



# VILLA ARUNA

KETEWEL, BALI



"Indulge in the of Tranquil Elegance of Villa Aruna, Your Exclusive Haven Overlooking Sunrise, Paddy Fields, and Ocean Majesty"







# Natural Beauty

Bali's natural beauty is unrivaled, offering a picturesque backdrop for your dream home.

Pristine beaches with crystal-clear waters, lush tropical rainforests, majestic mountains, and iconic rice terraces create a mesmerizing environment that is both awe-inspiring and serene.

Immerse yourself in a tropical haven, where nature's beauty, rich culture, and a vibrant lifestyle intertwine.

# Why Bali?

Bali offers an unparalleled lifestyle that combines luxury, tranquility, and a vibrant community. Embrace the opportunity to live in your dream home in Bali and experience the true meaning of living in paradise on Earth.



# Investment Potential

Bali's thriving tourism industry, coupled with its increasing popularity as a retirement and second-home destination, ensures a robust real estate market.

With its desirable location, stylish design, and impressive amenities, this villa has the potential to generate substantial rental income.

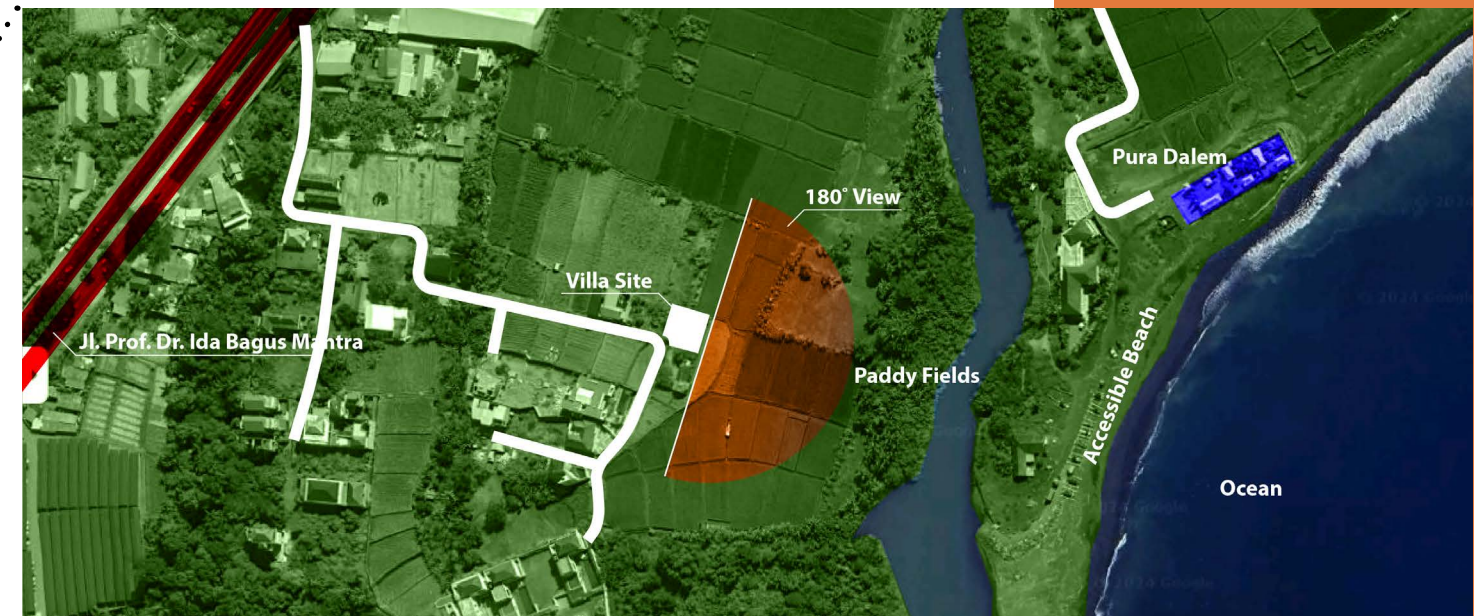
Whether you're a local resident seeking investment or a foreigner drawn to Bali's allure, Take advantage of this lucrative opportunity to secure your slice of paradise while enjoying financial rewards.



# Where In Bali?

Experience the allure of Ketewel, a hidden paradise swiftly under 45-minute journey from the I Gusti Ngurah Rai International Airport, where our opulent villas are cradled in the embrace of nature.

