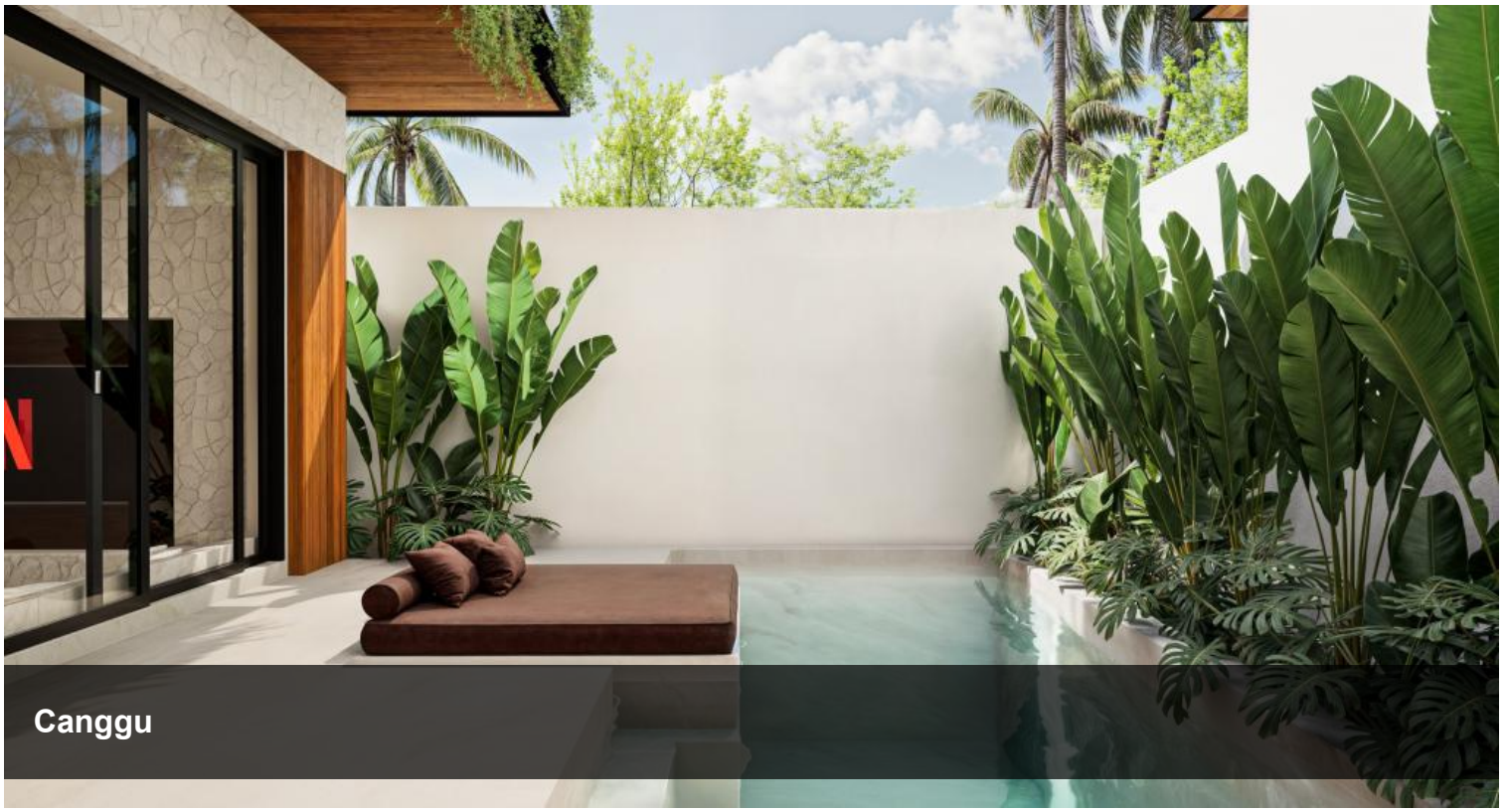








TWO BEDROOM VILLA IN PRIME BATU BALONG, CANGGU TOURIST ZONE LOCATION

Last Remaining Two-Bedroom Villa

Discover your private slice of paradise in the heart of Canggu walking distance to the beach and the Bali's best restaurants, night life venues. Batu Balong is hands down one of Bali’s most desirable and fast growing lifestyle destinations.

Perfectly positioned just minutes from the beach, this stylish two bedroom, two bathroom modern villa offers the perfect balance of comfort, privacy, and strong investment appeal.

Property Highlights

- Two spacious bedrooms each with ensuite bathroom
- Contemporary open-plan living and dining area
- Fully equipped modern kitchen
- Private plunge pool

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Price	$315K USD
Property Type	Residential
Property ID	1439

AGENT DETAILS

Brennan Hill - 0424 133 622

OFFICE DETAILS

Local Property Team - Bali
0424133622

LOCAL PROPERTY TEAM

- Tropical landscaping for privacy and ambiance
- Tourism/Mixed Use (Orange) zoning eligible for legal short-term rental use
- Ideal for investment or personal retreat
- Leasehold 26 years + guaranteed 10 year extension

Designed with clean architectural lines and tropical-modern finishes, the villa blends indoor-outdoor living seamlessly perfectly suited to Bali's year-round sunshine and relaxed lifestyle

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

This villa is positioned in Bali's designated tourism (orange) zone which is the most secure and future-proof categories for short-term rental use.

With Batu Balong, Canggu enduring appeal among international visitors, compliant villas in this prime tourism-zoned location is sure to deliver strong returns and high occupancy.

As Bali's Airbnb licensing and compliance rules are enforced, many non-compliant properties are expected to exit or shift into the long-term rental pool. This is likely to tighten the supply of legal short-term villas like this supporting even stronger nightly rates and occupancy.

Learn more: https://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.

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