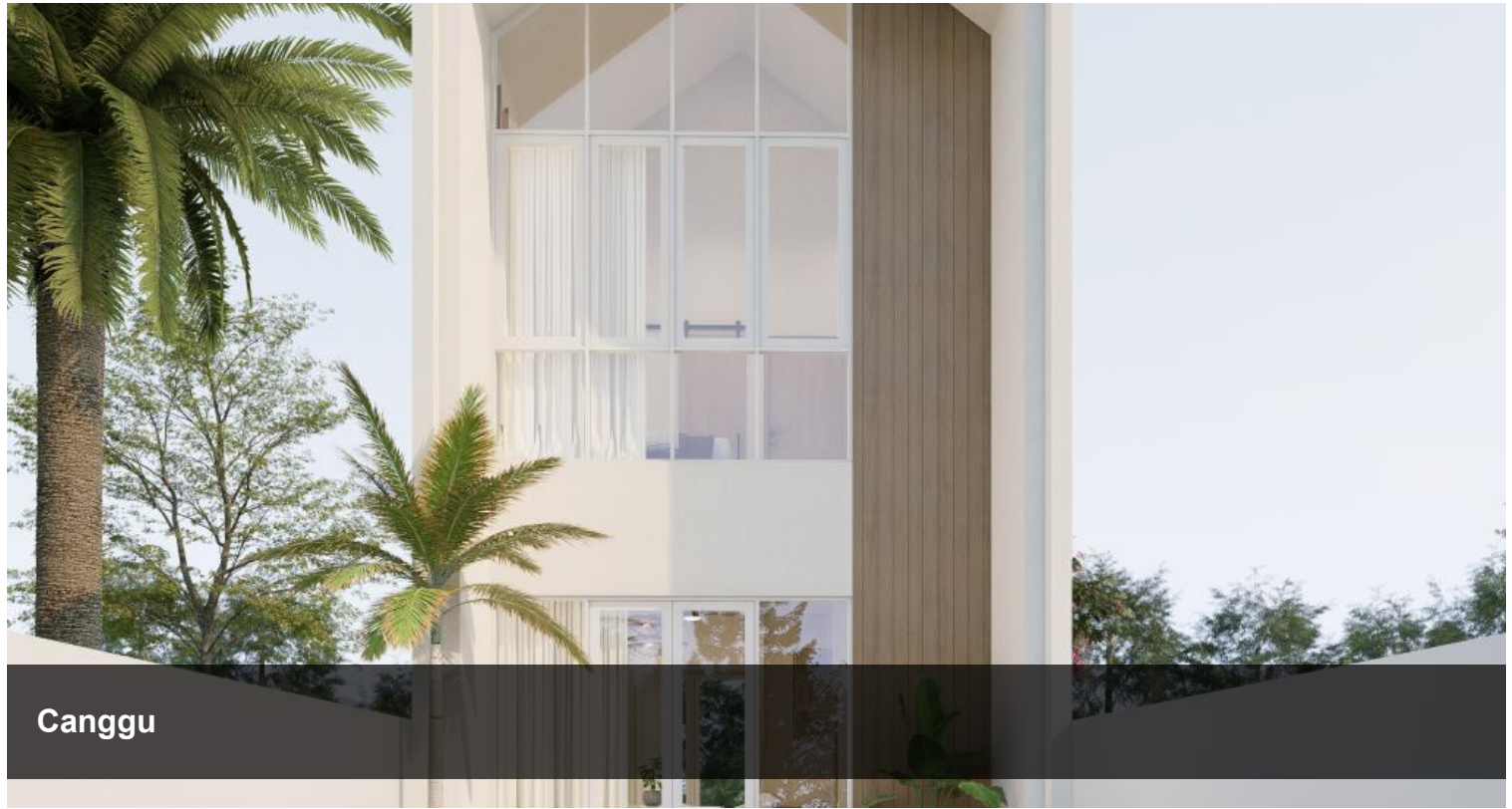




Canggu



VILLA FOR SALE IN PERERENAN BALI – 2 BEDROOM PRIVATE POOL VILLA

BOUTIQUE TROPICAL VILLA NEAR PERERENAN BEACH

This 2 bedroom villa for sale near Pererenan Beach combines contemporary tropical design, a private swimming pool and a convenient location close to the heart of Pererenan.

