



Munggu



LUXURY 2 BEDROOM VILLA FOR SALE IN MUNGGU BALI – VILLA TERRA WITH RICE FIELD VIEWS

2 BEDROOM VILLA FOR SALE IN MUNGGU BALI

This luxury 2 bedroom villa for sale in Munggu Bali offers contemporary tropical living, beautiful rice field views and sophisticated architectural design in one of Bali's increasingly desirable coastal residential locations.

Known as Villa Terra, the property combines European-inspired construction standards, Japanese-influenced landscaping and modern interior finishes to create a distinctive private residence surrounded by Munggu's peaceful tropical environment.

Positioned on approximately 260m² of land, the villa features 125m² of internal building area, providing generous accommodation across two bedrooms, two bathrooms and an additional guest powder room.

The architectural design focuses on creating a comfortable connection

🛏 2 🚿 2 📏 260m²

Price	\$399K USD
Property Type	Residential
Property ID	1512
Land Area	260 m ²
Floor Area	125 m ²

AGENT DETAILS

Brennan Hill - 0424 133 622

OFFICE DETAILS

Local Property Team - Bali
0424133622

LOCAL PROPERTY TEAM

between indoor and outdoor living, incorporating a fully enclosed living area with folding sliding doors that open towards the surrounding tropical landscape.

This flexible living arrangement allows residents to enjoy the comfort of an enclosed interior while maintaining the relaxed outdoor atmosphere associated with luxury villas in Bali.

One of Villa Terra's most distinctive features is its infinity swimming pool, which wraps around a stylish lounge bar, creating an inviting outdoor environment for relaxation and entertaining.

The villa also features a substantial 100m² rooftop area, providing additional outdoor space with opportunities to enjoy the surrounding rice field scenery and tropical surroundings.

For those searching for a villa with rice field views in Munggu Bali, the property's outlook creates an appealing alternative to more densely developed residential areas closer to central Canggu.

Both bedrooms are designed to provide comfortable private accommodation, supported by two modern bathrooms and a separate guest toilet for additional convenience.

The property is advertised as fully furnished, offering a turnkey accommodation option with furniture and interior finishes included in the proposed completed residence.

Built by Macvee Interior, Villa Terra incorporates contemporary design elements and carefully considered landscaping intended to complement its natural surroundings.

Munggu has become an attractive residential destination for those seeking a quieter alternative to the busier areas of Canggu and Berawa while remaining connected to Bali's popular southwest coastal lifestyle.

The surrounding neighbourhood offers a combination of traditional Balinese village character, rice field landscapes, residential villas and access to nearby coastal destinations including Seseh and Pererenan.

This location may appeal to residents who value privacy, natural surroundings and convenient access to restaurants, cafés, beaches and everyday amenities.

Villa Terra is marketed with a 30-year leasehold arrangement and a proposed additional 25-year extension, with the exact commencement date, contractual extension rights and associated conditions requiring verification.

The advertised pricing includes a USD \$360,000 off-plan price and a USD \$399,000 completion price, with completion currently indicated for December 2026. Buyers should confirm the current construction schedule, payment milestones and applicable purchase price before proceeding.

Optional property management is also advertised at a 10% management fee, providing an additional service option for purchasers considering professional oversight of their Bali property.

With its combination of 260m² of land, two bedrooms, an infinity swimming pool, expansive rooftop and rice field views, Villa Terra presents an opportunity to explore contemporary villa ownership in Munggu.

This luxury villa for sale in Munggu Bali brings together modern architecture, tropical outdoor living and a peaceful residential setting, creating an appealing option for those seeking a private Bali residence or evaluating potential property investment opportunities.

Listing details checked against the published [Villa Terra listing](#). One correction needed on the current page: the description accidentally refers to “Villa Aura” instead of “Villa Terra.” Munggu, Bali - Munggu BA 80351

Nestled above the tranquil rice fields of Munggu, Villa Terra is a beautifully crafted two-bedroom turnkey villa that blends contemporary luxury with timeless design. Built to European construction standards and thoughtfully designed with Japanese-inspired landscaping, this exceptional home offers a peaceful retreat just minutes from Bali's vibrant coastline.

