







LUXURY FIVE BEDROOM VILLA NEAR NUANU CITY

5 5 537m2

Price	$1.1M USD
Property Type	Residential
Property ID	1450
Land Area	537 m2
Floor Area	380.83 m2

AGENT DETAILS

Brennan Hill - 0424 133 622

OFFICE DETAILS

Local Property Team - Bali
0424133622

LOCAL PROPERTY TEAM

Positioned in one of Bali's fastest-growing areas, this contemporary luxury villa offers a refined living experience just minutes from Nuanu City. Overlooking a river setting, the property combines natural surroundings with modern design, creating a calm and private atmosphere ideal for both living and investment.

Set on a land size of 537 sqm, the villa features a total built area of 380.83 sqm with an efficient 36.06% building coverage, allowing for generous outdoor and open living spaces while maximizing the river-facing aspect.

The villa consists of 5 master bedrooms, each designed to provide comfort and privacy, along with a dedicated service room to support daily operations. The outdoor area is centered around a 12 x 3 meter swimming pool, positioned to take advantage of the surrounding greenery and river view, creating a clean and structured space for relaxation or entertaining.

The property is offered fully furnished and equipped, including a water filtration system, ensuring immediate usability for owners or rental

operations.

The villa is held under leasehold title until October 2053 (27 years remaining), with an option to extend for an additional 30 years at market price.

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.