



53255 – 3-Bedroom Villa for Sale in Greenlot Residence, Munggu

Description

? **Location:** Greenlot Residence, Munggu

Nestled in peaceful Munggu, this exclusive 5-villa development within **Greenlot Residence**—Canggu's largest gated community—offers the perfect blend of tranquility and opportunity. Situated near the complex entrance on a quiet cul-de-sac road, ensuring minimal traffic and enhanced privacy, it combines the serenity of nature with the convenience of a premium residential complex complete with 24/7 security. Just 10 minutes from pristine beaches and vibrant Canggu, residents enjoy easy access to world-class surf, dining, and wellness retreats.

Property Details

- **Land Size / Building Size:** 150 sqm / 195 sqm (Multi-story with Rooftop)
- **Bedrooms / Bathrooms:** 3 Bedrooms / Bathrooms (including a ground-floor Master Bedroom with walk-in closet and en-suite master bathroom, plus a powder room)
- **Ground Floor:** Car park, living room, kitchen & dining area, master bedroom suite, powder room, and private swimming pool
- **Second Floor:** Corridor, 2 bedrooms, shared bathroom, and a dedicated laundry & service area with a balcony
- **Rooftop:** Rooftop lounge with scenic vistas overlooking lush rice fields, plus water tank storage

Building Specifications

- **Foundation:** Reinforced Concrete Footing Foundation
- **Wall:** Autoclaved Aerated Concrete (AAC)
- **Roof:** Concrete
- **Ceiling:** Gypsum, Paint
- **Floor:**
 - Living Room: Homogeneous Tile 15×90
 - Stair: Homogeneous Tile 30×60
 - Bedroom: Homogeneous Tile 15×90
 - Bathroom: Homogeneous Tile 60×60
 - Terrace: Homogeneous Tile 60×60
- **Door & Window:** Solid wood entrance door and windows, double teakwood interior doors
- **Water:** PDAM Standard
- **Electricity:** 3,500 VA (All Type)
- **Sanitary:** Toto or equivalent

Nearby Locations & Advantages

- **Gated Community Security:** Located inside Greenlot Residence featuring 24/7 security in a safe, family-friendly setting.
- **Prime Coastal Proximity:** Only 10 minutes away from pristine beaches, world-class surf spots, and the lively lifestyle hubs of Canggu.
- **Exclusive Setting:** Positioned near the complex entrance for easy access while tucked away on a quiet cul-de-sac road for maximum privacy, complemented by an expansive rooftop lounge with rice field views.

? **Price:** IDR 3,450,000,000

? **Price Includes:** VAT (PPN), Residential Building Permit & SLF (IMB / SLF Rumah Tinggal), PDAM water, SHM Certificate, 3,500 VA Electricity, and Swimming Pool.

? **Unit Almora at Greenlot Residence Munggu:** A brand-new 3-bedroom villa featuring high-grade structural specifications, a private pool, a rooftop lounge with rice field views, and 24/7 gated security close to Canggu and the beach.

? **Interested in this property?** Contact us for more information or to arrange a private site inspection.

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