



## 44391 – 7-BR Stunning Beachside Villa for 27 Years Lease in Batu Bolong Beach, Canggu

### Description

#### *Experience Luxury and Serenity at Premium Beach side Villa Complex*

Nestled in the vibrant heart of Canggu, Batu Bolong – Bali's most sought-after lifestyle hub. This property is a stunning exclusive retreat that promises an unforgettable escape for discerning travelers. This exquisite villa is perfect for rental business as it is ready to operate and is equipped with modern amenities. It boasts a contemporary design that harmoniously blends with the island's natural beauty, making it a desirable destination for vacationers. Offering guests an oasis of tranquility and luxury, this villa ensures a serene getaway experience. The property comprises three separate standalone buildings; 2 private pools size  $9 \times 3.5 \text{ m}^2$  and  $8 \times 3 \text{ m}^2$ ; 2 enclosed living rooms; 2 kitchens; 2 rooftops, lush tropical garden, etc. With only 7 elegantly appointed rooms with 9 luxurious bathrooms, this villa ensures an intimate and personalized experience, allowing guests to unwind in style while immersing themselves in the rich culture and stunning landscapes of Bali. Set just 300 m from Batu Bolong Beach & Surf spots, surrounded by top venues like Cafe Kitsune, TeAmo, The Lawn and more. This villa perfectly located in the prime tourist location with year-round high occupancy. Built on 479 sqm of land with total building area is 490 sqm as two-floors. Each building has a terrace that is facing the beautiful garden and pool, where guests can bask in the Bali's sun and unwind.

The buildings are equipped with sound-insulated windows. The interior features a contemporary minimalist design with Balinese elements. It includes designer linear ceiling lighting. Three lighting scenarios: ambient, accent, task lighting. All wooden furniture is crafted from solid natural teak, ensuring durability and style. At this villa, every room is designed to be a sanctuary of comfort and relaxation. Guests can enjoy a refreshing escape from the tropical heat, thanks to the efficient air conditioning that cools the space to the liking. Each room is thoughtfully equipped with modern amenities, including a television for entertainment, the fully equipped kitchen is a great addition where guests can prepare their favorite meals and enjoy it with the loved ones in the cozy dining room and gather afterward in the stylish living room and get the intimate time in Bali. This thoughtful touch enhances the guests stay, providing a comfortable and welcoming environment to return to after a day of exploring the stunning beaches and vibrant culture of Canggu. At this villa, the dining facilities are not just about meals; they are about creating memories, sharing stories, and enjoying the art of cooking together in a beautiful setting. The attention to details in the mind of this villa can be seen from the stunning modern design, setting, pool and garden view, music system, lighting, spa and additional professional water filtration system and bathtubs. All make sure that every guest will have a comfortable living and get beautiful memories during the holiday in Bali.

### LOCATION

Nestled on the southwestern coast of Bali, Canggu is a captivating blend of rustic charm and modern allure, making it a must-visit destination for travelers seeking both adventure and relaxation. The area is renowned for its picturesque rice paddies, which create a stunning backdrop for leisurely walks and bike rides. As you wander through narrow lanes, you'll encounter a vibrant local community, where traditional Balinese culture meets a burgeoning expat scene, offering a unique fusion of experiences. Surf enthusiasts will be in their element at the famous Echo Beach, where rolling waves invite both beginners and seasoned surfers to ride the tide amidst breathtaking sunsets. Canggu is not just about its natural beauty; it's also a culinary paradise. The streets are lined with trendy cafes and restaurants, each offering a delightful array of international and local dishes. And this property is perfectly located just 300 m from Batu Bolong Beach & surf spots. Surrounded by top venues: Cafe Kitsune, TeAmo, The Lawn, and many more.

### SPECIFICATIONS

- Land size: 479 sqm with Building size: 590 sqm as Two-stories with terrace
- Spatial: Pink/Tourism zoning
- Features: 3 standalone buildings which consists of 7 bedroom with 9 bathrooms
- 2 enclosed living rooms
- 2 kitchens
- 2 Private pool size:  $9 \times 3.5 \text{ m}^2$  &  $8 \times 3 \text{ m}^2$
- 2 Rooftops
- Garden
- Fully furnished
- Spa & Bathtub
- Professional water filtration system
- Music system
- Pool view
- SLF is ready
- Ownership: Leasehold for 27 years and priority extension
- Location: Batu bolong, Canggu, Badung, Bali

**PRICE USD 1,000,000 or**

**RPD 17.800.000.000**