



54535 – Exclusive 13-Unit Modern Luxury 4-Bedroom Villa Cluster in Renon

Description

Exclusive 13-Unit Modern Luxury 4-Bedroom Villa Cluster

? **Location:** Sanur, Denpasar, Bali (2 minutes to International Schools, 5 minutes to Bali International Hospital & Malls, 7 minutes to Sanur Beach)

Royal Villas Sanur is a master-planned luxury villa enclave spanning a total site area of **3,700 sqm** in the coveted Sanur corridor. Comprising an ultra-exclusive collection of **only 13 modern luxury 4-bedroom residences**, this development offers investors and homeowners flexible title structures, available under both **Freehold Title (SHM)** ownership. Each residence is engineered with premium construction standards, featuring private swimming pools, 2-car carports, and dedicated service quarters. Supported by 24/7 gated security, professional off-site estate management, and direct synergy with KANAAN Group's lifestyle amenities (*KANA Eat, KANA Play, KANA Space*), this cluster offers an ideal high-yield investment or primary home in Bali's primary international healthcare and education hub.

Villa Types & Pricing Breakdown

1. Marquess Type (4 Bedrooms & 4 Bathrooms)

- **Land Size:** 141 sqm – 290 sqm
- **Building Size:** 196 sqm – 255 sqm
- **Key Features:** Private swimming pool, 2-car covered carport, and dedicated service room
- **Starting Price:** From IDR 4,700,000,000

2. Duke Type (4 Bedrooms & 4 Bathrooms)

- **Land Size:** 472 sqm
- **Building Size:** 346 sqm
- **Key Features:** Private swimming pool, expansive 2-car carport, and dedicated service room
- **Asking Price:** IDR 11,590,000,000

Transaction & Ownership Options

- **Ownership Terms:** Freehold Title (*SHM / Hak Milik*)
- **Starting Investment Price:** IDR 4,700,000,000 (*Marquess Type*)

Technical Specifications & Building Standards

- **Structure & Walls:** Masonry foundation with reinforced concrete structure; brick and precast walls featuring natural stone and granite cladding accents.
- **Flooring & Roofing:** High-grade granite tile, ceramic, ironwood decking, Cisangkan roof tiles, and laminated glass canopy roofing.
- **Doors & Windows:** Durable aluminum framing, HPL engineered plywood doors, and tempered glass partitions.
- **Sanitaryware & Power:** TOTO (or equivalent) sanitary fittings, connected 5,500 Watt PLN electrical capacity.
- **Water & Waste Infrastructure:** Government PDAM water connection and eco-friendly Bio-Septic Tank system.
- **Landscaping:** Professionally finished tropical minimalist garden landscapes.

Estate Facilities & Lifestyle Advantages

- **24/7 Secured Community:** On-site guard post, server monitoring, staff lockers, and dedicated security facilities.
- **Professional Estate Management:** Off-site support management office providing housekeeping, maintenance storage, on-call wellness, and in-house dining options.
- **Affiliated Lifestyle Amenities:** Shared access to KANA Eat, KANA Play, and KANA Space hubs (*KANAAN Group affiliation*).
- **Prime Sanur Infrastructure (< 7 Mins Radius):**
- *Education (2 Mins):* Gandhi Memorial International School, Bali Island School (BIS)
- *Lifestyle & Retail (5 Mins):* Plaza Renon, Grand Lucky Supermarket, Pepito, and Sanur dining strips