



🏠 154 m<sup>2</sup> 📄 Uluwatu, Indonésie 💰 297 000 USD / 6 213 834 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7312</b>	Price	<b>297 000 USD / 6 213 834 CZK</b>
Address	<b>Uluwatu, Indonésie</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>154 m<sup>2</sup></b>
Number of rooms	<b>4 rooms</b>	Land area	<b>120 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Yes</b>
Parking	<b>Yes</b>	Swimming pool	<b>Yes</b>
Year of construction	<b>2026</b>		

## About real estate

We are offering for sale the last two luxury villas in the Terra Casas project, located in the prestigious Uluwatu area of Bali, Indonesia, just a few steps from Thomas Beach. This exceptional project represents a unique investment opportunity that combines modern design, privacy, and high yield potential.

The 3-bedroom villas are designed with an emphasis on unique interior design, high-quality materials, and a fully equipped standard. Each villa features its own private pool and a rooftop terrace with a jacuzzi, offering an ideal setting for both personal use and short-term rentals. The project sensitively blends European architectural precision with Bali's tropical atmosphere.

Modern technology and high comfort are a given, including air conditioning, a laundry room, insect screens, a private parking space, and staff quarters. A professional maintenance team cares for the property 24/7, ensuring worry-free ownership even from a distance.

Uluwatu is one of Bali's most sought-after areas—Thomas Beach is within walking distance, and the iconic Bingin Beach and Padang Padang are nearby. The location offers a wide range of amenities, including restaurants, cafes, and shops, and is popular for surfing, relaxation, and investment rentals. At the same time, it retains Bali's authentic character and a calmer atmosphere compared to the busier parts of the island.

Its strategic location ensures easy access—about 15 minutes to the center of Canggu and roughly 40 minutes to the airport. The area ranks among the most profitable in Bali, with a potential ROI of around 20%.

A Czech-speaking agent will guide you through the tour and, if you're interested, will also assist with the subsequent rental of the property.

Project completion is scheduled for Q4 2026.