It offers the ultimate escape while still being well-connected to the island's attractions and nearby beaches. Ready for You to enjoy the perfect balance between seclusion and connectivity.



## Why Villa Aruna?

Located in a prime area, Villa Aruna is an architectural gem in the heart of Ketewel, where contemporary aesthetics meet the serene landscapes.

With unblocked view of paddy fields and the vast ocean, to the sleek lines of spacious interiors bathed in natural light, this villa is a testament to the perfect blend of elegance and tranquility.

With Bali's real estate market continues to thrive, making this property a potential income generator for both locals and foreigners.

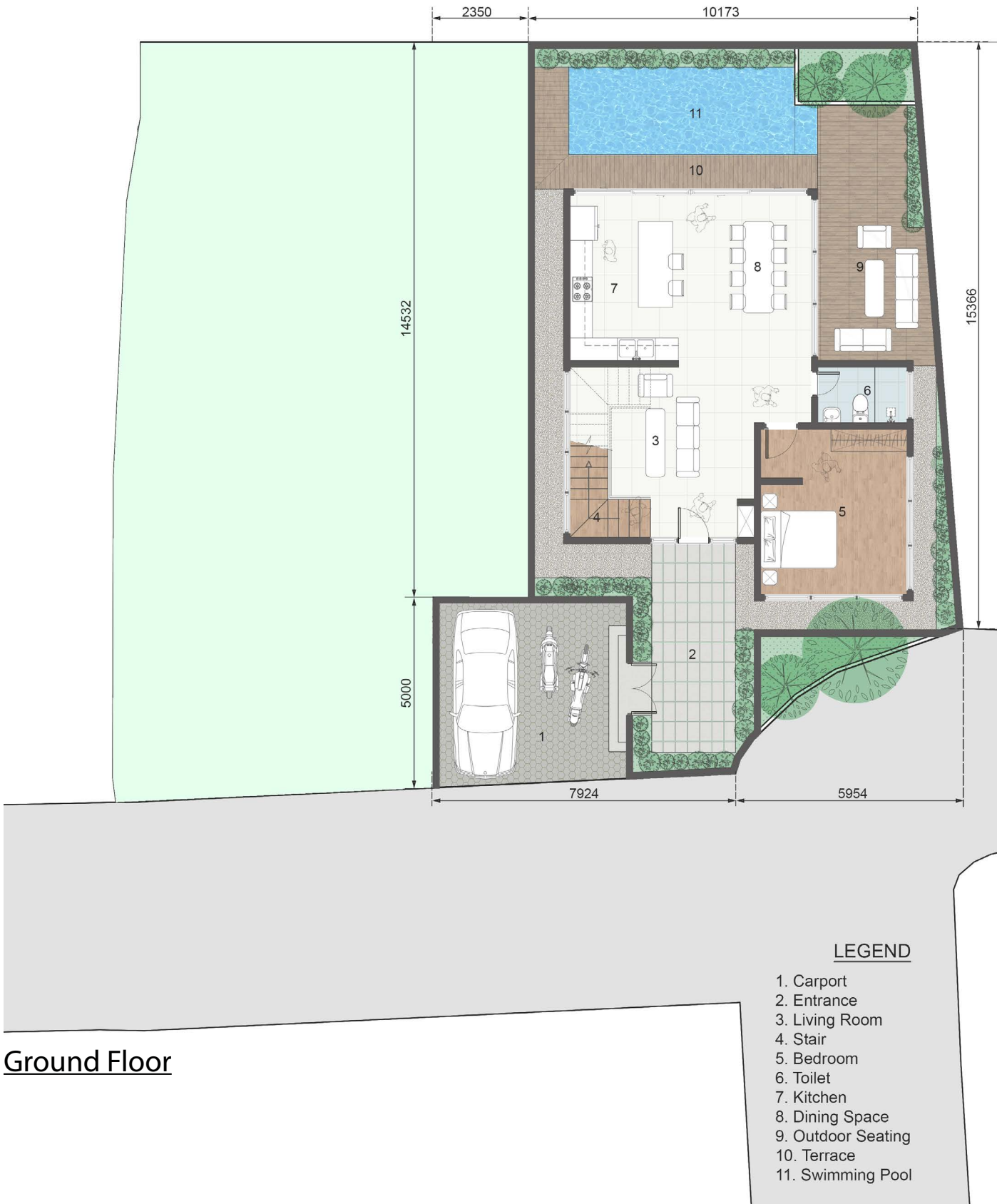
This villa represents an excellent investment opportunity through holiday rentals or a long-term residence for those looking to make Bali their home.



