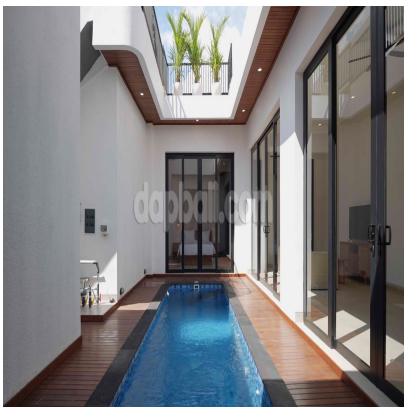


55068 – 2BR Ready-to-Occupy Modern Luxury Villa for Sale at Sanur, Denpasar

Description

? **Location:** Sanur, South Denpasar, Bali *(Prime Coastal Tourism Enclave near ICON Bali Mall)*

A ready-to-occupy modern luxury villa—the last remaining unit in an exclusive 3-villa boutique complex—strategically positioned in Sanur's high-demand coastal enclave, just 10 minutes from the beach and close to ICON Bali Mall. Spanning **143.5 sqm of Pink Zone (Tourism) land** with a **136.84 sqm built footprint**, this turnkey **2-bedroom** smart residence delivers immediate rental capability backed by a 10-year structural guarantee and a guaranteed 10% first-year return.

Property Specifications & Smart Features

- **Land Size:** 143.5 sqm (1.435 Are)
- **Building Size:** 136.84 sqm
- **Zoning:** Pink Zone (*Zona Pariwisata* / Tourism Zoning)
- **Tenure:** Leasehold 19 years + guaranteed 20-year extension
- **Bedrooms & Bathrooms:** 2 Bedrooms with en-suite bathrooms + 1 Public guest bathroom
- **Condition & Furnishing:** Ready unit (*Siap huni*), delivered **Fully Furnished** with complete electronics and a full kitchen set
- **Interior & Exterior Amenities:**
    - Large private swimming pool and rooftop access
    - Spacious living room seamlessly connected to the dining and kitchen area
    - Smart home control system operated via mobile application
    - Water filtration system, 24-hour CCTV security, and dedicated private parking space

Pricing, Guarantees & Payment Terms

- **Asking Price:** USD 285,000 / IDR 5,100,000,000 *(5.1 Billion Rupiah)*
- **Payment Schedule:**
    - 50% down payment upon booking
    - 50% final balance upon key handover
- **Developer Guarantees:**
    - 10-year building structural guarantee
    - 10% guaranteed investment return for the first year

Key Investment Advantages & Strategic Highlights

- **Scarcity & Ready Status:** The last remaining unit in a limited 3-villa boutique development, eliminating construction wait times for immediate personal use or short-term rental launch.
- **Prime Sanur Connectivity & Pink Zoning:** Legally zoned for tourism operations in one of Bali's most established beachfront districts, offering effortless access to ICON Bali Mall, international hospitals, and Sanur Harbor.
- **Protected Yield & Smart Infrastructure:** Built-in 10% Year-1 income assurance combined with app-controlled home automation and water filtration for hassle-free remote ownership.

? Ready-to-occupy 2BR smart luxury villa (143.5 sqm Pink Zone land) with a 10% first-year guarantee near ICON Mall at Sanur in Denpasar, Bali.

? **Interested in this final unit?** Contact us to review the lease documentation, discuss the guarantee terms, or schedule a private viewing.

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