



CUV-246 - Canggu Area

Modern Bali Villa with Stunning Rice Field Views

Prime Location in Padonan, Canggu

Discover this beautifully designed modern villa nestled in the serene Padonan neighborhood of Canggu. With its breathtaking rice field views and prime location, this property offers an exceptional investment opportunity.

Key Features:

Proven Rental Income: Achieve a remarkable 23.3% ROI with this established villa.

Time-Saving Permits: Benefit from the existing SLF (permits), eliminating

Property Information

Bedrooms	: 2
Price (IDR)	: 3.522.476.250
Equivalent (USD)	: 225.000
Title	: Leasehold
Land Size	: 138 sqm
Building Size	: 137 sqm
Other Features:	

Contact:

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the need for lengthy construction delays.

Convenient Location: Enjoy easy access to multiple gyms, 50+ restaurants within a 5-minute radius, and the vibrant Batu Bolong area.

Spacious and Private: This villa boasts 139 square meters of land and 137 square meters of interior space, providing ample room for comfortable living.

Luxurious Amenities: Indulge in a private access road, rice field views, private car parking, an enclosed living room and kitchen, two ensuite bedrooms, a guest toilet, a garden, two balconies, and a fully furnished interior.

Refreshing Pool and Secure Ownership: Relax in the 3x6 meter swimming pool and enjoy peace of mind with SLF approval and a leasehold until 31 January 2051.

Priced at only US\$225,000, this exceptional villa offers an unbeatable combination of style, comfort, and investment potential. Don't miss this opportunity to own a piece of paradise in Canggu.

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