The villa features a sophisticated closed living area with fully folding sliding doors, allowing you to seamlessly connect indoor comfort with the tropical surroundings. At the heart of the property is a stunning infinity pool that wraps around a stylish lounge bar, creating a unique space for relaxation and entertaining.

Whether you're searching for a private Bali residence or a high-quality investment, Villa Aura offers the perfect balance of lifestyle and long-term value. For complete peace of mind, optional full property management is available for just 10%, providing a truly hands-off ownership experience.

Property Features:

- Land Size: 260 sqm
- Building Size: 125 sqm
- 2 Spacious Bedrooms
- 2 Modern Bathrooms

- 1 Guest Toilet Powder Room
- Infinity Swimming Pool (2.3m × 2m)
- Rooftop yes (100m²)
- Fully Furnished
- Closed Living Room
- Bike Parking
- Beautiful Rice Field Views
- Built by Macvee Interior
- Optional Full Property Management (10%)
- 30 years+25 year extension

Price Upon Completion in December (2026) Terra also have Current off plan price Price \$360K USD

LUXURY VILLA WITH RICE FIELD VIEWS FOR SALE IN MUNGGU BALI

This luxury villa with rice field views for sale in Munggu Bali combines contemporary architectural design, tropical outdoor living and peaceful natural surroundings in one of Bali's increasingly sought-after residential locations.

Known as Villa Terra, this two-bedroom residence offers a distinctive combination of modern European-inspired construction, Japanese-influenced landscaping and carefully designed spaces that complement Munggu's traditional rice field environment.

Positioned on approximately 260m² of land, the villa features 125m² of internal building area, providing comfortable accommodation with two bedrooms, two bathrooms and an additional guest powder room.

The property's architectural layout has been designed to maximise the connection between its interior living spaces and the surrounding outdoor environment, incorporating folding sliding doors that open towards the landscaped garden and swimming pool.

A standout feature is the infinity swimming pool, which wraps around a dedicated lounge bar, creating an inviting outdoor setting for entertaining, relaxation and enjoying Bali's tropical climate.

The villa also incorporates a substantial 100m² rooftop area, offering additional outdoor space and elevated views across the surrounding rice

field landscape.

For those searching for a villa overlooking rice fields in Bali, this combination of natural scenery and contemporary architecture offers a different residential atmosphere from the more densely developed neighbourhoods of central Canggu.

Munggu is known for its traditional Balinese village character, green landscapes and quieter residential streets, making it an attractive location for those who appreciate a more relaxed lifestyle.

The surrounding area retains a connection to Bali's agricultural heritage, with rice fields and local village communities contributing to the neighbourhood's distinctive character.

Despite its peaceful setting, Munggu is conveniently positioned near Seseh, Pererenan and Canggu, providing access to popular beaches, restaurants, cafés, wellness facilities and other lifestyle amenities.

Nearby Seseh Beach offers a quieter coastal environment, while Pererenan provides an expanding selection of restaurants, boutique cafés and contemporary lifestyle destinations.

The villa's enclosed living area provides a practical arrangement for everyday residential use, with the option to open the sliding doors and create a more connected indoor-outdoor environment.

Both bedrooms provide private accommodation, while the additional guest powder room supports the property's functionality when entertaining visitors.

The fully furnished design is intended to complement the villa's architectural character, bringing together contemporary finishes and carefully selected interior elements.

Villa Terra is advertised with a 30-year leasehold arrangement and a proposed additional 25-year extension, subject to verification of the lease documentation, extension conditions and remaining tenure.

With an advertised off-plan price of USD \$360,000 and completion price of USD \$399,000, the property presents an opportunity to explore a contemporary villa development in Munggu. The current construction status, completion date and payment arrangements should be confirmed before purchase.

The property's potential as a holiday rental or investment should be independently assessed against applicable zoning, accommodation licensing requirements, management expenses and achievable rental performance.

Villa Terra in Munggu Bali combines rice field views, an infinity swimming pool, an expansive rooftop and contemporary two-bedroom accommodation, creating an appealing residential opportunity for those seeking modern tropical living in a peaceful coastal village setting.

