



BERAWA LIVING #2

by CANGGU PROPERTY

Exclusive & Stylish Oasis for Modern Travelers in the Heart of Berawa



Introduction

Unlock the investment potential of Berawa Living #2. **Strategically nestled in the vibrant Canggu - Berawa** area of Bali, just a quick 5-minute drive from the beach, this property presents a unique opportunity for forward-thinking investors to secure a promising future.

Berawa Living #2 is designed to redefine comfort and style. Our focus is on providing unmatched comfort for your future guests, coupled with tropical architectural concepts that redefine the standards of the area.

However, Berawa Living #2 is **more than just about comfort.** The rooftop hideaway offers a space for your guests to immerse themselves in the Canggu experience, while also providing a serene retreat to recharge. It's the perfect haven for young, dynamic individuals who wish to explore the energetic Canggu area and find solace in between their adventures.

Investing in Berawa Living #2 means embracing a future of potential and distinction. This property isn't just a real estate investment; it's a gateway to remarkable returns.

**BERAWA
LIVING #2**

About the Area: Berawa

Located in Canggu on Bali's southern coast, **Berawa** captivates travelers with its natural beauty and modern excitement. **Stunning sunsets and fantastic surfing** await on its lively beaches, while beach clubs offer daytime relaxation.

Beyond the shore, **Berawa is a vibrant culinary hub**, boasting cozy cafes and upscale eateries. **It's a wellness oasis too**, with yoga studios, fitness centers, holistic retreats, and shops for shopaholics. Co-working spaces inspire creativity, welcoming digital nomads to collaborate.

As the sun sets, Berawa transforms into a vibrant nightlife hub. beach clubs & clubs come alive with music and dancing. This coastal paradise seamlessly blends Bali's charm with modern fun.

**BERAWA
LIVING #2**





The Location

- 5 minutes drive to the beach
- Walking distance to cafes and restaurants
- Easy access to beach clubs
- Popular and trendy location

**BERAWA
LIVING #2**



Main Data

Land Size
400 m²

Total Built Area
1000 m²

Location
Berawa, Tibubeneng, Badung, Bali

Typology
Apartment

Units
12 (1 bedroom)

Floors
3 + Rooftop

Facilities
Swimming pool, motorcycle parking area, and security post

Unit Typologies
1-bedroom unit, fully furnished and Airbnb-ready, with a private kitchen, living room, bathroom, and terrace.



**BERAWA
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Pricing & ROI

Price 130.000 USD/ unit

INCLUDES:

