



54485 – Modern Tropical Villa Collection with 29-Year Leasehold in North Pererenan

Description

? **Location:** North Pererenan, Canggu, Badung Regency, Bali (*Rapidly developing lifestyle and villa enclave*)

An outstanding real estate acquisition and high-yield rental investment opportunity featuring a brand-new collection of modern tropical villas in North Pererenan. Thoughtfully designed for high-occupancy vacation rentals, long-term leasing, or boutique private residence living, this boutique development offers 29-year leasehold ownership (secured until 2055) backed by a guaranteed 25-year extension clause at market price. Each villa combines sleek architectural design, fully equipped living layouts, and turnkey operational flexibility. With prices starting from **USD 160,000 (~IDR 2.85 Billion)** alongside established monthly and yearly rental options, this collection offers immediate ROI potential in one of Canggu's most coveted expansion zones.

Available Villa Units & Pricing Breakdown

All units come with complete legal documentation, ready for ownership transfer, and are open for immediate site inspections:

- **Unit 1: 1-Bedroom Modern Tropical Villa**
 - **Land Area:** 80 sqm | **Building Area:** 75 sqm
 - **Configuration:** 1 Bedroom / 1 Bathroom
 - **Sale Price (29-Year Leasehold):** **USD 160,000** (Approx. IDR 2,850,000,000)
 - **Rental Rates:** IDR 32,000,000 / Month | IDR 300,000,000 / Year
 - **Rental Availability:** Monthly lease starting 18 November 2026
- **Unit 2: 2-Bedroom Modern Tropical Villa**
 - **Land Area:** 120 sqm | **Building Area:** 115 sqm
 - **Configuration:** 2 Bedrooms / 2 Bathrooms
 - **Sale Price (29-Year Leasehold):** **USD 218,000** (Approx. IDR 3,900,000,000)
 - **Rental Rates:** IDR 42,000,000 / Month | IDR 400,000,000 / Year
 - **Rental Availability:** Monthly lease starting 1 November 2026
- **Unit 3: 2-Bedroom Villa + Private Garden House**
 - **Land Area:** 140 sqm | **Building Area:** 93 sqm (*includes 18 sqm standalone garden house*)
 - **Configuration:** 2 Bedrooms / 2 Bathrooms
 - **Sale Price (29-Year Leasehold):** **USD 218,000** (Approx. IDR 3,900,000,000)
 - **Rental Rates:** IDR 42,000,000 / Month | IDR 400,000,000 / Year
 - **Rental Availability:** Monthly lease starting 7 December 2026

Transaction & Pricing Terms

- **Starting Sale Price:** **USD 160,000** (Approx. IDR 2,850,000,000 for 1-Bedroom unit)
- **Leasehold Term:** 29 Years (*Contracted until 2055*) + 25-Year Extension Guarantee at prevailing market price
- **Rental Rate Inclusions:** Monthly and annual rental pricing includes housekeeping services and high-speed Wi-Fi (*excludes electricity utility charges and agent commission fees*)

Nearby Locations & Key Advantages

- **Prime North Pererenan Growth Zone:** Situated in the high-demand northern extension of Pererenan, offering tranquil tropical surroundings just minutes away from boutique cafes, beach clubs, and Pererenan Beach.
- **Long-Term Lease Security:** Secure a 29-year base leasehold with a guaranteed 25-year extension clause that safeguards long-term capital value and passive income streams.
- **Flexible Investment Options:** Available for outright leasehold purchase or immediate turnkey lease agreements with structured monthly and yearly yield potential.
- **Turnkey Operational Readiness:** Brand-new construction with full legal verification and immediate viewing availability.

? **Starting Price:** USD 160,000 (~IDR 2.85 Billion) | **Monthly Rental:** From IDR 32 Million

? Brand-new modern tropical 1BR & 2BR villas with 29-year leasehold (+25-yr extension guarantee) in North Pererenan.

? **Interested in this property?** Contact us for full unit plans, lease agreement details, or to schedule a private viewing.