VILLA WITH INFINITY POOL AND ROOFTOP FOR SALE IN MUNGGU BALI

This villa with infinity pool and rooftop for sale in Munggu Bali offers a distinctive combination of contemporary architecture, tropical outdoor living and expansive entertaining spaces surrounded by the peaceful landscapes of Bali's southwest coast.

Known as Villa Terra, this luxury two-bedroom residence has been designed to create a seamless connection between indoor comfort and outdoor relaxation, incorporating a private infinity swimming pool, lounge bar and substantial rooftop terrace.

Positioned on approximately 260m² of land, the villa features 125m² of internal building area, providing a spacious residential environment complemented by carefully considered outdoor features.

One of the property's standout architectural elements is its infinity swimming pool, designed to wrap around a dedicated lounge bar and create a distinctive outdoor entertaining area.

This poolside arrangement provides an inviting setting for relaxing, entertaining friends or enjoying Bali's tropical climate within the privacy of a contemporary villa.

The design incorporates Japanese-influenced landscaping, introducing natural elements and carefully considered planting that complement the property's modern architectural character.

Another defining feature of Villa Terra is its expansive 100m² rooftop area, offering an elevated outdoor environment with views towards the surrounding rice field landscape.

For those searching for a villa with rooftop terrace in Bali, this additional space provides flexibility for outdoor seating, relaxation and entertaining while enjoying the open atmosphere of Munggu.

The combination of an infinity swimming pool and rooftop creates two

distinct outdoor living environments, allowing residents to enjoy different areas of the property throughout the day.

Inside, the villa features a fully enclosed living area with folding sliding doors, allowing the main living spaces to open towards the landscaped outdoor surroundings.

This flexible design supports comfortable everyday living while maintaining the indoor-outdoor connection that makes contemporary tropical architecture particularly appealing in Bali.

The residence includes two bedrooms, two bathrooms and a separate guest powder room, providing a practical arrangement for couples, small families or those seeking a private holiday residence.

The fully furnished interior is designed to complement the property's architectural style, incorporating contemporary finishes and carefully selected furniture throughout the living and accommodation spaces.

Located in Munggu Bali, Villa Terra offers a quieter residential setting than central Canggu while remaining conveniently connected to nearby coastal destinations including Seseh and Pererenan.

Munggu's surrounding rice fields, village streets and tropical landscapes contribute to the area's relaxed atmosphere, making it attractive to those seeking a balance between privacy and access to popular lifestyle amenities.

Nearby Seseh Beach provides access to Bali's coastline, while Pererenan and Canggu offer an extensive selection of restaurants, cafés, fitness centres, wellness facilities and shopping.

The property is advertised with a 30-year leasehold arrangement and a proposed additional 25-year extension, with the precise contractual terms and any extension rights requiring independent verification.

Villa Terra is marketed at an off-plan price of USD \$360,000, with an advertised completion price of USD \$399,000. Buyers should confirm current construction progress, completion timing and applicable purchase terms.

Any proposed short-term rental use should be independently assessed against the property's zoning, building approvals and applicable Indonesian accommodation licensing requirements.

This luxury two-bedroom villa in Munggu Bali combines a private infinity swimming pool, 100m² rooftop, contemporary enclosed living spaces and peaceful rice field surroundings, presenting an attractive opportunity for those seeking a distinctive tropical residence near Bali's popular southwest

coast.

OFF-PLAN LUXURY VILLA FOR SALE IN MUNGGU BALI

This off-plan luxury villa for sale in Munggu Bali presents an opportunity to purchase a contemporary two-bedroom residence featuring distinctive architecture, a private infinity swimming pool and an expansive rooftop terrace in one of Bali's emerging coastal residential locations.

Known as Villa Terra, the development combines European-inspired construction standards, Japanese-influenced landscaping and modern tropical design to create a sophisticated residential environment surrounded by Munggu's peaceful rice field landscapes.

The property occupies approximately 260m² of land, with 125m² of internal building area, providing generous accommodation across two bedrooms, two bathrooms and an additional guest powder room.

Designed with an emphasis on architectural detail and indoor-outdoor living, Villa Terra incorporates a fully enclosed living area with folding sliding doors that open towards the landscaped outdoor spaces.

