

## Stunning MOA Resort development project Bali



### Informações do Revendedor

Name: Niall Madden  
Nome da Empresa: Esales Property Limited  
País: Reino Unido  
Experiene since: 2002  
Tipo de Serviço: Selling a Property  
Specialties: Apartments  
Property Type: Apartments  
Telefone:  
Languages: English  
Website: <https://esalesinternation al.com>

### Detalhes do anúncio

Imóveis para: Venda  
Preço: USD 723,525.58

### Localização

Country: Indonésia  
Address: Gang Mango, Berawa  
CEP: 80361  
Adicionado: 05/02/2025  
Informação adicional:  
Stunning MOA Resort development project Bali Indonesia

Esales Property ID: es5553458

Gang Mango, Berawa  
Canggu  
Bali  
80361  
Indonesia

MOA is an amazing investment development project of 20 villas for sale with 4, 5 or 6 bedrooms.

20 VILLAS on 7,000 Sqm land  
4, 5, and 6 bedrooms

Exceptional 33 years leasehold

Land Size: 300 Sqm

Building Size: 198 Sqm

Pool Size: 11 x 3.5 m

Living Area: 12 meters

Fully furnished

4 Bedroom: 595,000 USD leasehold 33 years

5 Bedroom: 620,000 USD leasehold 33 years

6 Bedroom: 640,000 USD leasehold 33 years

ROI: Over 20%

Amortized in 6 to 7 years

With its glorious natural scenery, warm climate, welcoming culture and low cost of living, Bali is quickly gaining a reputation as one of the most desirable places across the world to live, visit, and invest. We offer a chance to make a smart financial investment into this magnificent part of the world.

The compound is nestled in the middle of a quiet place surrounded by beautiful rice paddies between two fast growing location which are UMALAS and CANGGU.

UMALAS is the latest fast growing area in Bali and it is well reputed for its beautiful rice fields landscape.

The strategic location of UMALAS offers a very convenient way to BERAWA and BATU BELIG beach and has an easy access to UBUD, SEMINYAK, PETITENGET and to the AIRPORT.

Very well reputed for its night life you can enjoy a drink at beach clubs such as CAFÉ DEL MAR and FINNS CLUB BEACH.

Options for fancy dining, cafes, bars and restaurants are numerous.

MOA is a tropical industrial style villa compound.

We combine the use of steel structure and premium grade A wood to create contemporary lines and beautiful volumes.

The 20 villas are secluded in a private area with a 24H/7 days security service at the entrance.

The MOA concept idea is to integrate architecture and landscape the best way possible to provide a unique tropical experience to the guest while providing the best amenities found in the premium location of Canggu-Berawa.

All the rooms are perfectly insulated with double layer walls which gives optimum thermal and acoustic comfort.

The façade has large window glass giving to each rooms natural light from outside.

The construction techniques is cost efficient in terms of energy consumption and reduces the waste.

It also creates a healthy environment for the guest and the interior design follows this philosophy.

The main structure of the villa is made from steel beams which allows to build rooms without any column

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for an extendable length.

The main plateau on the first floor offer a large living space of 12 meter, all open on the outside area. The material used are natural wood and mineral stones

## 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:

- 198m<sup>2</sup> of living space
- 300m<sup>2</sup> plot
- 4, 5, 6 bedrooms
- 4, 5, 6 Bathrooms
- Swimming Pool
- Private Garden

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- 33 years Leasehold
- Massive rental potential (\$800 – \$1200 / night, 80% occupancy rate)
- Over 20% ROI
- Amortized in 6 to 7 years
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Bali
- Many excellent sports facilities, walking and cycling areas nearby

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**Comum**

|                         |                    |
|-------------------------|--------------------|
| Quartos de dormir:      | 6                  |
| Banheiro:               | 6                  |
| Pés quadrados acabados: | 198 m <sup>2</sup> |
| Tamanho do lote:        | 300 m <sup>2</sup> |

**Rental details**

|            |     |
|------------|-----|
| Furnished: | Sim |
|------------|-----|

**Lease terms**

|                 |  |
|-----------------|--|
| Date Available: |  |
|-----------------|--|

**Contact information**

|           |             |
|-----------|-------------|
| IMLIX ID: | IX6.645.642 |
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