



54466 – Fully Furnished 2-Bedroom Freehold Pool Villa Near Berawa Beach, Tibubeneng

Description

? **Location:** Berawa, Canggu, Badung Regency, Bali (300 meters from Pantai Berawa; walking distance to Finns Beach Club, Atlas Beach Fest, and world-class dining)

An extraordinary prime freehold villa opportunity located just **300 meters from Berawa Beach** in the absolute epicenter of Bali's premier lifestyle and tourism district. Built on a **150 sqm (1.5 Are)** plot with a **145 sqm** building footprint, this fully enclosed 2-bedroom villa is situated on a wide 7-meter paved road. Set within a verified **Tourism Commercial Zone (Pink Zone / Zona Akomodasi Pariwisata)** and fully equipped with complete legal licensing—including **SHM (Freehold Title)**, **PBG (Building Permit)**, and **SLF (Certificate of Operational Fitness)**—this property offers an ideal, low-risk, high-yield asset for holiday rental investors or luxury residential buyers. Offered at a competitive, fixed price of **IDR 5,300,000,000 Net**.

Property Details

- **Land Size:** 150 sqm / 1.5 Are
- **Building Size:** 145 sqm
- **Legality & Licensing:** Freehold Title Certificate (SHM), Building Permit (PBG), and Certificate of Fitness (SLF)
- **Spatial Zoning:** Commercial Tourism / Pink Zone (Zona Pariwisata / ITR Pink)
- **Bedrooms & Bathrooms:** 2 Spacious En-Suite Bedrooms + 1 Guest Powder Room / Toilet
- **Living Area:** Fully Enclosed Air-Conditioned Living & Dining Space
- **Pool & Outdoor Area:** 2.6m x 6m Private Swimming Pool & Lounge Area
- **Utilities & Services:** 7,700 Watt Electrical Capacity & Dedicated Storage Room
- **Access Road:** Wide 7-Meter Paved Access Road
- **Furnishing:** Fully Furnished (Turnkey rental / move-in condition)

Nearby Locations & Key Advantages

- **Unrivaled 300m Beachfront Proximity:** Positioned just a short walk to Berawa Beach, allowing residents and rental guests direct, effortless access to world-renowned surf breaks.
- **Walking Distance to Premier Lifestyle Enclaves:** Surrounded by top-tier global attractions including Finns Beach Club, Atlas Beach Fest, boutique cafes, fitness centers, and high-end restaurants.
- **Full Commercial Tourism Licensing:** Verified Pink Zone status with SHM, PBG, and SLF compliance ensures seamless daily short-term vacation rental operation (Airbnb / villa management).
- **Optimal Road & Access Infrastructure:** The 7-meter-wide access road provides easy vehicle ingress, egress, and parking—a rare asset in dense Berawa neighborhoods.

? **Price:** IDR 5,300,000,000 Nett (**SHM, PBG, & SLF Complete**)

? Turnkey 2BR enclosed pool villa in Berawa, 300 meters from the beach and Finns/Atlas Beach Clubs.

? **Interested in this property?** Contact us for legal document copies, rental yield histories, or to arrange a private site inspection.

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Author

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