



44730 – For Leasehold : Modern Minimalist Villa with Private Pool in Exclusive Complex in Sanur, Bali

Description

Discover the perfect balance between modern comfort, prime location, and investment opportunity with this property, a boutique villa project in the heart of Sanur, Bali. This thoughtfully designed development offers a limited collection of nine villas, each combining contemporary architecture with practical functionality, making them ideal for both personal living and as income-generating rental properties. Every corner of the villa reflects comfort, warmth, and elegance, enhanced by the thoughtful use of wood, neutral tones, and open layouts. As you step through the solid wooden entrance gate, you are welcomed into a private courtyard filled with tropical greenery. The bright white façade, accented by natural wood details, immediately conveys a sense of freshness and sophistication. The exterior design is both stylish and inviting, perfectly blending with Bali's tropical atmosphere. The villa features spacious bedrooms furnished with premium wooden furniture and designed for maximum comfort. Each room comes with large sliding glass doors that allow natural sunlight to flood in, while also offering direct access to the private pool or garden views. The décor emphasizes simplicity and tranquility, with earthy tones, woven pendant lamps, and high-quality bedding that create a cozy and relaxing ambiance. The open-plan living and dining area showcases the villa's modern lifestyle approach. A fully equipped kitchen with sleek wooden cabinetry and marble countertops is paired with a dining table that comfortably seats four, making it ideal for family meals or hosting guests. The living room features a large L-shaped sofa, a flat-screen TV, and soft lighting, providing the perfect space to unwind, enjoy a movie night, or simply relax with friends and loved ones.

One of the highlights of this villa is the private swimming pool area. Surrounded by lush greenery and a wooden deck, the pool offers a serene spot to cool off under the Bali sun. Sun loungers are provided for those who wish to bask in the tropical warmth, creating an atmosphere reminiscent of a luxury resort, but with the intimacy and privacy of your own home. Every detail of this villa is designed with practicality in mind, ensuring comfort without compromising style. The combination of modern architecture, warm wooden interiors, and tropical landscaping makes this property stand out as an excellent choice for personal living, holiday rentals, or long-term investment in one of Bali's most sought-after areas. Whether you are looking for a tranquil retreat, a stylish modern residence, or a profitable rental investment, this villa is the perfect match. Its location provides easy access to Bali's beautiful beaches, trendy cafés, and lifestyle destinations, making it a highly desirable property for both residents and visitors. This villa is more than just a home – it is a lifestyle choice that offers relaxation, convenience, and timeless beauty in the heart of Bali.

LOCATION

Strategically located in Beachside Sanur, this villa provides direct car access from Jl. Bypass Ngurah Rai, ensuring convenience and connectivity to all of South Bali. From here, you are just a short walk or drive to Sanur's white-sand beaches, vibrant dining scene, world-class healthcare, and the island's newest retail hub, ICON Bali.

Sanur has long been one of Bali's most desirable residential and tourism destinations, thanks to its laid-back beachside lifestyle and central location. Cassandra 1 is perfectly positioned:

- 700 m (10 minutes' walk / 3 minutes' drive) to Sanur Beach
- 650 m (6 minutes' walk / 2 minutes' drive) to ICON Bali, the island's newest luxury shopping mall
- 1 km to the new Bali International Hospital, providing world-class healthcare
- Easy access to Denpasar, the airport, and other areas of South Bali.

This unbeatable location ensures strong appeal for both long-term residents and short-term holiday renters, making this property a secure and high-yield investment opportunity.

Investment Potential

With prices starting from USD 355,000 up to USD 440,000, this villa offers excellent value in one of Bali's most sought-after neighborhoods. Buyers benefit from full legal support, transparent contracts, and registered documentation, ensuring a smooth and secure transaction process. The leasehold agreement of 29 years, extendable for an additional 30 years, provides long-term peace of mind and security for your investment. Sanur's popularity among expatriates, retirees, and holidaymakers continues to grow, supported by major infrastructure developments such as ICON Bali and the Bali International Hospital. This ensures high occupancy rates and strong returns for property investors in the area.

Property Details

- Total land size of complex: 1,089.53 m² (10.89 are), zoned pink (tourist zone)

- Total no of units: 9

No of available units: 6

Unit type 1: Villa 3BR

Unit type 2: Villa 5BR

Unit type 3: Villa 5BR

Unit type 6: Villa 3BR

Unit type 7: Villa 3BR

Unit type 8: Villa 3BR

- Sizes: From 74.81 m² to 153 m²