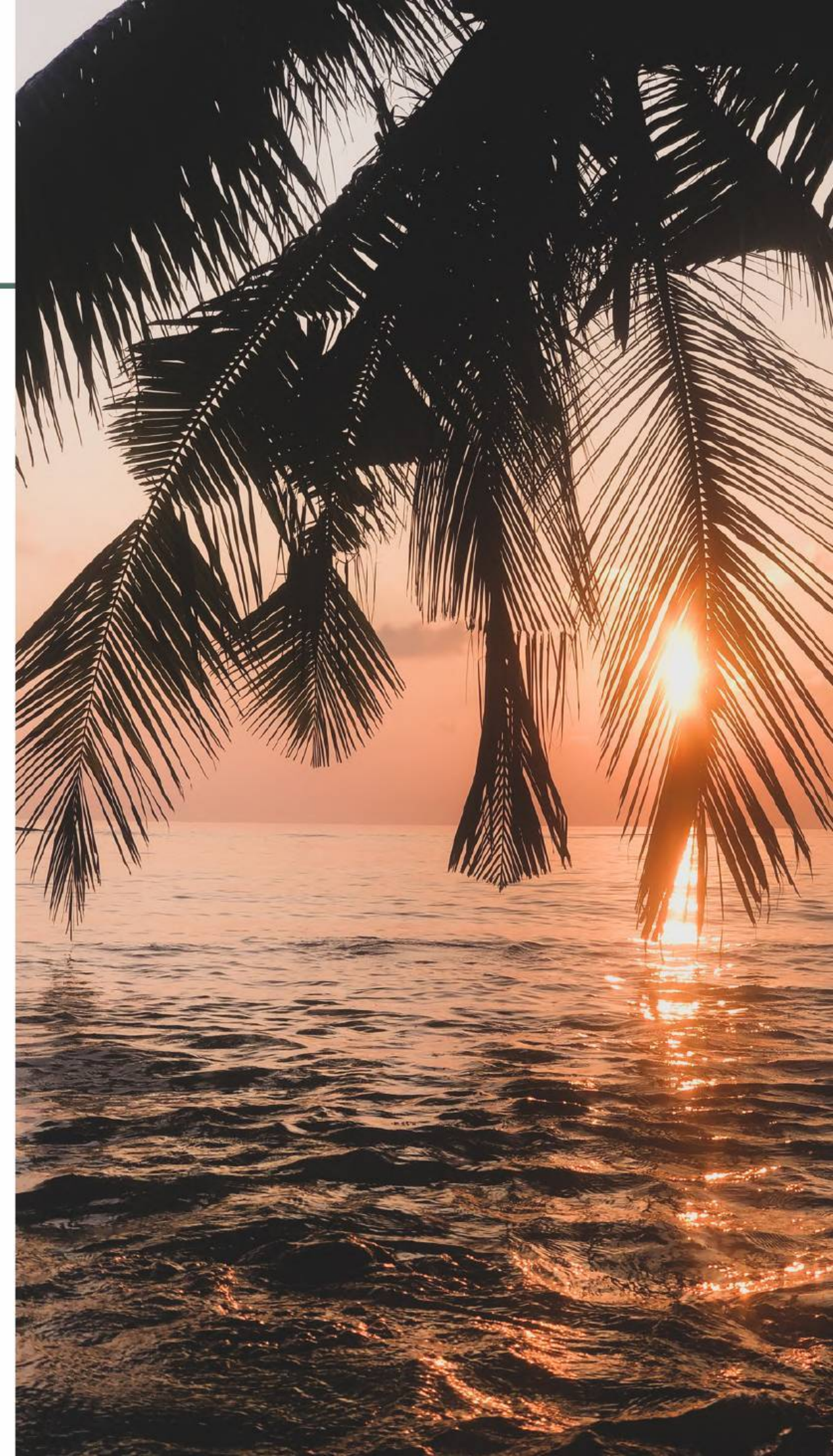
- Taxes & Notary
- Furniture & Airbnb Ready
- Lease until 1st January 2054 (with possible extension)

