



## Luxury 1 Bed Apartment For Sale in Sunny Apartments 2 Bali



### Agent Info

Naam:	Niall Madden
Bedrijfsnaam:	Esales Property Limited
Mistlampen:	United Kingdom
Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
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Languages:	English
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 134,362.76

### Locatie

Aanbevolen Auto Onderdelen:	Indonesia
Adres:	Gg. Toya Jl. Pantai Berawa No.3
Postcode:	80361
Geplaatst:	05-03-2025
Omschrijving:	Luxury 1 Bed Apartment For Sale in Sunny Apartments 2 Bali Indonesia

Esales Property ID: es5554490

### Property Location

Jl. Pantai Berawa No.3, Canggu  
Bukit district, Kuta Utara, Canggu  
Bali  
Indonesia

Price in US Dollars – 128,000 – special reduced price

### Property Details

Luxurious Coastal Living: Your Dream 1-Bedroom Apartment in Sunny Apartments 2, Canggu, Bali

Imagine waking up to the gentle sounds of the Balinese breeze rustling through palm trees, stepping out



onto your private balcony to admire the lush green fields stretching towards the ocean, and knowing that you're just moments away from the vibrant heart of Canggu. This dream can become a reality with this exquisite 1-bedroom apartment for sale in Sunny Apartments 2, a recently completed (2024) residential complex in one of Bali's most desirable neighborhoods.

## Prime Canggu Location: Immerse Yourself in Bali's Vibrant Culture:

Sunny Apartments 2 is strategically located in Canggu, Bali, a sought-after destination renowned for its laid-back atmosphere, stunning beaches, world-class surf breaks, and thriving cultural scene. Canggu has become a haven for digital nomads, artists, yogis, and travelers seeking a unique blend of tranquility and excitement. Surrounded by an array of restaurants, trendy cafes, and vibrant nightlife, including the famous Atlas and Finns clubs within walking distance, Sunny Apartments 2 places you at the epicenter of Canggu's dynamic lifestyle. The apartment complex is also conveniently located just a 7-minute walk from the beach, allowing you to easily access the sun-kissed sands and crystal-clear waters that make Bali so famous.

## Modern Comfort and Balinese Charm: A Fully Furnished Oasis:

This luxurious 1-bedroom apartment comes fully and tastefully furnished, offering a seamless transition to your new Balinese lifestyle. The interior design reflects a contemporary aesthetic with touches of Balinese charm, creating a warm and inviting atmosphere. Every detail has been carefully considered to ensure comfort and functionality, from the stylish furniture to the modern appliances. The apartment is designed to maximize space and natural light, creating a bright and airy living environment.

## Panoramic Rooftop Views: Ocean and Beyond:

Located on the fourth floor of Sunny Apartments 2, this apartment offers breathtaking panoramic rooftop views, including a glimpse of the vast ocean stretching towards the horizon. Imagine enjoying your morning coffee or evening cocktails while soaking in the stunning scenery. The rooftop access provides a unique perspective of Canggu's beauty, allowing you to appreciate the surrounding landscape from a privileged vantage point.

## Exceptional Amenities: Resort-Style Living at Your Fingertips:

Sunny Apartments 2 offers a range of exceptional amenities, enhancing your living experience and creating a resort-like atmosphere. Take a refreshing dip in the outdoor pool, relax on the sun terrace, or explore the surrounding area with the complex's free bikes. Stay connected with complimentary high-speed Wi-Fi, allowing you to work remotely or stay in touch with family and friends. Private parking is available on-site, providing secure and convenient parking for residents.

## Fully Equipped Kitchen: Culinary Delights at Home:

The apartment features a fully equipped kitchen, complete with modern appliances, including a refrigerator, microwave, stovetop, and electric kettle. This allows you to prepare delicious meals at home, whether you're cooking for yourself or entertaining guests. The kitchen's functionality and stylish design



make it a pleasure to use.

#### Private Bathroom: Your Personal Spa Retreat:

The apartment includes a private bathroom with a shower, complimentary toiletries, and a hairdryer. This private space is designed for relaxation and rejuvenation, providing a spa-like experience within the comfort of your own home.

#### Professional Management and Guaranteed Rental Income:

This apartment is currently under a one-year management agreement with a guaranteed rental income of not less than 12%. This provides a hassle-free investment opportunity, allowing you to generate income without the complexities of property management. The management agreement can be terminated with 60 days' notice from each reporting period, which is every three months, offering flexibility and control over your investment.