This arrangement provides flexibility for everyday living, allowing residents to enjoy an enclosed, comfortable interior or open the living area to connect with Bali's tropical surroundings.

One of the property's defining features is its private infinity swimming pool, which wraps around a dedicated lounge bar to create a distinctive setting for relaxation and entertaining.

The villa also includes an expansive 100m² rooftop terrace, offering additional outdoor living space and elevated views across the surrounding rice field environment.

For purchasers exploring off-plan villas in Bali, the combination of contemporary architecture, private outdoor amenities and a peaceful residential location makes Villa Terra an interesting addition to Munggu's developing property market.

The residence is advertised as fully furnished, with contemporary interiors intended to complement the architectural design and provide a cohesive living environment upon completion.

Villa Terra is being developed by Macvee Interior, with the proposed design

incorporating modern finishes and landscaping that reflect the property's contemporary tropical character.

Located in Munggu Bali, the villa offers a quieter alternative to central Canggu while maintaining convenient access to the surrounding coastal lifestyle destinations of Seseh and Pererenan.

Munggu's traditional village atmosphere, rice field landscapes and residential streets contribute to its appeal among those seeking a more relaxed environment without being isolated from Bali's established tourism and lifestyle areas.

Nearby Seseh Beach offers access to the coastline, while Pererenan and Canggu provide an extensive selection of restaurants, cafés, fitness facilities, wellness centres and shopping.

The villa is advertised at an off-plan purchase price of USD \$360,000, compared with a stated completion price of USD \$399,000, representing a difference of USD \$39,000 between the two advertised pricing stages.

This pricing difference should not be interpreted as a guaranteed capital gain or future market valuation, as property values depend on prevailing market conditions, construction quality, leasehold tenure and other factors.

The development has an advertised completion target of December 2026, with purchasers encouraged to confirm the current construction schedule, contractual delivery date, building specifications and any applicable delay provisions.

As with any off-plan property purchase in Bali, independent legal due diligence is essential to verify the underlying land rights, zoning, building approvals, development agreements and the legal structure of the proposed purchase.

Villa Terra is advertised with a 30-year leasehold arrangement and a proposed additional 25-year extension, subject to confirmation of the lease commencement date, extension rights, associated costs and contractual conditions.

Purchasers should also review the construction payment schedule, completion milestones, defect liability provisions and the documentation required before final settlement.

For those considering rental investment, the property's potential accommodation use should be independently assessed against applicable zoning, building approvals, short-term rental licensing requirements and realistic operating expenses.

Villa Terra offers an opportunity to purchase an off-plan two-bedroom

luxury villa in Munggu Bali, combining a private infinity swimming pool, 100m² rooftop terrace, contemporary architecture and peaceful rice field surroundings within convenient reach of Seseh, Pererenan and Canggu.

WHY BUY A VILLA IN MUNGGU BALI?

Buying a villa in Munggu Bali offers an opportunity to enjoy a quieter coastal lifestyle while remaining conveniently connected to the popular restaurants, beaches and lifestyle destinations of Canggu, Pererenan and Seseh.

Located along Bali's southwest coast, Munggu has developed into an attractive residential destination for those seeking a balance between traditional Balinese village surroundings and contemporary tropical living.

Unlike the busier streets of central Canggu, Munggu retains areas of rice field landscapes, local village communities and peaceful residential neighbourhoods, creating a distinctive environment for private villa ownership.

The area's appeal comes from its combination of natural surroundings and proximity to established coastal destinations, allowing residents to enjoy a more relaxed atmosphere without sacrificing access to everyday conveniences.

Villa Terra in Munggu Bali reflects this lifestyle, offering a contemporary two-bedroom residence with rice field views, a private infinity swimming pool and an expansive rooftop terrace.

Positioned on approximately 260m² of land, the villa features 125m² of internal building area, providing comfortable accommodation with two bedrooms, two bathrooms and an additional guest powder room.

The property's European-inspired construction approach and Japanese-influenced landscaping create a distinctive architectural character that complements its tropical surroundings.

A private infinity swimming pool wraps around a dedicated lounge bar, providing an inviting outdoor environment for entertaining, relaxation and enjoying Bali's warm climate.

