







3-BEDROOM PRIVATE POOL VILLA NEAR BALANGAN BEACH

3 3 175m2

Price	$240K USD
Property Type	Residential
Property ID	1595
Land Area	175 m2
Floor Area	195 m2

AGENT DETAILS

Brennan Hill - 0424 133 622

OFFICE DETAILS

Local Property Team - Bali
0424133622

LOCAL PROPERTY TEAM

Unreal Golf Bay Villa is a contemporary three-bedroom villa located in Balangan, Uluwatu, just minutes from Balangan Beach and New Kuta Golf.

Set on 175 sqm of land with a 195 sqm building size, the villa features three bedrooms, three bathrooms, an additional guest toilet and an open-plan living area with a kitchen and dining bar.

The property also offers a 20 sqm private swimming pool, private garden, storage area and dedicated car and motorbike parking.

Positioned in a popular area of southern Bali, the villa offers an attractive option for both private tropical living and rental investment.

The development is marketed with potential gross rental returns of approximately 25%.

Property Details:

- 3 Bedrooms | 3 Bathrooms
- 1 Guest toilet

- Land size: 175 sqm
- Building size: 195 sqm
- 20 sqm private swimming pool
- Private garden
- Semi-furnished
- Open-plan living and dining
- Pink zoning – Commercial / Pariwisata
- **Original Lease until May 2045,Extra Extension,10 years extra USD $12,255 / €11,000 Lease end at 2059**
- Estimated completion: July 2027
- 1-year structural warranty

Property Details:

- Price: €215,000
- Approx. USD $240,650
- Approx. AUD $349,100
- Optional full-furnishing package: €17,500
- Estimated gross rental return: 25%

Payment Plan:

- 10% deposit
- 60% upon signing
- 20% after 3 months
- 10% upon completion

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