



SPACE PLANNING SOLUTION

The design of the villa is structured to blend open and private areas seamlessly, fostering a boundless spatial experience.

Tropical flora and panoramic windows decorate every nook, enhancing the ambience of an expansive tropical garden across the premises.

SIXTH FLOOR	FIRST FLOOR
Kitchen-Living Room 65 m ²	Master Bedroom 28 m ²
Back-Kitchen + Laundry 13 m ²	Master Terrace 10.30 m ²
Storage 3.5 m ²	Bedroom 20 m ² + Terrace 5 m ²
Bedroom 18.5 m ²	Bedroom 21 m ² + Terrace 5 m ²
Bathroom 4.5 m ²	Bedroom 19 m ²
Guest restroom 2.5 m ²	Swimming Pool 8 m ²
Terrace up from 17 m ²	Stairs & Corridor 17 m ²
Swimming Pool 15 m ²	
Entrance area 6 m ²	
Parking 30 m ² +	
	ROOF TOP
	Loungi 46 m ²

BPV-214 - Balangan

Exclusive Off-Plan 4 Bedroom Villa in Bukit

Location:

Nestled just 400 meters from the ocean, the villas offer an exclusive opportunity to own a piece of paradise in Bali. The villas are conveniently located a mere 5-minute walk from the enchanting Balangan Beach, famous for its stellar waves, pristine sands, and turquoise waters. The idyllic setting allows residents to enjoy picturesque sea views, proximity to a golf course, and stunning sunsets.

Villa Details:

Building size 421 m2

Property Information

Bedrooms	: 4
Price (IDR)	: 15.076.137.000
Equivalent (USD)	: 930.000
Title	: Leasehold
Land Size	: 440 sqm
Building Size	: 421 sqm
Other Features:	

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Plot size range from 4.4 are to 7.2 are

Price range from USD 930,000 to USD 1,300,000

The villa complex, each offering a harmonious blend of contemporary design and natural beauty. The villas over two

floors, feature multiple bedrooms and bathrooms, spacious living areas, and additional amenities like study rooms, balconies, and terraces. Each villa is designed for comfort and luxury, ensuring a serene living experience.

Facilities and Amenities:

Seaside Serenity: With a location near Balangan Beach, residents can indulge in beach activities or relax by the sea.

Modern Conveniences: Each villa boasts panoramic windows, a swimming pool, and a BBQ area, ensuring a comfortable and luxurious lifestyle.

Security and Maintenance: The gated community includes a security checkpoint, common area maintenance, and villa maintenance services for peace of mind.

Connectivity and Access: The villas are 30 minutes from Ngurah Rai International Airport and within close proximity to cultural landmarks like Uluwatu Temple and GWK Cultural Park.

Investment Opportunity:

The property is not just a home but a smart investment. The annual growth in land value and rental costs in Bali, coupled with a high occupancy rate, make these villas a wise choice for investors seeking both luxury and returns.

Construction Timeline:

The project is set to begin in July 2023 with completion expected between Q4 2024 and Q2 2025.

Siteplan:

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