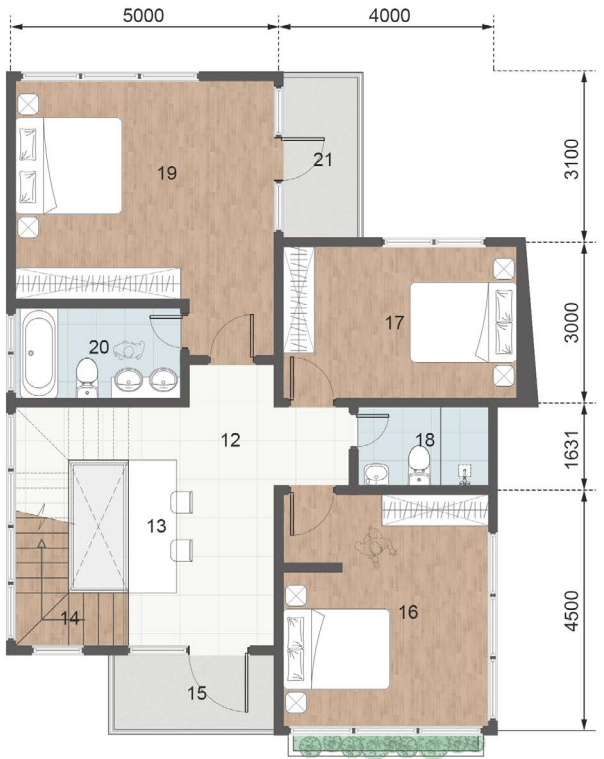
"Equipped with a pantry, the rooftop terrace is the ideal space to appreciate the sunrise and 180° panoramic view while accommodating gatherings"



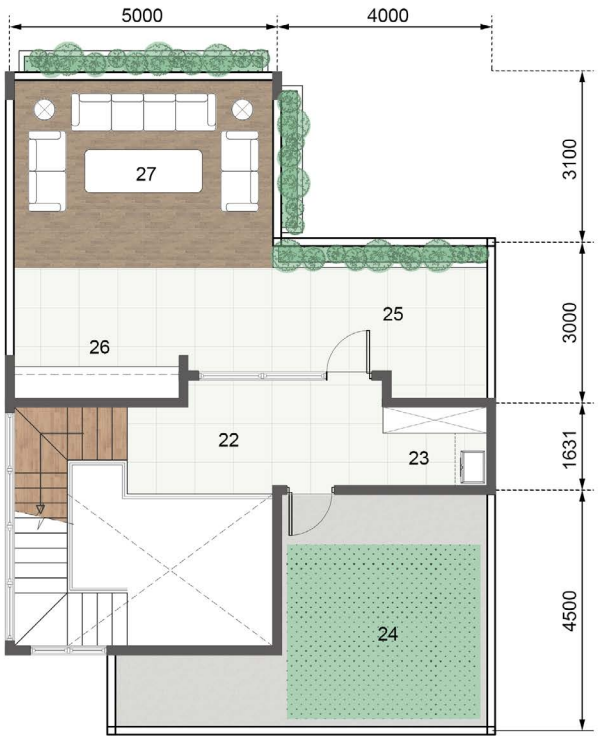




Ground Floor



First Floor



Second Floor



## Abundance of Space

This villa boasts generous living spaces designed for seamless indoor-outdoor living. The expansive living room is bathed in natural light, creating a warm and inviting atmosphere.

Ideal for hosting memorable gatherings, the dining area and fully modern kitchen are meticulously designed to cater to your entertainment needs, whether with family or friends.

Boasting 3 plus 1 bedrooms, the villa generously accommodates your family, guests, or provides the perfect space for a home office. Each bedroom is designed with careful consideration, ensuring utmost comfort and privacy.

The Master Bedroom features an en-suite bathroom with breathtaking views of lush paddy fields and the serene ocean, adding an extra touch of luxury to your living experience.





