



## 2 Luxury Villas For Sale in Sunny Cuddles Villa Complex Berawa Beach Bali Indonesia



### Agent Info

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### Listing details

Property for: Sale  
Price: USD 492,865

### Location

Country: Indonesia  
State/Region/Province: Bali  
Address: Jl. Pemelisan Agung, Tibubeneng  
ZIP code: 08456  
Posted: Dec 10, 2024

Description:  
2 Luxury Villas For Sale in Sunny Cuddles Villa Complex Berawa Beach Bali Indonesia

Esales Property ID: es5554009

Jl. Pemelisan Agung, Tibubeneng,

Kec. Kuta Utara, Kabupaten,

Badung,

Bali,

Indonesia.

1 bedroom villa is 70 sq m with 60 sq m of land plot ( 1 bedroom, 1 bathroom) and price is 295 000 euros



2 bedroom villa is 119 sq m with 76 sq m of land plot (2 bedrooms, 3 bathrooms) and the price is 420 000 euros

The villas are presented in two layout options: 70 and 119 sq.m. With one and two bedrooms. The interior of the villa is thought out to the smallest detail. Both villas have access to the infinity communal pool which is part of the Sunny Berawa complex.

Please note there are 2 villas for sale with the prices of each below these can be bought separately or together.

Spacious 1 bedroom villa for €295,000

Situated in the beautiful Sunny Cuddles Berawa villa complex which is strategically located a mere 700 metres from Berawa Beach. The project is brand new (the year of construction is 2023) and is within walking distance of all the trendiest spots the island can offer!

Whether you want to chill at the beach club or have lunch in one of the top-notch restaurants – it's all within walking distance from the property. Gym lovers and shopping junkies won't get bored as well as far as local boutiques, fitness facilities and supermarkets are located in the same area.

The Complex includes common facilities such as an open-air cinema, BBQ area, infinity pool, lounge area, co-working centre and shared parking. No better place to enjoy your holiday even during the highest traffic hours.

2 bedroom spacious villa for €420,000 with a private pool and a perfect location!

This luxury villa is a part of a beautiful Sunny Cuddles Berawa villa complex which is strategically located a mere 700 metres from Berawa Beach.

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**Berawa Beach: A Tropical Oasis in Bali**

Berawa Beach is a stunning stretch of white sand located in the Canggu region of Bali, Indonesia. It is known for its crystal-clear waters, gentle waves, and laid-back atmosphere. Berawa Beach is a popular destination for both locals and tourists alike, and it offers a variety of activities and amenities to enjoy.



## The Beach

Berawa Beach is a beautiful beach with soft, white sand and clear, turquoise waters. The waves are generally gentle, making it a great place for swimming, sunbathing, and water sports. The beach is also home to a variety of marine life, making it a popular spot for snorkeling and diving.

## The Atmosphere

Berawa Beach is a laid-back and relaxed beach. There are no large resorts or hotels on the beach, and the atmosphere is more low-key than some of the other beaches in Bali. There are a number of cafes, restaurants, and bars located near the beach, and there is always a vibrant energy in the air.

## Activities and Amenities

Berawa Beach offers a variety of activities and amenities to enjoy. You can swim, sunbathe, snorkel, dive, or simply relax on the beach. There are also a number of cafes, restaurants, and bars located near the beach, and there is always a vibrant energy in the air.

## Getting There

Berawa Beach is located in the Canggu region of Bali, Indonesia. It is about a 20-minute drive from Seminyak and a 30-minute drive from Ubud. The beach is also accessible by public transportation, but it is a bit of a walk from the nearest bus stop.

## When to Go

The best time to visit Berawa Beach is during the dry season, which runs from April to October. During this time, the weather is sunny and warm, and the waves are generally gentle.

## Overall

Berawa Beach is a beautiful and relaxing beach that offers something for everyone. Whether you are looking for a place to swim, sunbathe, or simply relax, Berawa Beach is the perfect destination.

## 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:

- \* 70m<sup>2</sup> or 119m<sup>2</sup> of living space between both villas
- \* 60 & 76m<sup>2</sup> plots between both villas
- \* 1 & 2 Bedrooms between both villas
- \* 1 & 3 Bathrooms between both villas
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Private Pool ( 2 Bed Villa Only )
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* 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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## Common



Bedrooms: 3  
Bathrooms: 4  
Finished sq. ft.: 119 sq m  
Lot Size: 76 sq m

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.487.682

