



CUV-236 - Canggu Area

Stylish Must See 4 Bedroom villa in Pererenan

This stylish, 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 holiday feeling will overcome you as soon as you step foot in this gem, but be

Property Information

Bedrooms	: 4
Price (IDR)	: 16.197.505.500
Equivalent (USD)	: 995.000
Title	: Leasehold
Land Size	: 500 sqm
Building Size	: 478 sqm
Other Features:	

Contact:

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



aware: you will never want to leave again. A large enclosed living area with kitchen, lounge and dining area, as well as a spacious pool and 4 luxurious bedrooms.

All 4 bedrooms have en-suite bathrooms, A/C and private outside sitting areas. 2 bedrooms are located on the ground floor, just next to the pool with terraces and freestanding bathtubs, one being semi outdoors. The 2 upstairs bedrooms are overlooking the pool area and offer little balconies to enjoy some privacy whenever needed. All bedrooms are designed for you to feel at home, warm wooden floors and beautiful mural art will give you an instant comfortable feeling.

The common area is a feel-good place too! The large ceilings and sliding glass doors are giving room for good ambience and you have enough space for everyone. The large and fully equipped kitchen offers all you need to prepare your favourite dishes and drinks, an oven and wine chiller are also ready to use.

The dining area offers space for everyone to sit down comfortably for a meal or board game night at the table, overlooking the beautiful pool area. The lounge in the living room is the perfect spot to hang out on a rainy day or the evening. Come together and spend some time with your loved ones!

The outdoor area consists of a large pool, sun loungers on the wooden deck and a covered outdoor seating area. You will find your favourite spot, nestled around the spacious pool, in no time. Whether it is for a sunbath on the sun loungers, to read a relaxing book or hang out with your friends and family in the covered outdoor lounge.

Professional and experienced staff come daily to clean the villa and the manager will assist you with any requests or questions.. There is aa parking space for a medium sized car and motorbikes located in front of the villa.

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 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

Contact:

Jl. Sunset Road no. 9A, Seminyak 80361, Bali

Tel: +62 (361) 737 357

info@ppbali.com

www.ppbali.com



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.

Contact:

Jl. Sunset Road no. 9A, Seminyak 80361, Bali

Tel: +62 (361) 737 357

info@ppbali.com

www.ppbali.com