



50605 – For Sale Modern 2BR Brand New Villa in Beranda Mumbul Nusa Dua, South Kuta

Description

Modern Brand New Villa | Freehold | Fully Furnished | Prime South Bali Location

Located in the prestigious and fast-growing residential enclave of **Beranda Mumbul, Nusa Dua – South Kuta, Bali**, this brand-new villa offers a strong combination of modern tropical architecture, a functional layout, and high investment value. Surrounded by well-maintained villas and a quiet residential environment, the property offers a comfortable living experience while remaining close to Bali's key lifestyle destinations, including **Nusa Dua Beach, Jimbaran, and the airport corridor**. This makes it suitable for both **private residences and high-performing rental investments**. Built in **2026**, the villa is designed with a clean, modern concept that emphasizes natural light, open-flow spaces, and efficient land use. It comes fully furnished, allowing the new owner to move in immediately or operate it as a rental property without additional setup costs. The layout is carefully designed for comfort and privacy, featuring two en-suite bedrooms, an enclosed living area, and a private swimming pool—creating a complete tropical living experience within a compact, easy-to-maintain footprint.

? Property Details

- Land Area: 145 m²
- Building Size: 100 m²
- Floors: 1
- Bedrooms: 2
- Bathrooms: 2
- Guest Toilet: 1
- Living Room: Enclosed
- Dining Area: Yes
- Kitchen: Modern set
- Swimming Pool: Private
- Carport: 1 car

?? Technical Specifications

- Electricity: 5,500 watts
- Water Source: Deep well (Sumur Bor)
- Furnishing: Fully Furnished
- Access Road: 5 meters
- Year Built: 2026 (Brand New Construction)

? Legal Status

- Freehold Title (Sertifikat Hak Milik / SHM)
- Building Permit (IMB/PBG in process)

? Price IDR 2,500,000,000 (Negotiable)

? Key Selling Points

- ? Brand new villa (2026 construction)
- ? Freehold ownership (SHM)
- ? Fully furnished – ready to use or rent out
- ? Located in a premium Nusa Dua residential area
- ? Strong rental & investment potential
- ? Quiet, secure, and high-value neighborhood
- ? Easy access via 5-meter road

This is a **rare opportunity** to own a brand-new villa in one of South Bali's fastest-growing residential zones.

2 Contact us today for full details, site visit, and investment breakdown