact:**

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



- 1 Lounge area
- 1 Dining area
- 1 T.V/entertainment area
- 1 Well equipped gym room
- 1 Storage room
- 1 Closed garage
- 1 Bale-bale/bar area
- Swimming Pool
- Outdoor dining/sun-lounge area
- Drilled well of 15 meters depth
- Satellite t.v
- Wifi internet

**Property Details:**

- Land size: 800+m2 (8+ are)
- Build size: 342m2
- Building Year: 2012 & renovated in 2015
- Lease expiry: 3 Oct. 2061 (option to extend)
- Pondok Wisata (rental license) until 21 Jan. 2021

Location: (Estimated)

1.5 Hours to Ngurah Rai International Airport

**Contact:**

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





4.3 km to Candi Dasa  
100 meters to Balina Beach

This leasehold property is priced to sell for: IDR 4,950,000,000,-

For more information or to view this property, please contact: [info@ppbali.com](mailto:info@ppbali.com) or phone: +62 361 737357

**Contact:**

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

Tel: +62 (361) 737 357

[info@ppbali.com](mailto:info@ppbali.com)

[www.ppbali.com](http://www.ppbali.com)