



44543 – 2BR Tropical Villa for Leasehold (27 years) Located in Central Berawa, Canggu, Bali

Description

Step into your private sanctuary in the heart of Berawa. This brand-new villa, completed in 2024, combines elegant design with tropical charm — offering the perfect blend of comfort, style, and functionality. At the center of the property lies a private pool, surrounded by a sun-drenched deck and framed with lush greenery. The open design connects the pool seamlessly to the living and dining areas, creating a smooth indoor–outdoor flow that defines the Bali lifestyle. Inside, the villa features a bright modern kitchen and dining space, styled with natural wood finishes, minimalist lines, and thoughtful details that make daily living a pleasure. The bedroom is designed as a serene retreat, complete with warm lighting, natural textures, and direct access to the poolside terrace. A cozy lounge area adds extra space for relaxing or entertaining guests. The bathroom is a highlight in itself, offering a luxurious soaking tub with a view of the tropical garden — a perfect spot to unwind after a day at the beach. With its prime location in central Berawa, just minutes from the beach, trendy cafes, and boutique shops, this villa is not only an ideal private getaway but also a ready-to-run rental business. Backed by a secure 17-year leasehold and a proven ROI of 11–13%, it represents both a lifestyle upgrade and a smart investment in one of Bali's most sought-after areas.

LOCATION

Located in the heart of Central Berawa, this villa enjoys one of the most desirable addresses in Bali. Just a short ride or leisurely stroll brings you to Berawa Beach, famous for its golden sands, relaxed surf culture, and spectacular sunsets. The neighborhood is also home to some of Bali's most popular cafés, restaurants, and beach clubs — from stylish brunch spots and boutique coffee shops to world-class dining venues and vibrant nightlife. Trendy shops and wellness studios are dotted throughout the area, making it a lifestyle hub that attracts both locals and international visitors year-round. Despite being at the center of the action, the villa itself offers a sense of tranquil privacy, giving you the best of both worlds: the energy of Berawa at your doorstep and the serenity of your own tropical retreat. With Canggu, Seminyak, and Batu Bolong just minutes away, this location is not only perfect for personal living but also ensures high rental demand — securing its reputation as one of the most profitable and sought-after areas on the island.

BEDROOMS

The bedroom has been designed as a calm and stylish sanctuary, where soft natural tones and handcrafted details create an inviting retreat. A comfortable bed framed by artistic wall décor sets the mood, while woven pendant lamps and warm wood accents bring in a touch of tropical charm. Large windows and glass doors allow natural light to brighten the space, seamlessly connecting the indoors with the villa's poolside terrace. The bathroom offers a spa-like experience with its elegant design. A freestanding soaking tub positioned beside a large window lets you relax while gazing out at the lush greenery, blurring the line between indoor luxury and outdoor serenity. Modern fittings, a spacious vanity, and soft ambient lighting complete the atmosphere — making it the perfect place to unwind after a day exploring Berawa.

PRIVATE POOL

The charming private pool at the heart of its open courtyard, creating a tranquil oasis where modern design meets tropical living. Surrounded by light-toned stone tiles, the pool reflects the warm ambiance of the villa both day and night, offering a refreshing escape just steps from the living spaces and bedroom. Elegant patterned stairs lead to the rooftop area, while lush potted plants and thoughtful lighting enhance the atmosphere, making this poolside perfect for both relaxation and entertaining. Whether you're enjoying a morning dip or unwinding under the evening sky, the pool serves as the centerpiece of this serene Berawa retreat.

LIVING ROOM

The bright and inviting living area designed with a minimalist tropical touch. Natural light flows in through the windows, highlighting the soft neutral tones and simple yet elegant décor. A comfortable sofa with woven cushions creates the perfect spot to unwind, complemented by lush indoor plants that bring freshness to the space. This cozy corner is ideal for relaxing after a day at the beach, reading a book, or enjoying quality time with family and friends. The seamless connection to the bedroom and poolside areas makes it a central hub of comfort within the villa.

DINING ROOM & KITCHEN

The modern minimalist concept style kitchen and dining space is perfectly balance functionality and style. The kitchen is fully equipped with high-quality appliances, sleek countertops, and warm wooden cabinetry, making it practical for both daily living and entertaining guests. Adjacent to the kitchen, the dining area features a wooden table with comfortable woven chairs, set beneath a natural rattan pendant lamp that enhances the tropical ambiance. A large palm tree artwork adds a stylish focal point, bringing the island vibe indoors.

SPECIFICATIONS

- Land Size: 100 m²
- Building Size: 65 m²
- 2 Bedrooms with 1 Bathroom
- Private pool with sun deck
- En-closed living room
- Dining room & Kitchen
- Fully furnished with modern tropical design