



50504 – Below Market Price – Ready-to-Move-In House Near Uluwatu Beaches, Ungasan

Description

Rivers House Ungasan | Freehold or 50-Year Leasehold

? **Location:** Jalan Pura Masuka, Ungasan, South Kuta, Badung – Bali
? **Property Type:** Fully Furnished Residential House
? **Land Size:** 150 m² | **Building Size:** ±80 m²
? **Bedrooms:** 2 (en-suite) | ? **Bathrooms:** 2
? **Facing:** East

? Price (NETT)

- **Freehold (SHM): IDR 1,800,000,000**
? USD 103,000 / AUD 145,000 (*indicative*)
- **Leasehold 50 Years: IDR 1,935,000,000**
? USD 111,000 / AUD 155,000 (*indicative*)

Foreign currency values are estimates based on daily exchange rates.

? Strategic Location Advantages

- 4 minutes (±700 m) to **Bintang Supermarket Ungasan**
- Close to cafés, gyms, pharmacies & daily amenities
- 5 minutes to **Melasti Beach** (±3.5 km)
- 10 minutes to **Pandawa Beach** (±8 km)
- 3 minutes to **Jl. Uluwatu**
- Easy access via Gojek & Grab

? Property Features

- Space available for a **private swimming pool (±9 x 2.7 m)** or garden
- 2 en-suite bedrooms (KingKoil beds)
- Fully equipped modern kitchen (oven, microwave, large fridge, hood, appliances)
- Closed living & dining area with AC (1.5 PK)
- 2 Smart TVs & 3 AC units
- Smart lock door system
- 2 outdoor CCTV cameras
- Work desk & chair
- International power sockets + USB ports
- Large underground water tank (±23,000 liters)
- Gas hot water system (bathrooms & kitchen)
- Quiet residential area – **no nearby construction**
- Private parking for car & motorbike
- Electricity: **7,700 watts**

?? Legal Status

? Freehold Title (SHM)
? SLF – Residential
? Clear title, no disputes

? Perfect For