







CUV-235 - Canggu Area

Luxurious 4 Bedroom Villa in Pererenan

This luxurious, must see 4 bedroom has a prime location with the highly sort after area of Pererenan. The villa has its own private entrance, 4 luxurious double bedrooms (all ensuite). There is a fully equipped kitchen, large open plan living space and a private pool area including a stylish pagoda sitting area. The internal living area has full width custom made large bi-folding doors that open to incorporate the garden pool areas. The villa has been designed and styled by a professional architect and interior designer to be elegant, relaxing and stylish.
The 2 storey, 4 bedroom villa is offering all you need to enjoy your stay in Bali.

Property Information

Bedrooms	**: 4**
Price (IDR)	**: 11.155.230.245**
Equivalent (USD)	**: 620.000**
Title	**: Leasehold**
Land Size	**: 500 sqm**
Building Size	**: 481 sqm**
Other Features:	

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



Located in the heart of Pererenan, a more and more trending village on the coast of Badung. Many new cafes, restaurants and bars are walking distance away and the spacious Pererenan villa design will give you the well-deserved 5 stars comfort you wish for during your stay. A true dream holiday home in Bali.

All 4 bedrooms have a/c, en-suite bathrooms and private chill out areas, as a balcony or outdoor patio. 2 rooms are located upstairs with balconies and 2 downstairs with little terraces. The rooms are a feel-good space with wooden floor, nice ambience and mural wall art. Large and comfy beds ensure you a perfect night of sleep to enjoy the day by the pool or discover Bali! 2 bedrooms also offer beautiful free standing bathtubs, one being semi-outdoor. Enjoy and relax, that's all you need to do during your stay.

The heart of the villa is the spacious enclosed living area. High ceilings, wall art and floor-to-ceiling sliding glass doors with a view on the pool area will make it one of your favourite spots in no time. The spacious kitchen offers all you need during your stay. It's fully equipped with cooking utensils, fridge, oven and even a wine chiller for your favourite wines. You can prepare your favourite drinks and meals here or the professional staff to arrange home-made breakfast or lunch/dinner by a private chef.

A large wooden dining table in the middle of the living area can host all your friends/family to enjoy meals! You can overlook the pool area and feel the majestic ambience that this place is giving everyone who enters this villa in Pererenan.

A cosy lounge area is the perfect spot for rainy or hot days to relax and spend some time together.

The outdoor area offers an amazing pool, sun loungers and a covered outdoor seating area. The seating area is located just next to the pool surrounded by a fish pond and perfect at any time of the day.

Comfy and stylish sun loungers on the wooden deck are your spot for relaxing sunbathes, reading your favourite book in the shade or having a little nap! From here you can jump straight in the spacious refreshing pool at any time.

Property Details:

Lease expires Nov 2050 + 30 year renewal. Special feature is you can renew, at any time, for any amount of time, up to the 30 year renewal amount. The renewal is based on market value at time of renewal and if landlord and you can come to terms, it

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triggers 3 appraisals versus 2 to establish market value – take the median
Property includes 3 m of gang access
Each villa has a water filtration system that starts right from the well, so all the water in the villa is drinkable
Kitchen has microwave, cooktop, oven, fridge/freezer, and wine chiller
Dedicated Staff room
10m ceilings in main living area and ceilings are made with recycled teak.
Main living area is fully enclosed and also has glass sliding doors that fold completely away to open the space
Two bedrooms have both shower and bathtub
Swimming pool 4.5 meters x 10 meters.
Villas were built opposite of most villas in Bali – this villa is designed an exceptional residence that makes for an amazing vacation property so it has the flexibility of being a full time residence or investment property
All bedrooms are ensuite and also has a powder room in the main living area
Exceptional western-level build quality
International outlets anywhere that you would find yourself relaxing in the property
Outstanding reputation already established for those looking for an investment property
Fully furnished.

Contact us today to obtain additional information and to arrange your inspection.

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