The substantial 100m² rooftop terrace adds another dimension to the property, offering elevated outdoor living space with views towards the surrounding rice fields.

For those searching for a luxury villa in Munggu with a rooftop, this combination of private outdoor facilities and contemporary design provides flexibility for both everyday residential use and holiday accommodation.

Inside, the fully enclosed living area features folding sliding doors that connect the interior spaces with the landscaped outdoor environment, allowing residents to enjoy a comfortable indoor setting or a more open tropical atmosphere.

The villa's fully furnished design is intended to provide a cohesive interior environment, incorporating contemporary furniture and finishes that complement its architectural style.

One of the main advantages of living in Munggu is its proximity to Seseh Beach, a coastal destination known for its more relaxed atmosphere and connection to Bali's traditional village environment.

Neighbouring Pererenan offers an expanding selection of cafés, restaurants, wellness facilities and lifestyle destinations, while Canggu provides additional shopping, fitness centres, beach clubs and entertainment.

This location makes Munggu an appealing option for those who want to enjoy the broader Canggu lifestyle while returning home to a quieter residential setting.

The area's mixture of established village communities, contemporary villas and agricultural landscapes also creates a distinctive neighbourhood character that differs from Bali's more densely developed tourism centres.

For international purchasers, leasehold villas in Munggu Bali provide a contractual ownership structure commonly used for property transactions involving foreign buyers, subject to the specific legal arrangements and Indonesian regulations.

Villa Terra is advertised with a 30-year leasehold arrangement and a proposed additional 25-year extension, with all lease terms, extension rights and associated costs requiring independent legal verification.

The property is marketed at an off-plan price of USD \$360,000, with a stated completion price of USD \$399,000. The current construction status, completion timetable and applicable purchase terms should be confirmed before proceeding.

Purchasers considering the villa for rental investment should also assess the property's permitted accommodation use, applicable licensing requirements, ongoing maintenance expenses and realistic rental performance.

Villa Terra combines the lifestyle advantages of buying a villa in Munggu Bali with contemporary architecture, an infinity swimming pool, a spacious rooftop and peaceful rice field surroundings, creating an appealing opportunity for those seeking a private residence near Seseh, Pererenan and Canggu.

IS MUNGGU BALI A GOOD LOCATION FOR PROPERTY INVESTMENT?

Property investment in Munggu Bali has attracted interest from buyers seeking contemporary villas in a quieter coastal setting, with convenient access to the established tourism and lifestyle destinations of Canggu, Pererenan and Seseh.

Located along Bali's southwest coast, Munggu offers a combination of traditional village surroundings, rice field landscapes and developing residential neighbourhoods, creating an alternative to the more densely populated areas of central Canggu.

The appeal of investing in Munggu property comes partly from its location, allowing residents and visitors to enjoy Bali's coastal lifestyle while staying in a more peaceful environment.

Neighbouring Seseh provides access to the beach and traditional Balinese village life, while Pererenan offers an expanding selection of restaurants, boutique cafés, fitness facilities and wellness destinations.

Canggu remains within the wider surrounding area, providing access to beach clubs, shopping, coworking spaces, international dining and other attractions popular with both holidaymakers and longer-term residents.

For property investors, this combination of coastal accessibility and quieter residential surroundings may appeal to guests who prefer private villa accommodation away from the busiest tourism precincts.

Villa Terra in Munggu Bali offers an example of contemporary residential development in the area, combining two-bedroom accommodation with distinctive architectural features and private outdoor facilities.

Positioned on approximately 260m² of land, the villa features 125m² of internal building area, two bedrooms, two bathrooms and an additional guest powder room.

The property incorporates a private infinity swimming pool with an integrated lounge bar, creating an attractive outdoor environment for relaxation and entertaining.

An expansive 100m² rooftop terrace provides additional outdoor space with views towards the surrounding rice field landscape, offering a distinctive feature compared with more conventional two-bedroom villas.

The combination of an infinity pool, rooftop terrace and contemporary architectural design may help differentiate Villa Terra from other residential properties available in the surrounding Munggu market.

For those considering a villa investment near Canggu Bali, the property's two-bedroom configuration may appeal to couples, small families and groups seeking private accommodation with comfortable indoor and outdoor living spaces.

