

50464 – Modern 1-Bedroom Freehold Villa in Munggu – Ideal for Living & High-Yield Investment

Description

This modern 1-bedroom freehold villa in Munggu, Bali offers a rare combination of comfortable residential living and strong rental investment potential. Built in 2024, the villa is designed with a clean modern aesthetic, functional layout, and features that perfectly suit both long-term stays and the growing demand for short- and mid-term rentals in the Pererenan–Canggu corridor. Set on 70 m² of land with 70 m² of building area, the villa comes fully furnished and move-in ready. The private swimming pool, open-plan kitchen, and seamless indoor-outdoor flow create a relaxed tropical atmosphere, enhanced by sunset views and partial rice field scenery—a highly sought-after feature for tenants and guests in Bali. Located just minutes from Bali's lifestyle hotspots, this property benefits from high rental demand, making it an excellent choice for investors seeking stable cash flow or buyers looking for a compact yet premium private residence.

? Villa Specifications

- Land Size: 70 m²
- Building Size: 70 m²
- Ownership: Freehold (SHM)
- Bedrooms: 1
- Bathrooms: 1 + 1 Powder Room
- Year Built: 2024
- Electricity: 11,000 watts
- Water Source: Deep well
- **Furnishing:** Fully furnished

? Key Features

- Private swimming pool
- Open-concept kitchen & living area
- Sunset view
- Partial rice field view
- High rental demand area

? Strategic Location

- ±10 minutes to **Pererenan Beach**
- ±4 minutes to **Pepito Supermarket**
- ±6 minutes to **Omni Wellness**

Easy access to cafés, restaurants, beach clubs, and daily amenities while still enjoying a quieter residential environment.

? Rental Price

- **IDR 25,000,000 / month**
- **IDR 250,000,000 / year**

Included: Cleaning service, WiFi, pool maintenance
Excluded: Electricity

? Freehold Investment Package (Selling Option)

- **2 units villa + 1 vacant land (±110 m²)**
- **Total Price: IDR 7,000,000,000** *(negotiable until deal)*
- **Note:** All assets under **1 SHM certificate (cannot be separated)**

This package is ideal for investors seeking **portfolio-scale ownership** with future development or resale potential.

? Investment Value Highlights