



## CUV-128 - Canggu Area

Boutique Villa Complex in the Heart of Canggu

Nestled in the heart of Canggu, this 2400m2 property with a river flowing through its center is a true oasis of tranquility. Lush gardens and tranquil surroundings reminiscent of Ubud, yet just minutes away from Canggu's vibrant restaurants and beach clubs.

Perfect for a family residence, boutique hotel, or high-end retreats, this property boasts three uniquely designed villas:

Villa One:

4 bedrooms

Boutique private residence with organic gardens

## Property Information

<b>Bedrooms</b>	: 7
<b>Price (IDR)</b>	: 48.581.056.189
<b>Equivalent (USD)</b>	: 2.900.000
<b>Title</b>	: HGB (Right To Build)
<b>Land Size</b>	: 2,400 sqm
<b>Building Size</b>	: 1,000 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



- 12m swimming pool
- Fireplace
- Outdoor gym
- Private spa pavilion
- Art studio
- Private chef & butler
- Concierge service
- 90m<sup>2</sup> open-plan living room
- Fully equipped kitchen
- 1000m<sup>2</sup> beautifully landscaped gardens
- Unique poolside fireplace
- 45m<sup>2</sup> ground floor bedroom with separate sections
- 30m<sup>2</sup> upper floor family room with king-size bed and bunk bed

**Villa Two:**

- 2-bedroom residence
- Private swimming pool
- Fruit & vegetable gardens
- Open-air pool pavilion
- Barbecue area
- Fireplace
- 80m<sup>2</sup> pool pavilion for sunset cocktails, family dinners, or an art studio

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Open-plan living room & kitchen, air-conditioned or open to gardens & pool  
Modern furniture meets Indonesian antiques & unique decorative details  
Spacious bedrooms: 40m<sup>2</sup> (ground floor) and 30m<sup>2</sup> (upper floor), both with ensuite bathrooms  
12x5m diving-friendly swimming pool

**Villa Three:**

1-bedroom antique joglo house  
Private swimming pool  
Water garden  
Open-plan living room & kitchen facing the 8m swimming pool  
40m<sup>2</sup> bedroom with a beautiful ensuite bathroom decorated with traditional Balinese stone carvings  
Perfect for romantic retreats or a secluded guest house

**Property Details:**

Property Title: HGB  
Land size: 2,372m<sup>2</sup>  
Building size: 1,000m<sup>2</sup>  
Floors: 2  
Total bedrooms: 7  
Swimming pools: 4

**Location:**

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Heart of Canggu  
Minutes from restaurants & beach clubs  
Lush, tranquil surroundings

Potential uses:

Family residence  
Boutique hotel  
High-end retreats

For more information or to schedule a viewing, please contact us.

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