"Indulge in Bali's tropical haven  
with modern architectural charm"







"Seamlessly blends indoor and outdoor spaces, Inviting you to enjoy open-air living areas that effortlessly flow as you enter"



"Brings nature inside, offering panoramic views of the swimming pool, sunrise, lush paddy fields, and the enchanting ocean beyond"





"Take a refreshing dip in the Swimming Pool, bask in the sun on the  
poolside deck, or unwind with a cocktail while enjoying the tropical  
Bali breeze







"Ideal to host gatherings, the dining area and modern kitchen are meticulously designed to cater to your entertainment needs, whether with family or friends"



"The Master Bedroom features an en-suite bathroom with breathtaking views of lush paddy fields and the serene ocean, adding an extra touch of luxury to your living experience"







"Discover the opulence of dawn at Villa Aruna, where the sun's first rays dance over paddy fields and cascade into the ocean, offering a daily spectacle from the rooftop terrace"



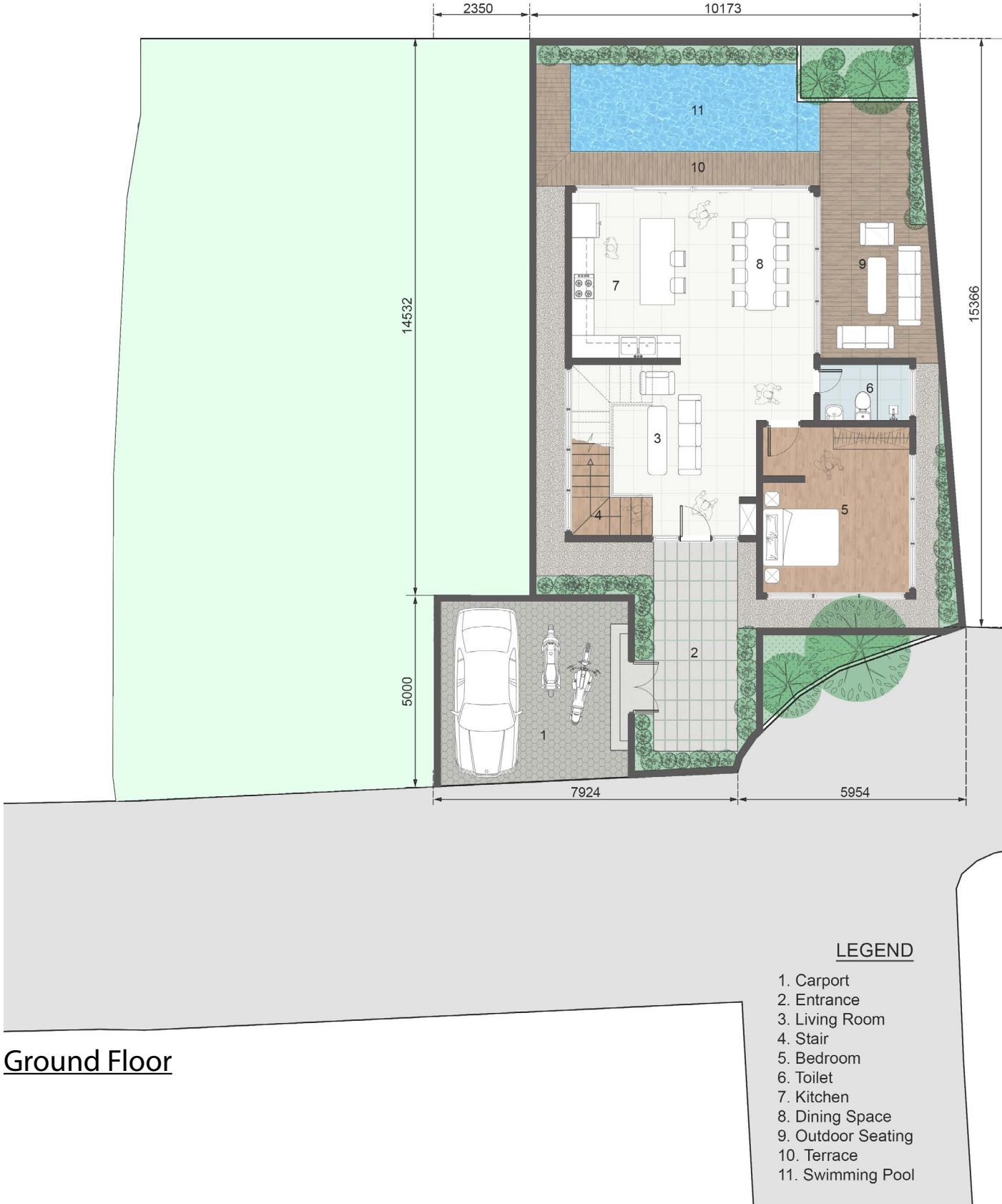
Appendix



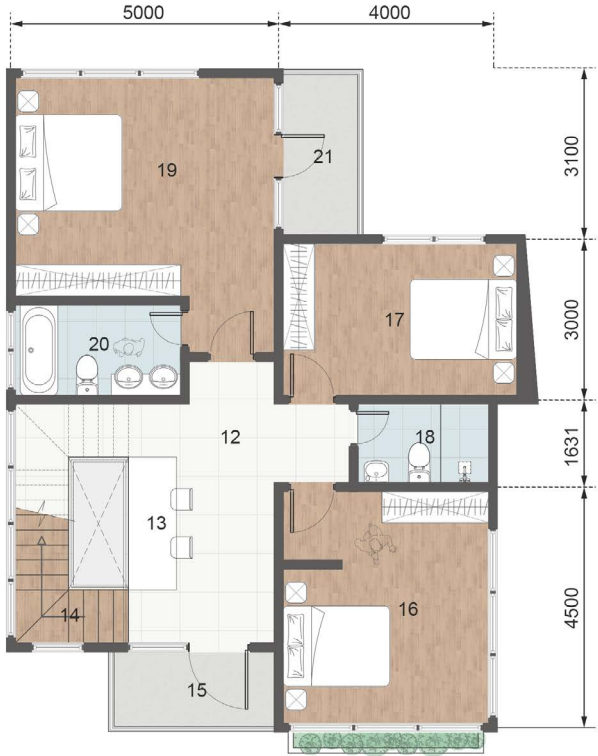
2 Units Plot Setting

Total Land Parcel: 390 M<sup>2</sup>





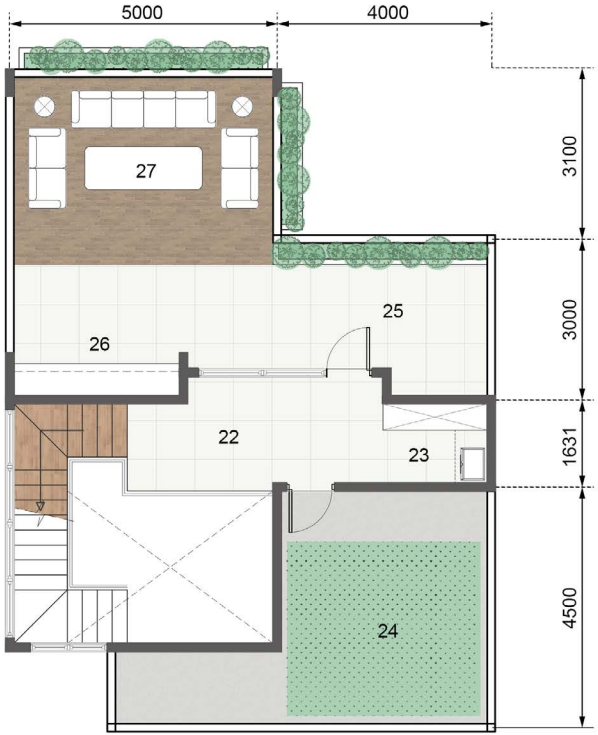
Ground Floor



First Floor

LEGEND

- 12. Lobby
- 13. Working Space
- 14. Stairs
- 15. Balcony
- 16. Bedroom
- 17. Bedroom
- 18. Toilet
- 19. Master Bedroom
- 20. Master Bathroom
- 21. Balcony



Second Floor

LEGEND

- 22. Lobby
- 23. Laundry Space
- 24. Rooftop
- 25. Balcony
- 26. Pantry
- 27. Rooftop

Project Data\*

M <sup>2</sup>	
Land Parcel	195
Building Area	265

\*For 1 building



# Contact Us Today

And Start Your Journey Living Your Bali Dream!



**Cornertstone Development Indonesia**

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