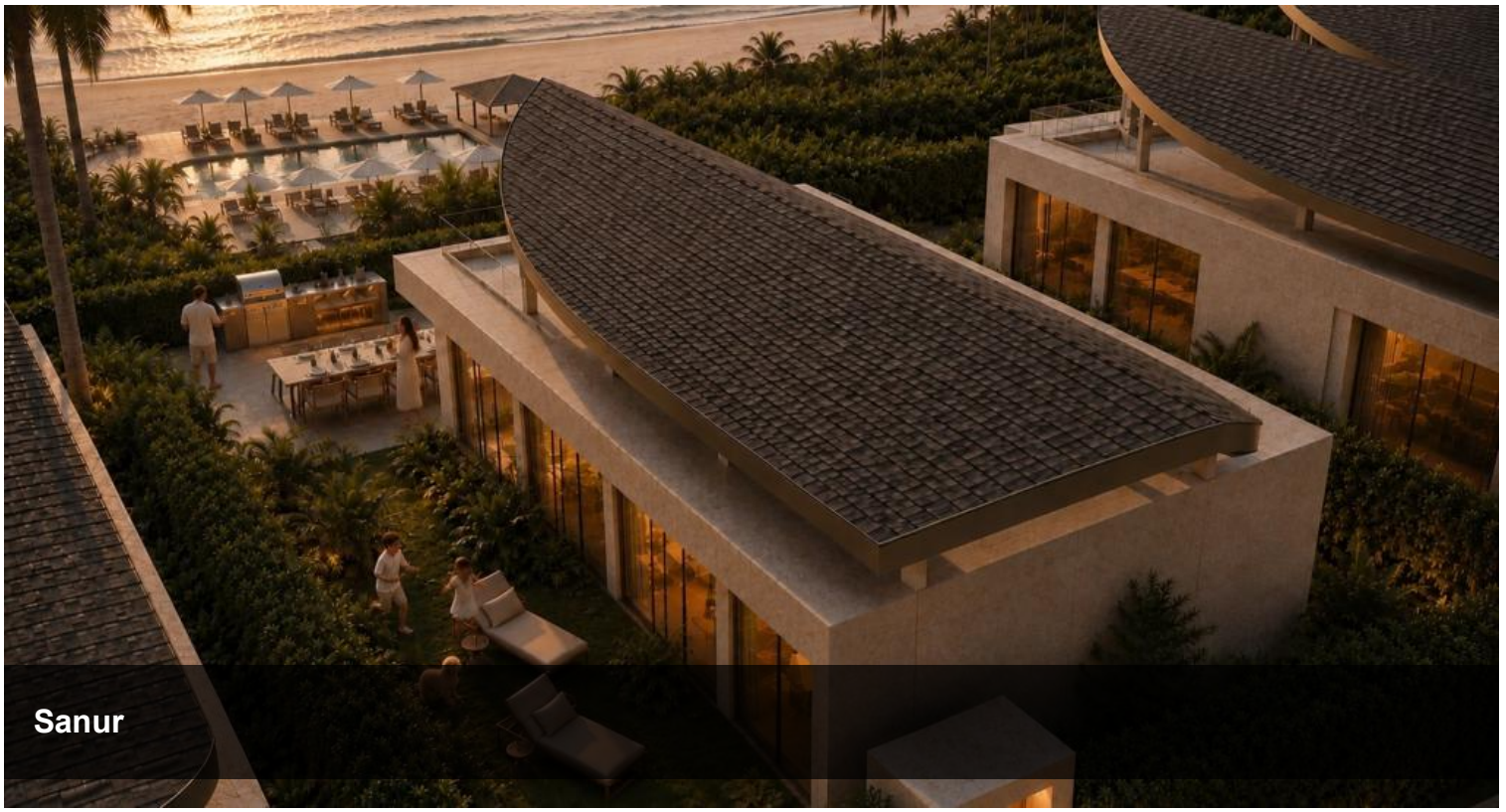








BEACHFRONT VILLAS FOR SALE IN SANUR BALI | AURORA SANUR

ONLY FIVE LUXURY BEACHFRONT VILLAS AVAILABLE IN SANUR

Discover Aurora Sanur, an exclusive collection of just five contemporary residences with direct beach access in one of Bali's most established coastal destinations.

Designed for relaxed tropical living, these two-storey homes combine modern architecture with generous outdoor spaces, private swimming pools and rooftop terraces.

Each residence offers 143m² of interior space, with a total advertised area of 235m² including the garden. The thoughtful layout includes two bedrooms, two bathrooms, an open-plan kitchen and living area, creating a comfortable retreat for holidays or extended stays.Step outside to your own swimming pool, landscaped garden and BBQ area, or unwind on the rooftop terrace.

2 2 235m2

Price	$560K USD
Property Type	Residential
Property ID	1580
Land Area	235 m2
Floor Area	143 m2

AGENT DETAILS

Brennan Hill - 0424 133 622

OFFICE DETAILS

Local Property Team - Bali
0424133622

LOCAL PROPERTY TEAM

With Sanur's seaside promenade and harbour within walking distance, the location places some of the area's best coastal experiences close to home.

PROPERTY HIGHLIGHTS

- Location: Sanur, Bali
- Bedrooms: 2
- Bathrooms: 2
- Interior Area: 143m²
- Total Advertised Area: 235m² including garden
- Outdoor Features: Private pool, rooftop terrace, garden and BBQ area
- Beach Access: Direct
- Leasehold: Advertised 30 + 30 years
- Starting Price: USD $560,000
- Availability: Only 5 villas in the first release

FLEXIBLE DEVELOPER PAYMENT OPTIONS

Aurora provides two purchasing options designed to accommodate different investment strategies.

Buyers can secure a residence with a 25% deposit of USD $140,000, followed by instalments over two years.

Alternatively, the developer is advertising a 4% discount for full payment, reducing the starting price to USD $537,600.

RENTAL INCOME AND INVESTMENT POTENTIAL

For investors seeking income-producing property in Bali, the developer is advertising a 6% annual return for the first two years, equivalent to USD $33,600 per year based on the standard starting price.

Rental returns of approximately 10% annually are projected thereafter, although these are forecasts rather than guaranteed outcomes.

Professional property management is also available, including rental administration, financial reporting and direct owner payouts.

Buyers should independently verify the return guarantee, payment conditions, rental licensing and anticipated operating expenses before committing.

DEVELOPMENT TIMELINE

- Sales Launch: October 2026
- Construction Commencement: April 2027
- Contractual Completion: Q4 2029

The project is being developed by Eco Invest Group, which advertises more than 10 years of industry experience and its own construction equipment.

SECURE YOUR PLACE AT AURORA SANUR

With only five residences available in the initial release, Aurora presents a boutique coastal property opportunity for buyers seeking a holiday home, future residence or potential rental investment.

Contact Local Property Team to request floor plans, confirm current availability, review developer payment terms or discuss the purchasing process.

Our Bali real estate team can assist with project enquiries, negotiations and coordination of independent legal due diligence.

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.