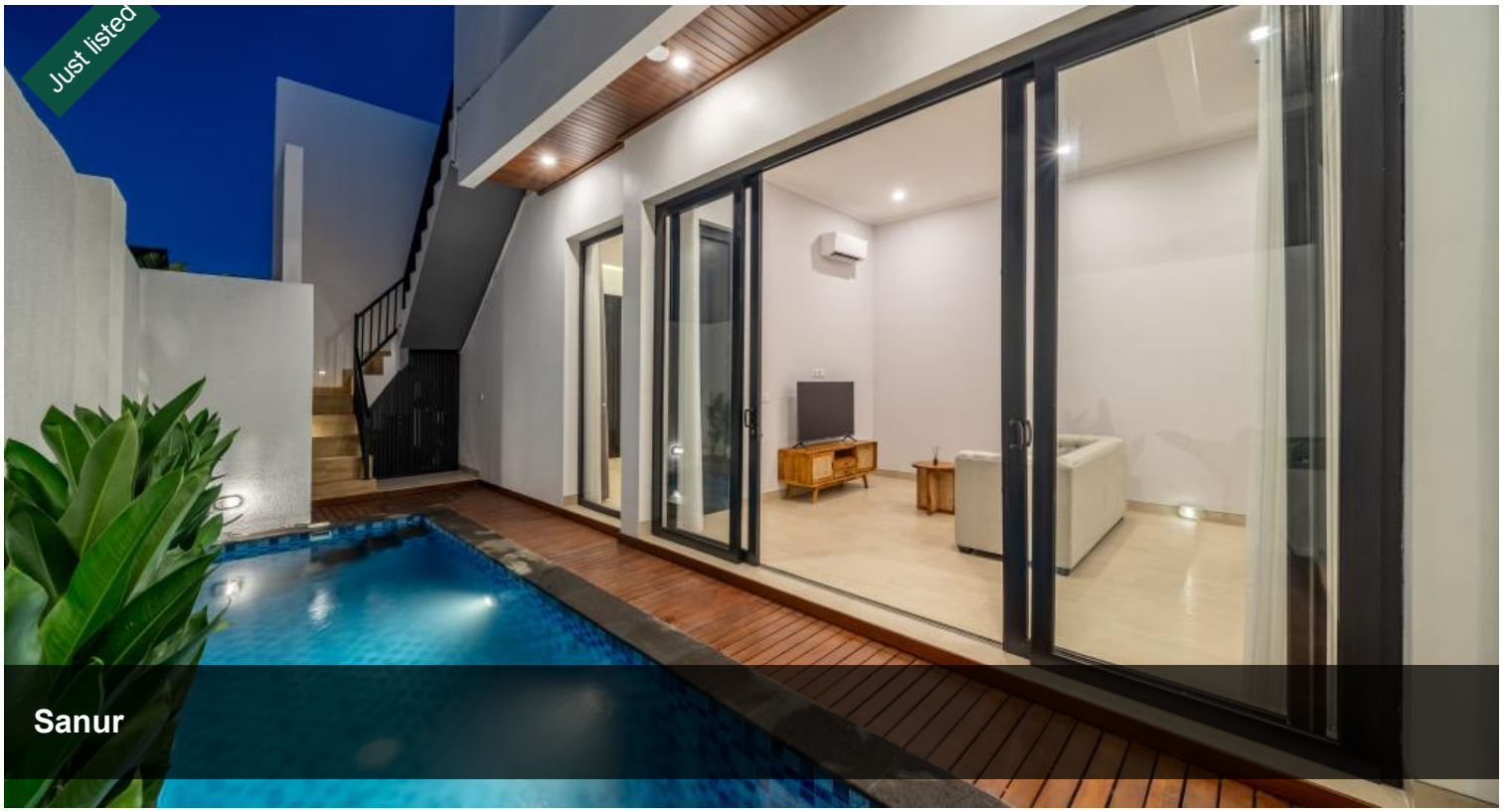









# 2 BEDROOM VILLA FOR SALE IN SANUR BALI | CASSANDRA VILLA

## CASSANDRA VILLA – MODERN 2 BEDROOM HOME IN SANUR BALI

2 2 145m2

| | |
|---|---|
| **Price** | $285K USD |
| **Property Type** | Residential |
| **Property ID** | 1592 |
| **Land Area** | 145 m2 |
| **Floor Area** | 88 m2 |

### AGENT DETAILS

Brennan Hill - 0424 133 622

### OFFICE DETAILS

Local Property Team - Bali
0424133622

LOCAL PROPERTY TEAM

Discover Cassandra Villa, a contemporary residence offering comfortable living in one of Bali's most established coastal neighbourhoods.

Designed with simplicity and functionality in mind, the property features two bedrooms, two bathrooms and approximately 88m² of building area, creating a practical home for everyday living or extended holidays.

The modern architecture and manageable layout offer an appealing alternative to larger properties that require more extensive upkeep.

Situated in a pink-zoned area, the location may offer possibilities for tourism-related activities, subject to the relevant building approvals and accommodation licences.

One of the property's distinguishing features is its choice of leasehold arrangements, starting at USD $285,000 for 20 years, with a 30-year option at USD $299,000.

Sanur is known for its relaxed seaside atmosphere, established residential communities and convenient access to restaurants, shops and essential services.

The surrounding neighbourhood provides a comfortable base for enjoying Bali's coastal lifestyle while remaining connected to everyday amenities.

Contact Local Property Team to request further information, confirm the available lease terms or arrange a private inspection.

## CONTEMPORARY DESIGN AND COMFORTABLE LIVING AT CASSANDRA VILLA

Cassandra Villa combines modern architecture with a practical interior layout, creating a welcoming space for everyday life in Bali.