However, rental demand and achievable nightly rates depend on several factors, including location, property presentation, guest reviews, competition, seasonal travel patterns and the quality of ongoing property management.

The advertised off-plan purchase price of USD \$360,000, compared with a stated completion price of USD \$399,000, provides two pricing stages for consideration, although the difference does not represent a guaranteed investment return or increase in market value.

Villa Terra is advertised with a 30-year leasehold arrangement and a proposed additional 25-year extension, making the precise lease commencement date, remaining tenure and enforceability of any extension rights important considerations for prospective purchasers.

For leasehold property investments in Bali, the remaining contractual term can influence financing options, resale appeal and the period over which a purchaser may seek to recover their investment.

The development's advertised completion target is December 2026, and purchasers should verify current construction progress, contractual completion obligations, payment milestones and any provisions relating to delays or building defects.

Before purchasing an off-plan villa for investment purposes, independent due diligence should confirm the underlying land rights, zoning classification, building approvals and whether the intended accommodation activity is legally permitted.

Any proposed short-term rental operation must also satisfy applicable Indonesian accommodation licensing requirements, which should not be assumed from the property's location or architectural design.

Ongoing expenses should be included in a realistic investment assessment, including housekeeping, pool and garden maintenance, utilities, insurance, property management, repairs and any applicable taxes.

Villa Terra advertises an optional 10% property management service, although the precise services, exclusions and additional operating costs should be confirmed before preparing rental income projections.

A sound investment assessment should compare the total acquisition cost and expected operating expenses against independently supported rental estimates, without relying on guaranteed occupancy, fixed returns or speculative capital appreciation.

Villa Terra presents an opportunity to explore villa investment in Munggu Bali, combining contemporary two-bedroom accommodation, an infinity swimming pool, expansive rooftop and peaceful rice field surroundings within convenient reach of Seseh, Pererenan and Canggu.

LOOKING TO BUY A LUXURY VILLA IN MUNGGU BALI?

If you're looking to buy a luxury villa in Munggu Bali, Local Property Team can help you explore contemporary private pool villas, off-plan developments and leasehold investment properties in one of Bali's increasingly popular coastal residential locations.

Munggu offers an attractive alternative to the busier areas of central Canggu, combining peaceful rice field surroundings, traditional Balinese village character and convenient access to the beaches, restaurants and lifestyle destinations of Seseh and Pererenan.

Villa Terra presents an opportunity to purchase a contemporary two-bedroom residence featuring a private infinity swimming pool, expansive 100m² rooftop terrace and views towards the surrounding rice fields.

With approximately 260m² of land and 125m² of internal building area, the villa combines modern architectural design, fully furnished interiors and carefully considered outdoor entertaining spaces.

Advertised at an off-plan price of USD \$360,000, with a stated completion price of USD \$399,000, Villa Terra offers a distinctive option for purchasers exploring luxury residential property in Munggu.

The property is marketed with a 30-year leasehold arrangement and a

proposed additional 25-year extension, subject to verification of the contractual terms, commencement date and extension provisions.

As an Australian-owned real estate agency in Bali and registered AREBI member, Local Property Team brings over 20 years of Australian real estate experience to the Bali property market.

Our team can assist with identifying suitable properties, arranging private inspections, negotiating purchase terms and coordinating independent legal due diligence throughout the buying process.

For purchasers considering off-plan villas in Bali, we can also help review the proposed development specifications, construction progress, payment milestones and documentation required before proceeding with a purchase.

Our Bali buyers agent service extends beyond advertised listings, helping purchasers explore additional opportunities in Munggu, Seseh, Pererenan, Canggu and surrounding coastal locations.

Whether you're searching for a two-bedroom villa with a private pool, a luxury residence overlooking rice fields or an investment property near Canggu, our team can help you compare available options based on your budget, lifestyle preferences and property objectives.

Interested in Villa Terra in Munggu Bali? Contact Local Property Team to request the latest construction updates, floor plans, leasehold documentation and current availability.

Explore our wider selection of Bali property for sale, including luxury villas, off-plan developments, leasehold properties and private residences throughout the island.

[View All Bali Villas for Sale →](#)

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