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PROPERTY PAGES

# CUKUKAN

## Beach Front House & Land Package



Wivaka Estate, this unique and spectacular beachfront villa has four beautifully appointed bedrooms, a large infinity-edge private swimming pool and is built from the finest natural materials.

**A** beautiful, contemporary beachfront villa with spectacular views of the ocean, Mt Agung and tranquil rice fields.

- US \$95,000 Freshbuild
- Land Area: 730 square metres
- Floor Area: 502 square metres

Situated just 20 minutes north-east of Senar via the newly built Bali Highway connection Kuta-Senar to Candil Dass, close to the sleepy village of Cukukan. Adjacent to the famous Port



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First in lifestyle property for Bali

# AYUNG RIVER

## Private Residences - SANUR



**Estate On The River** offers contemporary Asian style luxury and modern facilities in a complex of private residences. This is an ideal lifestyle opportunity for those desiring stylish quality and the time to relax. Nestled along the sacred Ayung River, close to the exclusive Four Seasons Resort, the Estate guarantees the comfort and security of a haven in heaven. The show villa is now ready for inspection.

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### The Development

- Freehold Title
- 25 luxury villas with two to four spacious fully air-conditioned bedrooms, all with en-suite bathrooms
- 5 star hotel facilities and services
- Large private pool with elegant wooden pool deck
- Private covered parking for all villas
- Professional management and letting service
- Convenient access to supermarkets, restaurants and night spots

- 25 mins to the airport
- Walking distance (600m) to the beach
- High quality specifications with superb fittings
- Projected annual yields approximately 8%-12%

Prices from US\$ 275,000 to US\$ 530,000.

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First in lifestyle property for sale

## AYUNG RIVER ESTATE



FIRST FLOOR

Master Bed Room	27.95 sq.m.
Master Bath Room	16.80 sq.m.
Bed Room 2	21.60 sq.m.
Bath Room 2	11.27 sq.m.
Living Room + Dining Kitchen + Hall	63.79 sq.m.
Open Living Room & Terrace	68.60 sq.m.
Bed Room 3	13.22 sq.m.
Circulation Area	17.60 sq.m.
Car Port	32.75 sq.m.
Laundry	00.15 sq.m.
<b>TOTAL</b>	<b>264.93 sq.m.</b>

Swimming Pool	30.45 sq.m.
Pool Deck	18.60 sq.m.
Pond	06.79 sq.m.

**TOTAL LAND AREA 350 sq.m.**



GROUND FLOOR