







TWO BEDROOM VILLA FOR SALE IN ULUWATU WITH OCEAN VIEWS - AVARA RESIDENCES

CONTEMPORARY TWO BEDROOM VILLA IN ULUWATU

Avara Residences offers an opportunity to purchase a contemporary two-bedroom villa in Bingin, Uluwatu, one of Bali's recognised coastal lifestyle destinations. This boutique development comprises eight private villas designed around tropical living, wellness and modern architectural design.

Located in the hills of Bingin, the development combines private swimming pools, enclosed living spaces and a peaceful residential setting with access to beaches, restaurants, fitness facilities and popular attractions throughout the Bukit Peninsula.

Each villa comes fully furnished, providing buyers with an accommodation package designed for convenient occupation, subject to confirmation of the final furniture and inclusions schedule.

The development includes three different villa types, each offering its own

2 2 100m2

Price	$230K USD
Property Type	Residential
Property ID	1567
Land Area	100 m2
Floor Area	81.50 m2

AGENT DETAILS

Brennan Hill - 0424 133 622

OFFICE DETAILS

Local Property Team - Bali
0424133622

LOCAL PROPERTY TEAM

architectural character and outlook, with selected residences featuring ocean horizon views and others overlooking the surrounding greenery.

For buyers searching for a modern villa in Bingin Bali, Avara Residences provides an alternative to larger residential and resort-style projects.

Bingin is known for its surfing culture, beaches, cafés and growing collection of wellness and lifestyle facilities, making it appealing to international residents and visitors seeking a coastal Bali lifestyle.

The surrounding area also provides access to restaurants, cafés, fitness centres, padel facilities and golf, supporting both everyday residential living and holiday accommodation.

VILLA FEATURES AND OPTIONS

Land Sizes From: 97.5 - 161 m²

Building Sizes From: 81.5 - 137.6 m²

Lease Years : 27

Zoning : Pink Zone (Tourism Zone)

AVARA TYPE A (3 VILLA'S)

Elevated, Ocean Horizon View

98 m² Land Size

88.4 m² Building Size

2 Bedroom & 2.5 Bathroom

7 M Pool Size

Garden Area

Optional Added Sauna

Price - A1 USD $250,000, A2 & A3 $245,000

AVARA TYPE B (3 VILLA'S)

Ocean Horizon View

97.5 m² & 100 m² Land Size

81.5 m² Building Size

2 Bedroom & 2.5 Bathroom

6 M Pool Size

Small Garden Area

Price - B1 USD $235,000, B2 & B3 $230,000

AVARA TYPE C (2 VILLA'S)

Jungle & Rooftop View

133.6 m² & 161 m² Land Size

137.6 m² Building Size

2 Bedroom & 2.5 Bathroom

8 M Pool Size

Large Garden Area

Optional Added Sauna

Price - C1 USD $333,000, C2 & C3 $325,000

BOUTIQUE COMPLEX LOCATED NEAR ULUWATU'S MOST ICONIC LIFESTYLE & LEISURE DESTINATIONS

- Close to Gym & Padel
- 2 Minutes to Restaurant & Cafe
- 5 Minutes to Golf course
- 9 Minutes to Bingin Beach
- 9 Minutes to Dreamland Beach
- 10 Minutes to Padang Padang Beach
- 10 Minutes to El Kabron Beach Club
- 15 Minutes to Savaya Beach Club
- 15 Minutes to Uluwatu Temple
- 35 Minutes to Ngurah Rai Airport

MODERN VILLAS WITH PRIVATE POOLS AND OCEAN VIEWS

Avara Residences offers off-plan villas for sale in Bingin Bali, combining contemporary tropical architecture, private swimming pools and selected ocean horizon views in one of Uluwatu's most desirable coastal lifestyle

destinations.

Located in the hills of Bingin on Bali's southern Bukit Peninsula, this boutique development comprises just eight private villas, designed to offer comfortable residential accommodation within easy reach of beaches, restaurants, wellness facilities and popular attractions.

For buyers searching for a two-bedroom off-plan villa in Uluwatu, Avara Residences provides an opportunity to purchase within a smaller residential development rather than a large resort-style complex.

One of the property's defining features is its private six-metre swimming pool, providing a dedicated outdoor area for relaxation and enjoying Bali's tropical climate.

The swimming pool is complemented by a private garden, creating a comfortable outdoor environment connected to the main residential living spaces.

Inside, the villa features an enclosed living area, offering flexibility for year-round use, particularly during Bali's warmer afternoons and seasonal rainfall.

The contemporary architectural design incorporates clean lines, natural materials and tropical influences, creating a modern residential atmosphere suited to the surrounding coastal landscape.

