



🏠 46 m<sup>2</sup> 📄 Umalas, Indonésie 📄 168 300 EUR / 4 086 324 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Monika Suchánek**

FOREIGN PROPERTY SPECIALIST

monika.suchanek@luxent.cz

+420 770 380 377

Order number	<b>UL-2</b>	Price	<b>168 300 EUR / 4 086 324 CZK</b>
Address	<b>Umalas, Indonésie</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>46 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>2nd floor</b>
Device	<b>Yes</b>	Parking	<b>1</b>
Terrace	<b>25 m<sup>2</sup></b>	Lift	<b>Yes</b>

## About real estate

We are offering for sale an apartment in the Umalove Apartment Residence project, which provides modern living in one of the most sought-after locations in southern Bali—Umalas. This residential area offers a peaceful setting surrounded by rice fields, while also providing excellent access to the popular areas of Canggu and Seminyak.

The apartment has a floor area of 46 m<sup>2</sup> and features a spacious 25 m<sup>2</sup> terrace, providing ample space for outdoor seating, relaxation, and enjoying time in a pleasant tropical setting. The interior is designed with an emphasis on functionality, modern design, and comfort, offering a bright living area with a kitchenette, two separate bedrooms, and a bathroom.

The project includes a total of 31 elegantly furnished apartments, including penthouses. Emphasis is placed on high-quality materials, timeless design, and practical solutions suitable for both owner-occupancy and short-term rentals.

The residence also features amenities that enhance comfort and appeal for tenants—a reception desk, fitness center, children's play area, and secure parking will be available. Professional property management is provided as standard, making it easier for owners to manage and rent out their units.

The strategic location ensures easy access—approximately 15 minutes to the center of Canggu and around 40 minutes to the international airport. The Umalas area is among those with growing demand for accommodation and stable investment potential, with an expected rental yield of approximately 17-19% per year.

Project completion is scheduled for Q3 2027.

A Czech-speaking agent will guide you through the tour and, if you're interested, will also assist with subsequent leasing and provide comprehensive services related to property ownership in Bali.

The order	Layout	Floor	Usable area	Terrace / Balcony / Loggia	Garden	Price
UL-1	2 + kitchenette	1st floor	38 m <sup>2</sup>	8 m <sup>2</sup> / No / No	No	3 258 376 CZK
UL-2	3 + kitchenette	2nd floor	46 m <sup>2</sup>	25 m <sup>2</sup> / No / No	No	4 086 324 CZK
UL-3	4 + kitchenette	3rd floor	126 m <sup>2</sup>	200 m <sup>2</sup> / No / No	No	13 167 044 CZK