



SCGU1808 - Canggu Area

Investment Opportunity – 3 Villas for Sale with Long 42 Years

Lease in Canggu

3 Neighbouring Villas for Sale with 42 year Lease and Pondok Wisata/Rental License for the 3 bedrooms villa (also for sale as individual villa – [click here for details](#))

It is not often that we can offer to the astute investor such a unique investment opportunity as this. This 3 villa property is one of the best deals on offer in Bali.

The owner is offering 2 x 2 bedroom villas and 1 x 3 bedroom villa together for sale, close to the chic and happening epicentre of Canggu. Each villa

Property Information

Bedrooms	: 7
Price (IDR)	: 8.602.000.000
Equivalent (USD)	: 600.000
Title	: Leasehold
Land Size	: 1,000 sqm
Building Size	: 610 sqm
Other Features:	
Built-In Wardrobes, Close	to
Schools, Close	to
Shops, Garden, Secure	
Parking, Formal Lounge	

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has its own unique style and beautiful characteristics, and each has progressed very well as holiday and long term rentals.

Villa A & B Features:

Each villa

embraces a fusion of both modern and ethnic styles with minimalist furnishings and decor. The western kitchen is both spacious and functional, complete with a gas oven, rangehood, microwave oven, large refrigerator and a water dispenser. The dining area has a rustic teak wood table that can comfortably host up to 6 guests, The living area has a cosy L-shaped sofa, coffee table and TV, and faces out to the pool area. The 2 bedrooms are located on each side of the kitchen area and both come with study desks, built in wardrobes and semi-open en-suite bathrooms.

Land size: 300 square meters (3 Are)

Building size: 180 square meters

Year Built: 2014

2 Bedrooms with en suite bathrooms

Open living and kitchen areas

5 4 Meter private pool with sunbathing terrace

Well maintained garden

Parking for 1 car and bikes

Fully furnished

Electricity: 10,000 watts

Close to all local amenities

Villa C Features:

This 2 storey property comes with 3 spacious bedrooms, two located downstairs with the master bedroom located upstairs.

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Each air conditioned bedroom has built in robes, a study desk and chair and open en-suite bathroom with bathtub and rain-shower head. Near the master bedroom is a cosy tv/entertainment area with comfortable sofa, coffee table and tv – a perfect relaxation area.

Downstairs is a well equipped kitchen with a gas stove/oven, water dispenser, microwave oven, double sink, large double door refrigerator and an abundance of cupboard space. Behind the kitchen area is the laundry/storage room with an ironing area and washing machine. Just to the right of the kitchen is the dining area, with a long whitewash teak table which will comfortably accommodate 6 dinner guests. To the left of the kitchen is the spacious living area, with a comfortable L-shaped sofa, coffee table and tv. Floor to ceiling glass doors open out to the swimming pool with wood decking and a well maintained garden. Beyond the pool area are views of the tropical valley below.

Land size: 400m² (4 Are)

Build size: 250m²

Year Built: 2014

3 Bedrooms with ensuite bathrooms

Spacious living area

Dining area with seating up to 6 guests

Well equipped western kitchen

Storage/laundry room

Upstairs TV/entertainment area

3.4 x 5 Meter swimming pool with decking

Electricity: 10,000 watts

Garage for 1 car & motorbikes

Well maintained tropical garden

Tropical valley views

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Property Location:

Located in Jl. Raya Padonan (<https://goo.gl/maps/xnFW4ScMFBauAJn48>), a 10 minute ride will bring you to Berawa Beach, Finns Recreation Club and Canggu International School. A short walk will bring you to Crossfit Wanderlust and Nirvana Strength, just to name a few of the best gyms in Bali. Ngurah Rai International Airport is 1 hour away.

Leasehold title is until January, 2062 with an option to extend.

Complete with a Pondok Wisata / Rental License for the 3 bedrooms villa

This Leasehold property is priced to sell for: USD 600,000 (approx. IDR 8,602,000,000 calculated 1st July, 2020 using XE.com currency converter daily rates)

This is perfect for anyone who wishes to live in one villa and rent out the other 2 villas to gain a rental income. A pre due diligence has been completed with a full detailed letter from the Notary Public.

For further information or to arrange a viewing, please contact us at: info@ppbali.com or Whatsapp: +6281239189181

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