







LUXURY VILLA PERFECT FOR LIVING OR HIGH ROI INVESTMENT

Brand new 2 bedroom, 2.5 bathroom luxury villa offers exceptional design, build quality, and lifestyle appeal, set within a private and tranquil residential environment in the heart of Munggu.

Designed by European developer, this villa showcases a refined architectural aesthetic that balances modern minimalism with warm, natural materials creating a sophisticated yet inviting tropical home.

Contemporary Design & Open Living

Spanning three thoughtfully designed levels, the villa delivers a seamless flow between indoor and outdoor living:

- Spacious open-plan living, dining, and kitchen area
- Floor-to-ceiling glass doors enhancing light and openness
- Clean lines, soft neutral tones, and high-end finishes throughout
- Designer kitchen with stone benchtops, premium cabinetry, and modern appliances

2 2 1

Price	$260,000 USD
Property Type	Residential
Property ID	1424

AGENT DETAILS

Brennan Hill - 0424 133 622

OFFICE DETAILS

Local Property Team - Bali
0424133622

LOCAL PROPERTY TEAM

- Carefully considered layout ideal for entertaining or relaxed everyday living
- Roof top entertaining area

Natural light filters through the home, highlighting the villa's textures, proportions, and architectural details.

Bedrooms & Bathrooms

Both bedrooms are designed as peaceful, private retreats:

- Two generously sized ensuite bedrooms
- Luxury bathrooms finished in natural stone and bespoke joinery
- Master suite featuring a freestanding bathtub and serene outlook
- Built-in wardrobes and elegant lighting design
- Additional guest powder room (2.5 bathrooms total) for convenience

Private Outdoor Living

The outdoor area offers a calm, low-maintenance setting designed for relaxation:

- Private swimming pool
- Landscaped tropical garden
- Sheltered terrace ideal for lounging or entertaining
- Strong sense of privacy while remaining connected to the surrounding greenery

Perfectly positioned in one of Bali's most sought-after emerging lifestyle locations:

- Close to Munggu Beach, Pererenan, and Canggu
- Easy access to cafes, beach clubs, fitness studios, and international schools
- Peaceful village atmosphere without sacrificing convenience
- Strong demand from both long-term tenants and short-term holiday guests

Investment & Lifestyle Appeal

- Brand-new under construction scheduled for completion August 2026
- Ideal for private use, rental income, or a combination of both
- Designed for low-maintenance ownership

- Fully compatible with professional villa management and rental services

This villa presents a rare opportunity to secure a high-end, design-led home in Munggu at an attractive price point, offering the same premium quality as its rice field–facing neighbour while delivering enhanced privacy and versatility. Whether as a personal residence or a strategic investment, this villa represents outstanding value in Bali's luxury property market.

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