



## SCGU1842 - Canggu Area

Two Designer 1-Bedroom Townhouses In The Heart Of  
Canggu

Designed as an investment holiday home for the transient global citizen, these two modern units are perfect for anyone looking to lay roots in Bali. Today more than ever properties that can double as both a comfortable and luxurious home, and as an income-earning investment, are in high demand. This pair of two 1-bedroom townhouses are a commercially viable investment, possessing design features that maximize rental yields, but also all the functionality and cozy comforts of a home. The townhouse concept provides all the comforts of a regular villa without carrying the extra

## Property Information

<b>Price (IDR)</b>	<b>: 2.650.000.000</b>
<b>Equivalent (USD)</b>	<b>: 187.000</b>
<b>Title</b>	<b>: Leasehold</b>
<b>Land Size</b>	<b>: 141 sqm</b>
<b>Building Size</b>	<b>: 115 sqm</b>
<b>Other Features:</b>	

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cost and operational burdens, which ultimately means less headaches and more profits. One-bedroom units also have a proven high occupancy rate.

The property is located in the heart of Canggu on one of the most desirable streets, Jl. Padang Linjong. Just a stone's throw to Batu Bolong and Echo Beach as well as popular destinations including Mason Restaurant, The Lawn, and Crate Cafe. The location can not get much more prime. Despite its central location, the townhouses are tucked away on a small side street, which provides privacy and a quiet space.

The property is delivered fully turnkey in every sense of the word. The buyer can immediately enjoy the property for themselves or start earning income from it from the very moment they are handed the keys. Inside comes fully furnished, equipped, styled, and branded. The furniture is of the highest quality and much of it is bespoke, delivering a unique style that won't be found elsewhere. Similarly, the artwork has been created specifically for this property to deliver a cohesive look and feel. The kitchen is equipped with high-end equipment (fridge/stove/oven) and stocked with all necessary kitchen utensils and tableware (plateware/glassware/silverware). All furniture is of the highest quality and every detail has been thought through, even bath towels, hand towels and branded soap dispensers.

To ensure a professional service experience as well as top-notch maintenance, a service management company is on standby to provide the full breadth of villa services, e.g. daily cleaning, laundry services, pool maintenance, common area maintenance, engineering assistance, WiFi maintenance (access points already installed), guest check-in/check-out services, back-office admin, monthly reporting.

A fully vetted rental marketing agent with a track record of delivering 80+% occupancy rates, also is on standby to provide the full breadth of holiday rental marketing services.

#### Technical Details

##### Build Area

Total Land Size: 141 sqm (1.41 Are)

Shared Parking Area: 15.8 sqm

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Unit 1A

Total Build: 115.3 sqm  
Ground Floor: 69.7  
Second Floor: 45.6  
Land Size: 69.7 sqm

Unit 2A

Total Build: 95.3 sqm  
Ground Floor: 51.6 sqm  
Second Floor: 46 sqm  
Land Size: 51.6 sqm  
Water Source: Deep Well  
Electricity: 7700 kWh (per unit)  
License/Permit: Commercial IMB (Rumah Kos)  
Insurance: 1 Year Allianz Homeowner's Insurance

Pricing (29 Year Lease until 23/03/2050)

Unit A: IDR IDR 2.65 Billion / USD 187.000 (exchange rate IDR 14.150)

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Unit B: IDR 2.65 Billion / USD 187.000 (exchange rate IDR 14.150)

Ask about our special price for the whole two unit complex.,

For more information or to view this property, please contact: [james@ppbali.com](mailto:james@ppbali.com) or phone: +62 81337311099

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