



22008 – Stunning villa with green rice field view located nearby Batu Bolong Beach

Description

The Villa is located in Batu Bolong, the most desirable area in Canggu, and has the 'highest Occupancy' of any area in Bali. It has complete facilities that other villas don't have such as shopping areas, restaurants, breweries, bars, and other facilities. All villas have river boundaries, ricefield, and sensational sunrise views. All are standalone and separate, set in private and quiet settings. Offering exclusive development has an excellent 6-meter accessway direct from Batu Bolong Street. International schools, supermarkets, and gyms are very close to this Villas, Central Canggu, Bali

- Power supply 7,700Kwh (extendable)
- Fibre internet cable 150MHz
- Carport and bike parking
- Heated towel rails and venting in all bathrooms
- Fully enclosed living
- Swimming pool 7m x 2.2m
- Water supply (own deep well 50m plus clear water)
- Security station at the entry
- Construction 2-year guarantee
- Concrete block, plaster, concrete floors and midd floor, granite tiles
- Exterior: roof pitch and eve protection to walls from moisture and mould
- Window joinery: PVC lightweight ultra glide, 2 way sliding, stacking doors and frames. Full 2.9m height
- 8mm glass for noise control
- 5 Air conditioners in total, living room and all 4 bedrooms plus 2 ceiling fans
- Land size villas : 1.666 Are + 30 – 50 sqm of riverbank decking and garden (Approx 2are total area)
- Building: Modern, contemporary, tropical, standalone, townhouse, ultra low maintenance villas
- Condition: Excellent, new, just completed April 2022
- Short few minute stroll to boutique shops, famous restaurants, brewery and bars

A few minutes drive to Batu Bolong beach (1.6km), The lawn, Finn's, Holywings, La Brisa and other beaches and beach clubs and Batu Bolong is Prime Bali real estate and is Bali's most occupied area. It was the one area busy right throughout the pandemic

Location : Batu Bolong Canggu kuta Utara Bali

Lease hold periode : 25 years

Land size : 200 sqm

Building size : 250 sqm

4 bed room + 4 bath room

Living room + Dinning room + Kitchen

Swimming pool

Fully furnished

Available unit no 7

Price : USD 425.000

Date Created

2023/06/28

Author

admin