



49287 – Boutique Luxury Living & High-Yield Investment in Canggu

Description

An exceptional opportunity to own a luxury private villa in Berawa, one of Bali's most vibrant and high-demand residential neighborhoods. This exclusive boutique villa complex features only three private villas, blending modern Mediterranean architecture with refined tropical elegance, designed for both comfortable living and strong rental performance. The complex is fully gated, offering privacy, security, and a peaceful ambiance—while remaining just minutes from Bali's most popular lifestyle destinations. This project delivers a rare combination of prime location, thoughtful design, and long-term investment value. Located only 4 minutes from Berawa Beach, the villas are surrounded by Bali's trendiest cafés, co-working spaces, fitness studios, and iconic beach clubs such as Finns Beach Club and Atlas Beach Fest. The area is a proven hotspot for digital nomads, families, and global investors, ensuring consistently high rental demand.

Villa Details

- Total Land Area: 388 m²
- Total Units: 3 Exclusive Private Villas
 - 2 units: 2-bedroom villas
 - 1 unit: 3-bedroom premium villa
- Project Status: Under Construction (Off-Plan)
- Handover: March 2026
- Leasehold Validity: Until February 2047
- Guaranteed Extension Option Available
- Assured Minimum ROI: 10% annually

Each villa features a private swimming pool, steam/sauna room, dedicated service area, and is delivered fully furnished for turnkey ownership.

Unit Breakdown & Pricing

Unit 1 – 2-Bedroom Pool Villa

A beautifully designed private villa offering a seamless blend of Mediterranean charm and tropical luxury—perfect for couples, small families, or investors.

- Land Area: 103 m²
- Built-Up Area: 195 m²
- Bedrooms: 2 (ensuite)
- Bathrooms: 2 + guest powder room
- Private Pool & Sun Deck
- Personal Steam / Sauna Room
- Open-Plan Kitchen, Living & Dining Area
- Service / Storage Room
- Fully Furnished
- **Price Guide: IDR 4,300,000,000**
(Approx. **USD 249,000** at current exchange rates)

Unit 2 – 2-Bedroom Pool Villa

Designed for refined tropical living, this villa combines elegant interiors with a functional layout ideal for both lifestyle and investment use.

- Land Area: 103 m²
- Built-Up Area: 196 m²
- Bedrooms: 2 (ensuite)
- Bathrooms: 2 + guest powder room
- Pool-Facing Living & Dining Area
- Private Swimming Pool & Deck
- Personal Steam / Sauna Room
- Modern Fully Equipped Kitchen