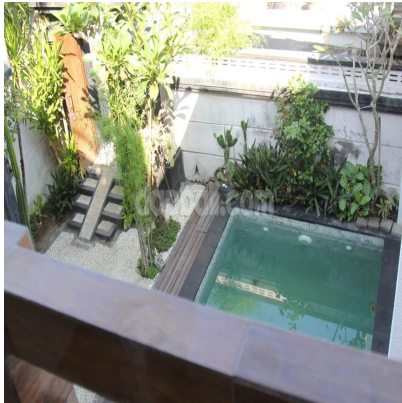




54021 – Luxury 3-Bedroom Villa with Sunset Mangrove Views for Sale/Rent in Tanjung Benoa, South Kuta

Description

? **Location:** Tanjung Benoa, South Kuta, Badung Regency, Bali

An exceptional, luxury 3-story modern residential villa situated in the peaceful coastal enclave of Tanjung Benoa. Spanning a **217 sqm land parcel** with an expansive **363.5 sqm build area**, Karmani Villa offers sophisticated tropical living combined with stunning sunset views overlooking pristine jungle mangrove scenery and nearby waters. Featuring 3 fully equipped bedrooms, a private swimming pool, a dedicated rooftop lounge, high-speed WiFi, and Smart TV setups, this fully furnished property is ideally suited as a lucrative vacation rental investment, a private primary residence, or a high-yielding dual-option leasehold/freehold asset in Bali's booming southern peninsula.

Property Details

- **Land Size:** 217 sqm (2.17 Are)
- **Building Size:** 363.5 sqm (3 Stories)
- **Bedrooms / Bathrooms:** 3 En-suite Bedrooms
- **Legality & Title:** Freehold Title Certificate (SHM) or Leasehold Available
- **Key Amenities:** Private Swimming Pool, Rooftop Terrace/Lounge, Enclosed Living & Dining Room, Modern Kitchen, Carport
- **Utilities:** 5,200-watt electricity, Government Water (PDAM), High-Speed WiFi, Smart TVs
- **Environment & Views:** Panoramic Sunset, Jungle Mangrove, and Beachfront Vistas
- **Condition:** Fully Furnished & Ready for Immediate Occupancy / Rental Operation

Transaction & Pricing Terms

- **Freehold (SHM) Sale Price:** IDR 5,500,000,000 (*Negotiable*)
- **Leasehold Sale Price (25 Years):** IDR 4,500,000,000 (*Negotiable*)
- **Yearly Lease Rate:** IDR 250,000,000 / Year
- **Monthly Lease Rate:** IDR 27,000,000 / Month
- **Daily Rental Rate:** IDR 1,500,000 / Night (*Minimum 3-night stay*)

Nearby Locations & Key Advantages

- **Prime Coastal Enclave:** Situated in quiet, upscale Tanjung Benoa, renowned for world-class watersports, luxury 5-star beachfront resorts, and calm ocean waters.
- **Spectacular Panoramic Scenery:** Rare combinations of lush jungle, mangrove, and sunset waterfront views directly from the multi-story rooftop terrace.
- **Flexible Ownership & Investment Structure:** Offered under both SHM Freehold title and a 25-year Leasehold option, as well as short/long-term rental yields.
- **Rapid Accessibility:** Conveniently located minutes away from the Nusa Dua resort enclave, Bali Mandara Toll Road, and I Gusti Ngurah Rai International Airport.

? **Freehold Price: IDR 5,500,000,000 (or 25-Yr Leasehold: IDR 4,500,000,000) — Negotiable until closed.**

? Luxurious 3-story, 3BR private pool villa (363.5 sqm built on 217 sqm land) with sunset mangrove views in Tanjung Benoa, South Kuta.

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

Date Created

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Author

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