



Munggu



## CASA FREJA - LUXURY VILLA WITH RICE FIELD VIEWS

Welcome to Casa Freja your brand new luxury villa overlooking green zone rice fields in the newest lifestyle location of Munggu, Bali

This villa represents a rare opportunity to secure a luxury, design-driven property in a peaceful green-zone setting, while remaining close to Bali's most vibrant lifestyle precincts. Perfect as a private residence, holiday home, or high-performing investment, this is modern Bali living at its finest

Experience refined tropical living in an architect designed 2 bedroom, 2.5 bathroom luxury villa, perfectly positioned in the peaceful village of Munggu, overlooking protected green zone rice fields that guarantee uninterrupted views and long-term serenity.

Designed with a strong architectural presence and soft, natural material palette, this villa blends modern minimalism with warm, organic textures, creating a timeless home that feels both luxurious and deeply connected to its surroundings.

### Architectural Design & Living Spaces

The villa unfolds across two beautifully planned levels, offering a seamless

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**Price** \$300,000 USD

**Property Type** Residential

**Property ID** 1423

### AGENT DETAILS

Brennan Hill - 0424 133 622

### OFFICE DETAILS

Local Property Team - Bali  
0424133622

PROPERTY TEAM

indoor-outdoor lifestyle:

- Expansive open-plan living, dining, and kitchen area
- Floor-to-ceiling glass doors opening directly onto the pool terrace
- Clean architectural lines softened by stone, timber, and neutral finishes
- Double-height volumes and skylights allowing natural light to flood the interiors
- Thoughtfully framed views across lush greenery and rice fields

The designer kitchen features premium stone benchtops, sleek cabinetry, and a functional layout ideal for both entertaining and everyday living.

### **Bedrooms & Bathrooms**

Both bedrooms are generously proportioned and designed as private retreats:

- Two spacious ensuite bedrooms
- Luxury bathrooms with natural stone finishes and custom cabinetry
- A stunning freestanding bathtub in the master bathroom overlooking greenery
- Floor-to-ceiling windows creating a calm, resort-style atmosphere
- Built-in storage and refined detailing throughout

An additional guest powder room (2.5 bathrooms total) enhances practicality and liveability.

### **Outdoor Living**

The outdoor area is designed for relaxation and entertaining:

- Private swimming pool with sun loungers
- Landscaped tropical garden
- Tranquil green-zone rice field outlook — no future development
- Perfect balance of privacy, openness, and connection to nature

### **Land**

- 178m<sup>2</sup> (25 Leasehold)

**Located in Munggu, one of Bali's most desirable emerging lifestyle areas:**

- Minutes to Munggu Beach and nearby surf breaks
- Surrounded by other luxury villa's

- Close to Pererenan and Canggu, without the congestion
- Easy access to cafes, beach clubs, international schools, and wellness hubs
- A strong location for both long-term living and high-yield rental returns

### Investment Highlights

- Premium design and finishes ideal for the luxury rental market
- Green-zone protected views enhancing long-term value
- Strong appeal for lifestyle buyers and investors alike
- High demand area with limited new supply

Ready to turn this stunning villa into a **hands-free investment or effortless lifestyle home**? Our **fully managed rental and property services** take care of everything from guest bookings, marketing, pricing optimisation and check-ins, through to housekeeping, maintenance, reporting and owner support. Whether you plan to generate strong rental returns, use the villa as a private retreat, or enjoy a mix of both, you can invest with complete confidence knowing your asset is professionally managed on the ground in Bali. **Enquire today** to secure this off-plan opportunity and discover how seamless ownership and income in Bali can truly be.

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