Delivery planned for Q1 2025

**ROI between
13% - 14% per year**

NOTE: complete 10 years projections available upon request

**BERAWA
LIVING #2**



EXTERIOR RENDERS



BERAWA LIVING #2

Front View



**BERAWA
LIVING #2**
Bird Eye View



**BERAWA
LIVING #2**
Entrance View



**BERAWA
LIVING #2**
Rooftop View



**BERAWA
LIVING #2**
Rooftop View



**BERAWA
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Rooftop View



**BERAWA
LIVING #2**
Rooftop View



**BERAWA
LIVING #2**
Rooftop View



INTERIOR RENDERS

**BERAWA
LIVING #2**
Living Room





**BERAWA
LIVING #2**
Kitchen

**BERAWA
LIVING #2**
Bedroom



**BERAWA
LIVING #2**
Bedroom



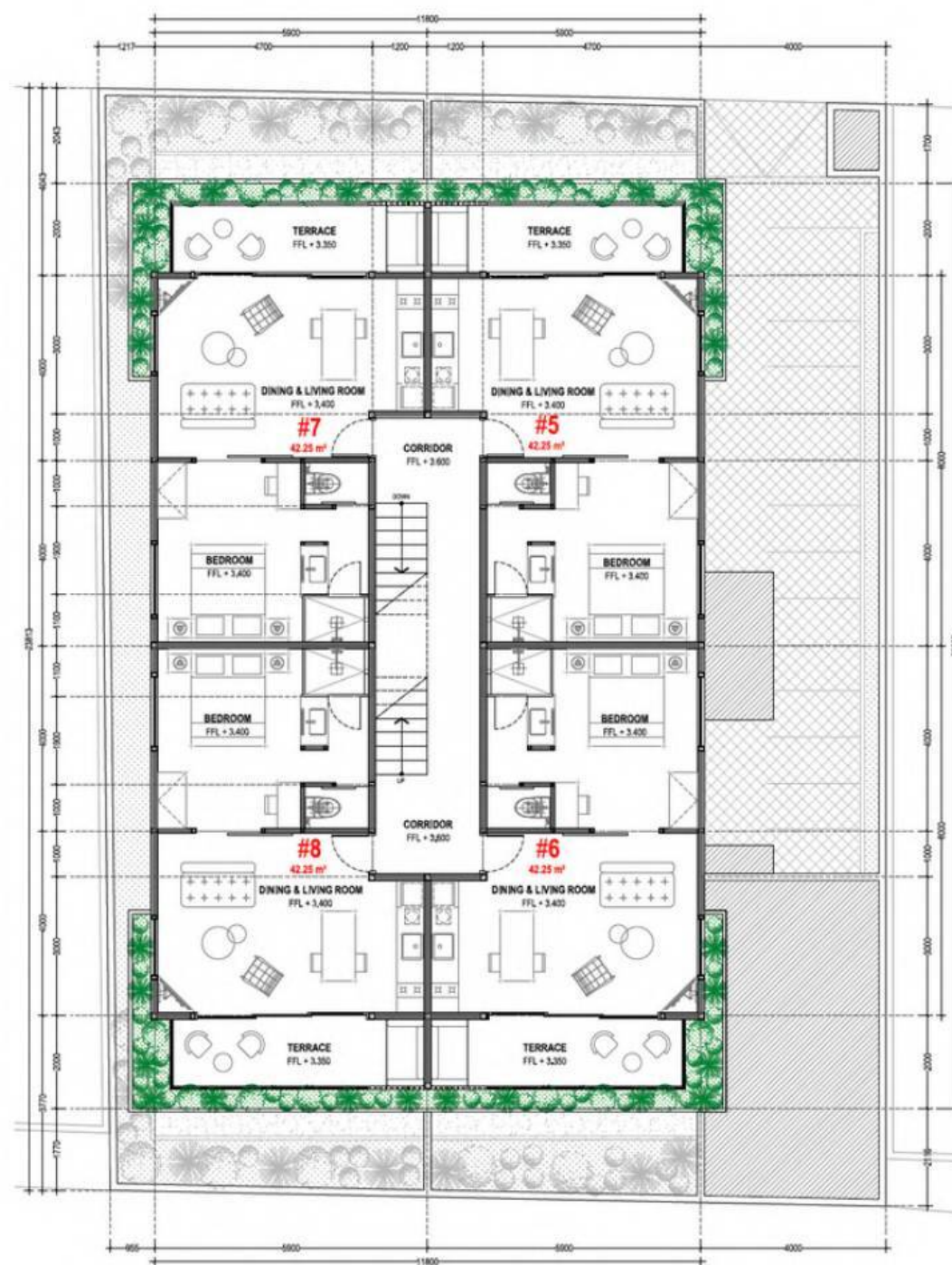
**BERAWA
LIVING #2**
Bathroom



FLOOR PLANS



Ground Floor



1st - 2nd Floor

BERAWA LIVING #2

Building Area Size

Ground Floor
280.3 m²

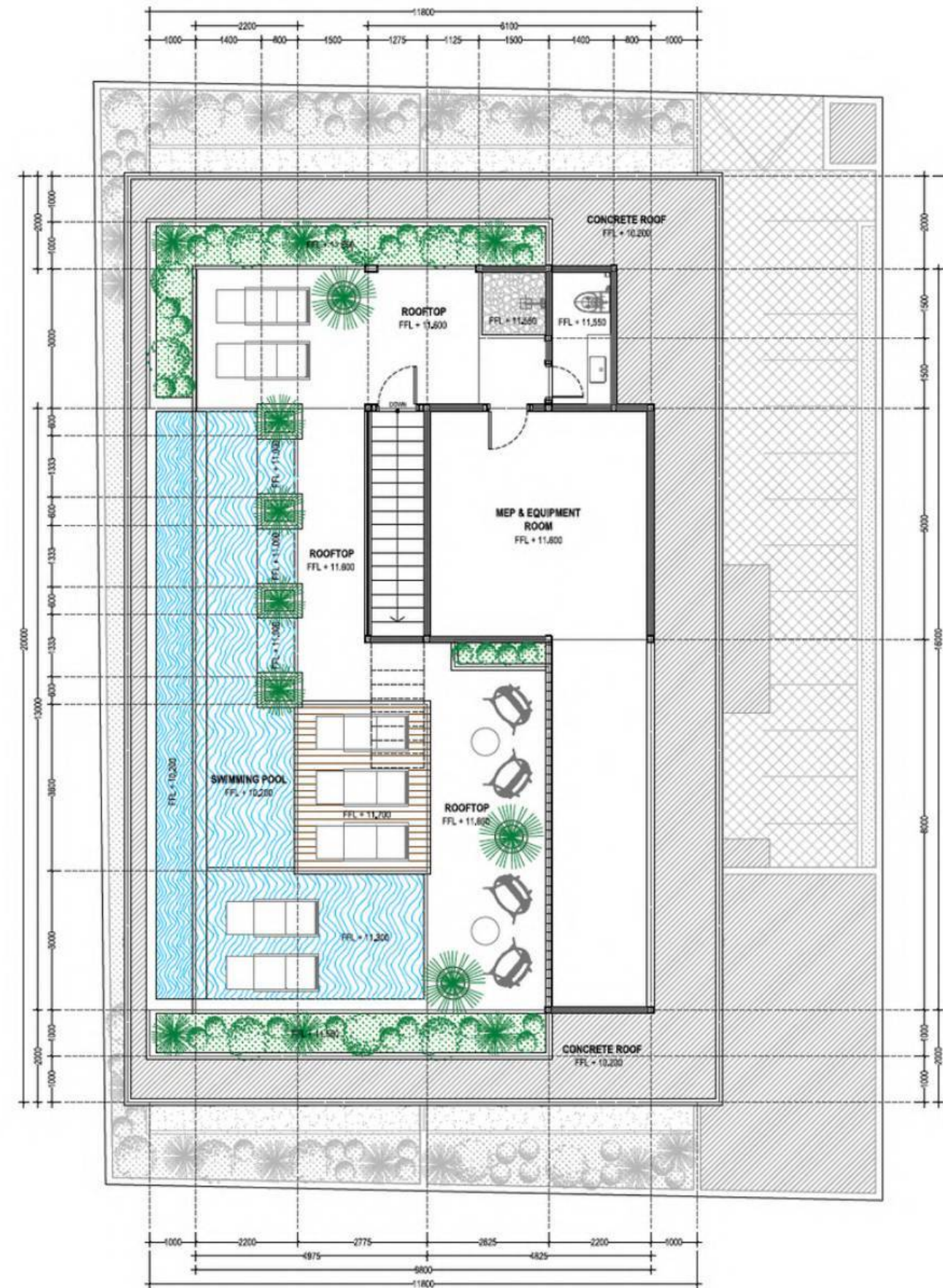