For buyers researching private pool villas for sale near Bingin Beach, Avara Residences offers an alternative to properties in the busier coastal neighbourhoods of Canggu and Seminyak.

2 BEDROOM VILLA NEAR BINGIN BEACH IN ULUWATU BALI

Avara Residences offers a two-bedroom villa for sale near Bingin Beach in Uluwatu Bali, combining contemporary tropical architecture, a private swimming pool and an attractive location within one of the Bukit Peninsula's most recognised coastal lifestyle destinations.

Situated in the hills of Bingin, the development provides a residential setting close to beautiful beaches, popular surf destinations, restaurants, cafés and the expanding collection of lifestyle facilities throughout southern Bali.

For purchasers searching for a villa near Bingin Beach, location is an important consideration, particularly for those who want convenient access to the coastline while enjoying the privacy of an independent residential property.

Bingin Beach is internationally recognised for its surf breaks, dramatic limestone surroundings and distinctive coastal atmosphere, attracting visitors interested in Bali's natural scenery and relaxed beach lifestyle.

The surrounding neighbourhood has developed into a popular destination for international residents, digital nomads and holidaymakers, with a growing selection of boutique accommodation, restaurants and wellness facilities.

Padang Padang Beach, one of Uluwatu's best-known coastal attractions, is advertised as approximately ten minutes from the development.

The surrounding coastline offers a variety of beach experiences, from established surfing destinations to scenic locations where residents can enjoy sunsets, coastal walks and ocean views.

For buyers interested in the wider Uluwatu lifestyle, the area also provides access to beach clubs, restaurants and entertainment destinations, including El Kabron Beach Club.

Beyond the beaches, Bingin and Uluwatu offer an increasingly diverse selection of lifestyle amenities, including fitness centres, yoga studios, padel facilities, cafés and restaurants.

These amenities make the location appealing not only for short holidays but also for purchasers considering a longer-term residential base in Bali.

LEASEHOLD VILLA IN BINGIN BALI – AVARA RESIDENCES

Avara Residences offers a leasehold villa for sale in Bingin Bali, combining contemporary two-bedroom accommodation, a private swimming pool and selected ocean horizon views within a boutique residential development in Uluwatu.

Located in the hills of Bingin on Bali's southern Bukit Peninsula, this off-plan development comprises just eight private villas, offering purchasers an opportunity to explore property ownership in one of southern Bali's recognised coastal destinations.

For international buyers searching for leasehold villas in Uluwatu Bali, understanding the ownership structure, remaining lease period and contractual extension provisions is an important part of the purchasing process.

IS BINGIN BALI A GOOD LOCATION FOR VILLA

INVESTMENT?

Villa investment in Bingin Bali has attracted interest from international property buyers seeking opportunities in one of Uluwatu's established coastal lifestyle destinations, where world-class surfing, beautiful beaches and a growing hospitality sector contribute to the area's appeal.

Located on Bali's southern Bukit Peninsula, Bingin has developed a reputation for its relaxed coastal atmosphere, dramatic limestone cliffs, boutique accommodation and increasing selection of restaurants, cafés and wellness facilities.

For purchasers researching investment villas for sale in Uluwatu Bali, Bingin offers a distinctive alternative to the busier property markets of Canggu and Seminyak, with its own combination of coastal attractions and residential neighbourhoods.

The area's popularity is closely connected to Bingin Beach, an internationally recognised surfing destination that attracts visitors interested in Bali's surf culture, natural scenery and relaxed tropical lifestyle.

For buyers considering a two-bedroom villa investment in Bingin Bali, properties with private swimming pools and enclosed living areas may appeal to couples, small families and travellers seeking independent accommodation.

Operating expenses may include housekeeping, linen services, utilities, swimming pool maintenance, repairs, insurance, applicable taxes and professional property management fees.

For buyers who do not intend to manage the property personally, professional Bali villa management services may assist with accommodation marketing, pricing optimisation, guest communication and maintenance coordination where the villa is legally permitted to operate.

LOOKING TO BUY A VILLA IN BINGIN BALI NEAR ULUWATU?

If you're looking to buy a villa in Bingin Bali, Local Property Team can help you explore contemporary private pool villas, off-plan developments and leasehold properties throughout Bingin, Uluwatu and the southern Bukit Peninsula.

Bingin has become one of Bali's recognised coastal lifestyle destinations, attracting international property buyers seeking beautiful beaches, world-class surfing, modern restaurants and a relaxed tropical environment.

Whether you're searching for a two-bedroom villa for sale in Bingin, a private holiday residence or a potential investment property, our team can help you identify opportunities suited to your budget and purchasing objectives.

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.