



## SCGU1721 - Canggu Area

Stunning 6 Bedroom Freehold Luxury Villa 100 Meters from the Beach

This stunning WOW FACTOR 6 bedroom luxury contemporary-styled villa located 100 meters from the beach in one of Bali's most highly sort after areas of Canggu, will prove to be a very satisfying investment opportunity. Upon walking through the entrance gates of the villa, you are welcomed by a huge 20 meter lap swimming pool, lush tropical gardens and views onto the fine cut design of this luxurious villa.

The villa boasts an impressive land area of 1200m2 with a very high quality building measuring 850m2. The villa consists of 6 large stylish en suite

## Property Information

<b>Bedrooms</b>	: 6
<b>Price (IDR)</b>	: POA
<b>Equivalent (USD)</b>	: POA
<b>Title</b>	: Hak Milik (Freehold)
<b>Land Size</b>	: 1,200 sqm
<b>Building Size</b>	: 850 sqm
<b>Other Features:</b>	
Built-In Wardrobes,	Close to
Schools,	Close to
Shops,	Close to
Transport,	Garden

### Contact:

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





bedrooms, huge living / dining areas, industrial kitchen, 2 swimming pools, outdoor pavilion and staff quarters.

The villa has the ability to divide the property into 2 separate villas with a very well placed sliding door. Once the sliding door is closed the property becomes a 2 bedroom villa plus a 4 bedroom villa that adds options for the rental income for the property. The whole villa has been developed with a lot of love and care using the finest materials and very tasteful furnishings throughout the villa.

The villa has such a prime location in the popular area of Canggu close to a wide selection of shops, restaurants and a one minute walk to the famous Canggu beach that provides amazing sunsets throughout the year. The neighborhood comprises of a number of high end luxury villas, peaceful surroundings and a very secure area.

Villa Facts:

Freehold / Hak Milik ownership title:

Operating license / Pondok Wisata in place:

1200m2 land:

850m2 building with building permit in place:

2 Swimming pools / a 20 meter and an 8 meter pool:

Prime location / 100 meters from the beach:

Established rental villa with professional staff and forward bookings in place:

6 Luxury en suite bedrooms:

30.000 Watts electric with back-up generator.

Well water supply:

High quality furnishings throughout the villa:

Ability to split into 2 villas to maximize demand for villa rentals:

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Close to restaurants, 20 minutes to Seminyak, 40 minutes to the airport.

This 6 bedroom stylish luxury villa should be worth some serious consideration if you would like to purchase a freehold villa within such a prime location here in Bali. Inspections are highly recommended and additional information can be provided upon your request.

Price on application:

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