

# Shine villa 2

## Why Leasehold in Bali?

**Own a Sliceof Paradise—Long-Term, Without the Complexity**

Leasehold is the most straight forward and legally sound path for foreigners to own property in Bali until 2050 plus 25 years possible extension.

# Tropical Retreat Villa in Canggu, Bali

Tropical retreat exclusive 2-bedroom villa with SAUNA and ICEBATH for sale in Bali's best neighbourhood. Villa features a modern design, private pool, sauna, icebath and lush spacious parking spot. Ideal for personal use or high-yield rental investment, this tropical villa offers the perfect blend of style, comfort, and long-term value in the heart of Canggu.








Padang Linjong, Canggu, Bali

2 bedrooms

2 bathrooms

110 M²

swimming pool







# ECHO BEACH

The volla itself is just 1,2 km from the iconic Echo Beach and the vibrant La Brisa Beach Club, making it a top pick for short-term rental success. Surrounded by Canggu's most popular cafes, restaurants, and lifestyle spots — all within a 5 - 10-minutes away — this villa sits in the heart of one of Bali's most desirable destinations. With ROI potential reaching up to 18%, the area continues to attract investors drawn to its strong returns and rapid development. Beyond its surf culture, Canggu charms with lush rice fields, world-class sunsets, and authentic Balinese character — the perfect balance of energy and serenity.

# PROPERTY PRICE

## €270.000






Padang Linjong, Canggu,Bali

Include government tax 10%

# Shine villa 2

**Tropical thoughtfully designed 2-bedrooms villa.**

**Villa is availablefor leasehold until 2050, with 2 bathrooms and sleek contemporary finishes. Located in the vibrant Padang Linjong area, Palm Lofts puts you steps away from Canggu's best cafés, shops, and surf spots — offering the perfect blend of lifestyle and investment potential in one of Bali's most in-demand neighbourhoods.**

200 m² | 2 Bedrooms | Sauna&Icebath | 2 Bathrooms | Kitchen

| | |
|---|---|
| **Nightly Rate** | **Occupancy** |
| **€170** | **85%** |
| **Expenses** | **Income** |
| **20%** | **€4 335** |








# PERSPECTIVE SHIFT

Real estate goes beyond buying and selling—

it’s about strategy, long-term vision, and thoughtful stewardship of value.

# GALLERY













# GALLERY














**OUR LOCATIONS**
***Padang LinjongSt,***
***Canggu, Bali***

**Nearby Locations**

- Echo Beach 5 mins
- Batu Bolong Beach 7 mins
- Supermarket 2 mins
- Cafe's 1 min