



1 Jl Pantai Batu Balong, Canggu



## PRIME VILLA INVESTMENT - BATU BALONG, CANGGU TOURIST ZONE

Discover your private slice of paradise in the heart of Canggu, one of Bali's most desirable and fast-growing lifestyle destinations. Perfectly positioned minutes from the beach this stylish one bedroom, one bathroom modern villa offers comfort, privacy, and unbeatable access to the area's iconic hotspots.

### Property Highlights

- Spacious one bedroom with ensuite bathroom
- Contemporary open-plan living and dining area
- Fully equipped modern kitchen
- Private plunge pool
- Tropical landscaping for ultimate privacy
- Ideal for investment or personal retreat
- Tourism/Mixed Use (Orange) zoning eligible for legal short-term rental use
- Leasehold 26 years + guaranteed 10 year extension

🛏 1 🚿 1

**Price** \$229K USD  
**Property Type** Residential  
**Property ID** 1437

### AGENT DETAILS

Brennan Hill - 0424 133 622

### OFFICE DETAILS

Local Property Team - Bali  
0424133622

PROPERTY TEAM

Designed with clean architectural lines and tropical-modern finishes, this villa blends indoor-outdoor living seamlessly perfect for Bali's year-round sunshine.

### **Prime Location Steps from Canggu's Best**

Living here means being minutes away from world-famous beaches, cafes, and lifestyle hubs:

- Batu Bolong Beach – a surfer's paradise and sunset hotspot
- Echo Beach – renowned for its waves and beachfront dining
- La Brisa Bali – iconic beachfront venue
- The Lawn Canggu – perfect for sunset cocktails
- Crate Café – Tourist favourite brunch destination
- Easy access to Finns Beach Club and Atlas Beach Club, the worlds most famous beach clubs

Canggu is known for its vibrant café culture, boutique shopping, yoga studios, and strong rental demand making this villa not only a dream home but also a smart investment opportunity.

### **Investment Potential**

Positioned in an Air BnB compliant tourist zone location assures continued long term growth and popularity among international travellers. This one-bedroom villa is in blue chip investment certain to generate strong rental returns and consistently high occupancy rates.

Learn more about Air BnB compliance:

[www.localpropertyteam.com.au/air-bnb-compliance-bali](http://www.localpropertyteam.com.au/air-bnb-compliance-bali)

Own a modern tropical sanctuary in one of Bali's most iconic coastal neighbourhoods.

Contact us today to secure this exceptional opportunity in Canggu.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*