#### Leasehold Rights: Secure Investment until 2053:

The leasehold rights for this apartment are valid until 23/01/2053, providing a secure and long-term investment. This allows you to enjoy the benefits of ownership for many years to come.

#### On-Site Restaurant and Cafe: Culinary Convenience and Community:

Sunny Apartments 2 features a popular on-site restaurant and cafe, offering culinary convenience and a vibrant community atmosphere. Enjoy delicious meals and socialize with neighbors without leaving the complex. This adds another layer of convenience and enjoyment to your living experience.

#### Proximity to Beaches and Attractions: Explore the Best of Canggu:

The apartment's prime location in Canggu provides easy access to some of Bali's most famous beaches, including Berawa Beach (600 meters away) and Nelayan Beach (1 km away). These beaches offer world-class surfing, stunning sunsets, and a relaxed beach vibe. Explore the vibrant streets of Canggu, discover hidden gems, and immerse yourself in the local culture.

#### Convenient Transportation: Access to Ngurah Rai International Airport:

Ngurah Rai International Airport is just 15 km from Sunny Apartments 2, making travel to and from Bali convenient. The property can organize a paid airport shuttle service, ensuring a smooth and hassle-free arrival and departure.

#### A Unique Lifestyle Opportunity: Embrace the Balinese Dream:

This luxurious 1-bedroom apartment in Sunny Apartments 2 offers a unique lifestyle opportunity, combining modern comfort, convenient location, and resort-style amenities. Whether you're seeking a vacation home, a permanent residence, or a lucrative investment property, this apartment provides the perfect



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gateway to the Balinese dream. Embrace the vibrant culture, explore the stunning natural beauty, and experience the magic of Canggu living.

## ABOUT THE AREA

The rich and diverse culture of Bali plays out at all levels of life, from the exquisite flower-petal offerings placed everywhere, to the processions of joyfully garbed locals shutting down major roads as they march to one of the myriad temple ceremonies, to the otherworldly traditional music and dance performed island-wide. Almost everything has spiritual meaning. The middle of Bali is dominated by the dramatic volcanoes of the central mountains and hillside temples such as Pura Luhur Batukau (one of the island's estimated 10,000 temples), while the tallest peak, Gunung Agung, is the island's spiritual centre.

### One Island, Many Destinations

On Bali you can lose yourself in the chaos of Kuta or sybaritic pleasures of Seminyak and Kerobokan, surf wild beaches in the south or just hang out on Nusa Lembongan. You can go family-friendly in Sanur or savour a lavish getaway on the Bukit Peninsula. Ubud is the heart of Bali, a place where the culture of the island is most accessible, and it shares the island's most beautiful rice fields and ancient monuments with east and west Bali. North and west Bali are thinly populated but have the kind of diving and surfing that make any journey worthwhile.

### Bali's Essence

Yes, Bali has beaches, surfing, diving and resorts great and small, but it's the essence of Bali – and the Balinese – that makes it so much more than just a fun-in-the-sun retreat. It is possible to take the cliché of the smiling Balinese too far, but in reality, the inhabitants of this small island are indeed a generous, genuinely warm people. There's also a fun, sly sense of humour. Upon seeing a bald tourist, many locals exclaim 'bung ujan', which means today's rain is cancelled – it's their way of saying that the hairless head is like a clear sky.

### Bali's Fun

At the end of the day (which is the start of the day for some visitors), Bali's rich culture and many amazing sights are what takes Bali's sheer delight to another level. Because Bali is fun, no matter what you want or who you are. Seminyak has shops and designers, Kerobokan has luxe beachside resorts and superb eating, Kuta and Legian have the nightlife, and Canggu wraps it all into one irresistible package. Plunge deep into Bali's spirit while renewing your own in Ubud or catching the perfect wave in Bingin. You name it, it's here.

## MAIN FEATURES:

- \* 40m<sup>2</sup> of living space
- \* 1 Bedroom
- \* 1 Bathroom
- \* Stunning Views



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- \* Communal Pool
  - \* Close to essential amenities such as supermarkets and pharmacies
  - \* Close to many excellent bars and restaurants
  - \* A great base from which to discover other fantastic areas of Indonesia
  - \* Many excellent sports facilities, walking and cycling areas nearby
  - \* Rental Potential through Airbnb and Booking.com

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## **Algemeen**

Badkamers: 1  
Afgewerkte vierkante meter: 40 m<sup>2</sup>

## **Rental details**

Furnished: Ja

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.687.621