The two-bedroom configuration provides privacy and flexibility, with separate bathrooms adding convenience for residents and visiting guests.

With approximately 88m² of building area, the home makes efficient use of its space without the maintenance demands of a much larger residence.

Its contemporary styling offers a clean, understated aesthetic that can be personalised to suit different tastes and furnishings.

The manageable proportions are particularly appealing for those who prefer to spend more time enjoying the island and less time looking after a large property.

An important advantage is the opportunity to inspect the layout and finishes, ensuring the design meets your expectations before making a commitment.

Cassandra Villa offers a straightforward approach to tropical living, combining functional spaces with a modern residential design.

# LIVING IN SANUR – BEACHES, RESTAURANTS AND LOCAL AMENITIES

Sanur is one of Bali's most established coastal neighbourhoods, known for its relaxed atmosphere, traditional character and convenient everyday facilities.

The area's beachfront promenade is a favourite for morning walks, cycling and enjoying the ocean views. Its generally calm, reef-protected waters also make swimming and paddleboarding popular activities.

Along the main streets, you'll find a wide selection of restaurants, cafés, boutique shops and local markets, offering everything from traditional Indonesian cuisine to international dining.

Sanur also provides access to supermarkets, medical facilities, fitness centres and wellness services, making daily life convenient.

The nearby harbour offers boat connections to Nusa Penida and Nusa Lembongan, providing opportunities to explore Bali's neighbouring islands.

Unlike the busier nightlife districts, the neighbourhood has maintained a strong residential identity, with traditional communities and modern amenities existing side by side.

Cassandra Villa is positioned within this established seaside destination, offering a convenient base for enjoying the local lifestyle and surrounding attractions.

# PINK ZONE PROPERTY IN SANUR WITH FLEXIBLE LEASEHOLD OPTIONS

Cassandra Villa is located within a designated pink tourism zone, an important consideration when assessing how a property may be used in Bali.

Pink zoning can allow certain tourism-related activities, including visitor accommodation, provided the property meets the applicable licensing, building and operational requirements.

The development also offers a choice of leasehold arrangements, allowing purchasers to select a term that aligns with their plans.

The advertised options include:

- 20-year leasehold: USD $285,000
- 30-year leasehold: USD $299,000
- 40-year leasehold: USD $313,000

Lease duration is an important consideration, particularly when evaluating future resale opportunities, renewal conditions and the remaining value of a property.

Before proceeding, the agreement should be independently reviewed to confirm the commencement date, extension rights and any additional costs.

It's equally important to verify the official zoning classification, building approvals and accommodation licences rather than assuming tourism zoning automatically permits short-term rentals.

These considerations make Cassandra Villa worth exploring for those seeking a property with clearly documented ownership terms and potential flexibility in its permitted use.

## IS SANUR A GOOD LOCATION FOR PROPERTY INVESTMENT IN BALI?

Sanur has an established property market, supported by its popularity as a holiday destination and a residential community for both local and international residents.

The area's appeal comes from its relaxed coastal atmosphere, developed infrastructure and convenient access to everyday services.

Unlike destinations heavily focused on nightlife, the neighbourhood attracts a mix of holidaymakers, retirees and people planning extended stays.

This creates opportunities for residential leasing and holiday accommodation, depending on the property's permitted use and local demand.

Cassandra Villa's advertised tourism zoning may offer additional flexibility, although any commercial accommodation activity requires the appropriate approvals and licences.

When evaluating rental potential, it's worth reviewing comparable properties, achievable income, management costs and ongoing maintenance expenses.

The remaining lease duration is another important factor, particularly when considering future resale value and the costs of extending the agreement.

Sanur's established coastal lifestyle and diverse accommodation market make it a location worth considering for long-term property ownership in Bali.

## WHY CHOOSE CASSANDRA VILLA IN SANUR BALI?

Cassandra Villa offers a balance of modern design, convenient location and straightforward residential living in one of the island's established coastal communities.

Its compact layout provides comfortable accommodation without the extensive upkeep associated with larger homes, making it suitable for both occasional stays and everyday use.

The property's contemporary architecture also offers flexibility to create an interior that reflects your personal style.

A distinguishing feature is the choice of leasehold terms, providing options for different ownership plans and budgets.

pink zoning adds another consideration for those exploring future rental possibilities, subject to obtaining the necessary approvals.

With established shops, dining options, healthcare facilities and coastal attractions throughout the surrounding area, daily conveniences are readily accessible within Sanur.

Before purchasing, it's important to confirm the property's construction documentation, legal ownership arrangements and any ongoing expenses.

Cassandra Villa presents a practical opportunity to enjoy Bali's coastal

lifestyle, with a combination of modern accommodation and flexible leasehold arrangements.

## FIND YOUR IDEAL VILLA FOR SALE IN SANUR BALI

Looking for a home in one of Bali's most established coastal neighbourhoods? Local Property Team can help you explore available villas, compare properties and navigate the purchasing process.

Whether you're planning to relocate, enjoy extended holidays or secure a future residence, our team provides local knowledge and personalised assistance.

Interested in Cassandra Villa? We can arrange a private inspection, provide further information about the available leasehold options and answer questions about the property.

As an Australian-owned real estate agency in Bali and member of AREBI, we assist with property searches, negotiations and coordination of independent legal due diligence.

We can also introduce alternative homes across Sanur, including newly completed residences, off-plan developments and properties suitable for different budgets.

Our goal is to make finding property in Bali straightforward, with clear communication and professional support throughout the process.

Contact Local Property Team to discuss your requirements or arrange a viewing.

Explore More Bali Properties for Sale →

*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.*