

55355 – 30-Year Leasehold Boutique Apartments (1-Bedroom & Studio Concepts) for Sale in Cepaka, Tabanan

Description

? **Location:** Cepaka, Kediri, Tabanan Regency, Bali *(Prime Villa & Lifestyle Enclave ~8 Minutes from Pererenan)*

A boutique architectural residential development entering its final construction stage in Cepaka, just **8 minutes from Pererenan**, featuring a signature new **plant-wall facade** and turnkey furnishing/fit-out before the **March 2027 (Q1 2027) handover**. Offered on a **30-year leasehold** with a **priority option to extend**, remaining inventory comprises **Units 1, 2, and 3 (47 sqm with dedicated workspace)** at **IDR 1.95 Billion** and **Unit 5 (45.5 sqm)** at **IDR 1.66 Billion**, backed by structured milestone payments (**50% on signing, 50% at handover**).

Available Unit Inventory & Pricing

- **Units 1, 2 & 3 (47 sqm — Includes Dedicated Workspace):**
  - **Asking Price:** IDR 1,950,000,000 *(1.95 Billion Rupiah / Approx. USD 121,875 at ~IDR 16,000/USD exchange rate)*
- **Unit 5 (45.5 sqm):**
  - **Asking Price:** IDR 1,660,000,000 *(1.66 Billion Rupiah / Approx. USD 103,750 at ~IDR 16,000/USD exchange rate)*

Property Specifications, Construction Progress & Timeline

- **Architectural Highlight:** Signature newly redesigned plant-wall facade
- **Delivery Condition:** Delivered fully furnished and fitted out
- **Construction & Handover Schedule:**
  - **Current Structural Construction Progress:** 90.39% complete
  - **Overall Project Progress (Including Furnishing & Fit-Out):** 76.83% complete
  - **Construction Completion:** January 2027
  - **Furnishing & Fit-Out Phase:** February 2027
  - **Scheduled Handover:** March 2027 (Q1 2027)

Leasehold Tenure & Payment Schedule

- **Tenure / Title:** 30-Year Leasehold (*Hak Sewa 30 Tahun*) with a **priority option to extend**
- **Payment Terms:**
  - **50%** upon Sale & Purchase Agreement signing
  - **50%** upon unit handover (March 2027)

Key Investment Advantages & Strategic Highlights

- **Near-Completion Risk Mitigation (90.39% Built):** With structural works already over 90% complete, buyers benefit from minimal off-plan construction risk and near-term Q1 2027 cash-flow readiness.
- **Strategic Cepaka–Pererenan Growth Corridor:** Located just 8 minutes from Pererenan's beaches, cafes, and lifestyle hubs—capturing strong Pererenan/Canggu rental spillover at an accessible IDR 1.66B–1.95B entry price point.
- **Turnkey Digital-Nomad & Holiday Rental Design:** Purpose-built layouts (including 47 sqm units with dedicated workspace), full interior fit-out, and an iconic biophilic plant-wall facade maximize occupancy and nightly/monthly rental yields upon handover.

? Boutique 30-year leasehold units (45.5–47 sqm, fully furnished)—90.39% constructed with March 2027 handover, priced from IDR 1.66B to IDR 1.95B just 8 minutes from Pererenan in Cepaka, Tabanan Bali.

? **Interested in securing a unit?** Contact us directly to receive the floor plans, lease terms, or schedule a private site inspection.

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