Built across two levels, the villa offers approximately 84.42m² of building area on 75m² of land, with a layout designed to make efficient use of the available space while maintaining comfortable indoor and outdoor living areas.

The property features two bedrooms and two bathrooms, providing flexibility for permanent living, extended stays or accommodation for visiting family and friends.

A private swimming pool and tropical garden create a secluded outdoor area, complementing the villa's modern architectural design and relaxed

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Price	\$ 160K USD
Property Type	Residential
Property ID	1535
Land Area	75 m2
Floor Area	84 m2

AGENT DETAILS

Brennan Hill - 0424 133 622

OFFICE DETAILS

Local Property Team - Bali
0424133622

LOCAL PROPERTY TEAM

Bali lifestyle.

Pererenan Beach is approximately eight minutes away, while cafes, restaurants, shops and everyday amenities are located even closer. The wider Canggu area is also easily accessible.

With its two-bedroom layout, private pool, turnkey specification and proximity to Pererenan Beach, the property offers a modern villa in one of Bali's established west-coast lifestyle destinations.

This 2-bedroom villa is offered at \$160,000, with approximately 84.42m² of built area on 75m² of land across two levels. The property includes a private swimming pool, garden and comes fully turnkey, with handover expected in May 2027.

PRIVATE POOL VILLA FOR SALE IN PERERENAN

This private pool villa for sale in Pererenan has been designed around Bali's indoor-outdoor lifestyle, with contemporary living spaces connecting naturally to the pool and garden.

The private swimming pool creates a central outdoor area for relaxing and entertaining, complemented by tropical landscaping that provides a greater sense of privacy within the compact 75m² landholding.

Across approximately 84.42m² of building area, the two-storey design allows the villa to provide two bedrooms and two bathrooms without sacrificing the main living spaces.

Modern architecture, clean finishes and tropical elements give the property a contemporary Bali aesthetic suited to the increasingly design-focused character of Pererenan.

The combination of a private pool, two-bedroom layout and location close to Pererenan Beach creates a comfortable base within easy reach of cafes, restaurants and the wider Canggu lifestyle.

30 YEAR LEASEHOLD VILLA IN PERERENAN

This 30 year leasehold villa in Pererenan provides a long initial lease term in one of Bali's established west-coast property markets.

The property is offered with a 30-year leasehold, providing a clear ownership period for those planning to use the villa as a Bali residence, holiday property or potential rental accommodation.

With two bedrooms, two bathrooms, a private swimming pool and approximately 84.42m² of building area, the villa combines a longer lease term with a practical modern layout.

Its location close to Pererenan Beach, cafes, restaurants and the wider Canggu area adds to the property's appeal as both a lifestyle property and potential investment.

As with any leasehold property in Bali, the lease agreement, land title, zoning, building approvals and any extension provisions should be independently reviewed as part of the due-diligence process.

At \$160,000, this is positioned as one of the more accessible 2-bedroom leasehold villa opportunities in Pererenan, particularly for buyers looking for a combination of location, modern design and potential rental demand.

Leasehold: 30 years | Price: \$160,000

VILLA FOR SALE CLOSE TO CANGGU BALI

Located in Pererenan, this villa provides easy access to the wider Canggu area while maintaining the more relaxed atmosphere that has made Pererenan increasingly popular.

The location places Pererenan Beach approximately eight minutes away, with cafes, restaurants, shops and everyday amenities available within a few minutes of the property.

Neighbouring areas including Canggu, Batu Bolong and Berawa provide an extensive selection of dining, fitness, wellness, shopping and entertainment options within the wider west-coast lifestyle corridor.

This position makes it possible to enjoy the quieter residential character of Pererenan without being far from the established attractions and amenities

of central Canggu.

As a villa for sale close to Canggu Bali, the property combines a two-bedroom layout, private swimming pool and contemporary tropical design with convenient access to both Pererenan and Canggu.