1st Floor
236.0 m²

2nd Floor
236.0 m²

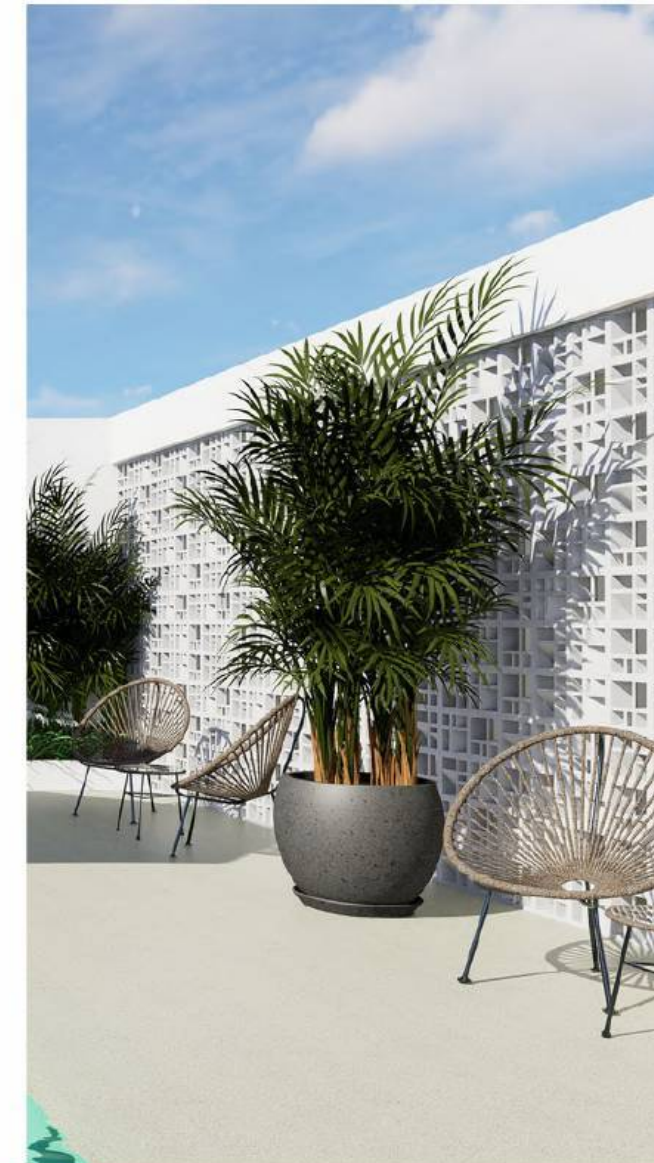
BERAWA LIVING #2

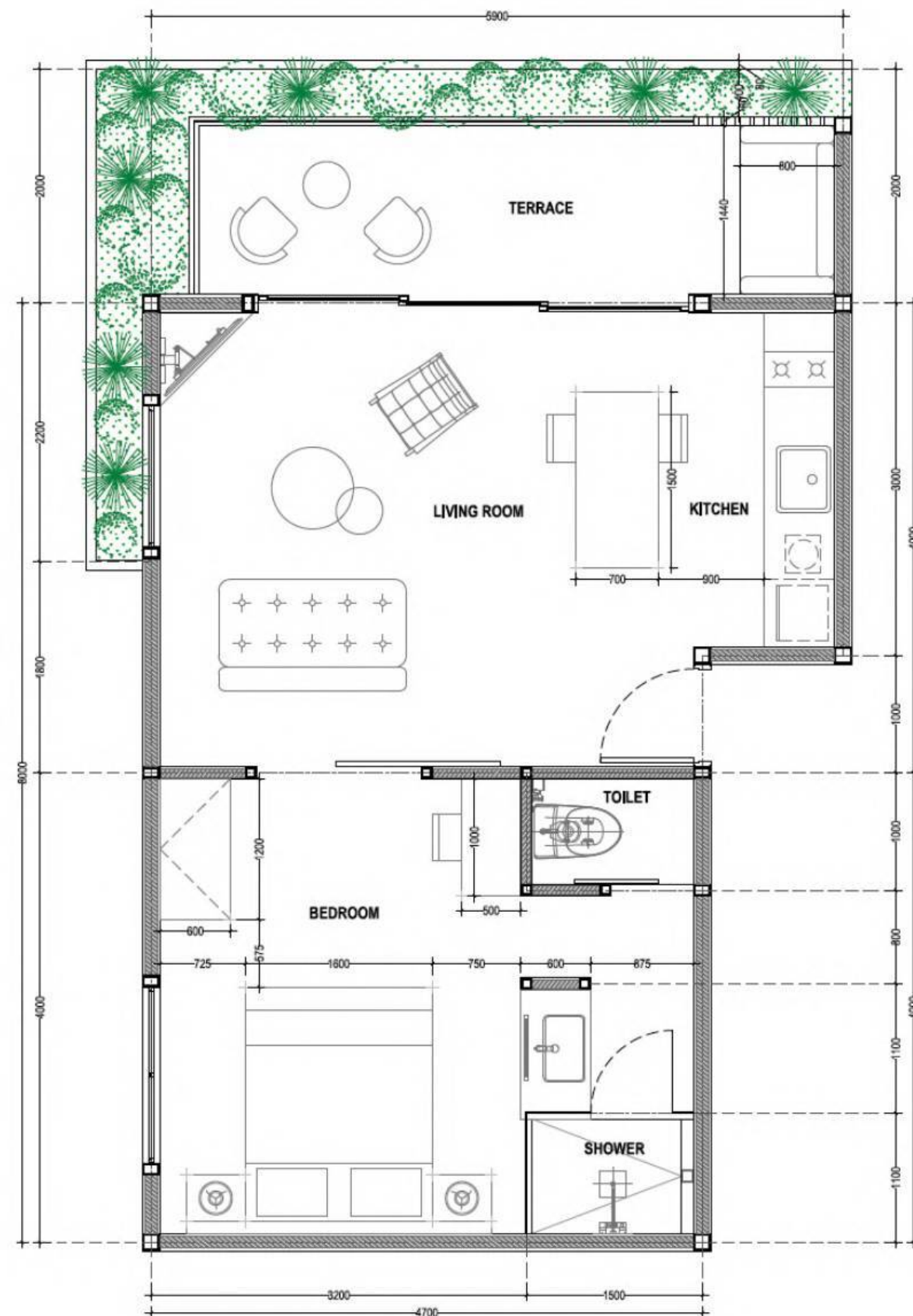
Building Area Size

Rooftop
186.7m²



Rooftop





BERAHA LIVING #2

Room Typical Plan

Indoor
42.25 m²

Terrace
11.8 m²

Address

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Jl. Tegal Sari No. 23, Canggu, Kuta Utara, Bali

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