The location is one of the key advantages. The villa is approximately 8 minutes from Pererenan Beach and just 3–4 minutes from restaurants, cafés and shops. A new shopping mall, Canggu Hills Mall, is also under construction nearby, adding further convenience and potential appeal to the area.

Property Highlights

- 2 bedrooms | 2 bathrooms
- 84.42m² built area
- 75m² land
- 2-storey villa
- Private swimming pool & garden
- 30-year leasehold
- Orange Zone land
- Turnkey property
- Handover: May 2027
- Approximately 8 minutes to Pererenan Beach
- Approximately 4 minutes to Canggu Hills Mall
- European-standard construction
- Developed by a developer with 6 completed Bali projects and 27+ units

OFF-PLAN VILLA FOR SALE IN PERERENAN

This off-plan villa for sale in Pererenan provides an opportunity to secure a newly built property before completion, with handover currently scheduled for May 2027.

The development combines contemporary tropical architecture with a

practical two-storey layout, incorporating two bedrooms, two bathrooms, a private swimming pool and landscaped outdoor space.

With approximately 84.42m² of building area on 75m² of land, the design maximises the available footprint while maintaining comfortable spaces for living, relaxing and entertaining.

The property is being delivered on a turnkey basis, providing a completed villa rather than requiring a separate fit-out once construction is finished.

Its position close to Pererenan Beach and the wider Canggu area combines a new-build property with convenient access to one of Bali's most established lifestyle destinations.

ORANGE ZONE VILLA FOR SALE IN PERERENAN

This Orange Zone villa for sale in Pererenan is positioned within an area designated for development under the applicable local spatial planning framework.

The zoning is an important consideration when purchasing property in Bali, particularly when assessing the intended use of a villa and the approvals required for its construction and operation.

Combined with a 30-year leasehold, the property offers two bedrooms, two bathrooms, approximately 84.42m² of building area and its own private swimming pool on 75m² of land.

The location also provides convenient access to Pererenan Beach, central Pererenan and the wider Canggu area, combining a residential setting with proximity to established lifestyle amenities.

Zoning alone does not automatically permit commercial accommodation or short-term rental activity. The applicable PBG, SLF, land documentation, licensing and permitted use should be confirmed as part of the property's legal and regulatory due diligence.

PERERENAN VILLA INVESTMENT OPPORTUNITY

This Pererenan villa investment opportunity combines a two-bedroom layout, private swimming pool and new-build design in one of Bali's established west-coast lifestyle areas.

The villa's two bedrooms and two bathrooms provide flexibility for different accommodation needs, while the private pool and proximity to Pererenan Beach add features commonly considered when comparing Bali rental properties.

Pererenan provides convenient access to beaches, cafes, restaurants, fitness facilities and the wider Canggu area, supporting both longer stays and holiday accommodation where legally permitted.

The 30-year leasehold also provides a substantial initial term for assessing the property as a longer-term investment rather than focusing solely on short-term ownership.

Any potential rental returns should be assessed using realistic assumptions for occupancy, nightly rates, management fees, operating expenses, maintenance and taxes. Commercial or short-term rental use will also depend on the appropriate zoning, building approvals and accommodation licensing being in place.

LOOKING TO BUY A VILLA IN PERERENAN?

This 2 bedroom villa for sale in Pererenan Bali offers contemporary tropical design, a private swimming pool and a convenient location close to Pererenan Beach and the wider Canggu area.

The two-storey villa provides approximately 84.42m² of building area on 75m² of land, with two bedrooms, two bathrooms, private outdoor space and a turnkey specification.

A 30-year leasehold provides a substantial initial ownership term, while the project's expected May 2027 handover provides an opportunity to secure a new-build villa before completion.

The location combines the more relaxed atmosphere of Pererenan with convenient access to cafes, restaurants, beaches, fitness facilities and the established lifestyle destinations throughout Canggu.

Contact Local Property Team Bali for current pricing, floor plans, development information, lease documentation or to arrange a property

consultation.

[View All Bali Villas for Sale →](#)

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