



Casa
Coco Laubana

CASA COCO LAUBANA

www.casacocolaubana.com

Modern Tropical Minimalist

Where timeless design meets high-value potential.

Tucked in the heart of Uluwatu, Casa Coco Laubana is a rare one-unit villa offering both aesthetic charm and smart investment appeal. Surrounded by Bali's natural beauty and rising demand in the area, this property is more than a home — it's a chance to own a piece of one of Bali's most promising destinations.

Limited. Exclusive. Profitable.
Your opportunity starts here.

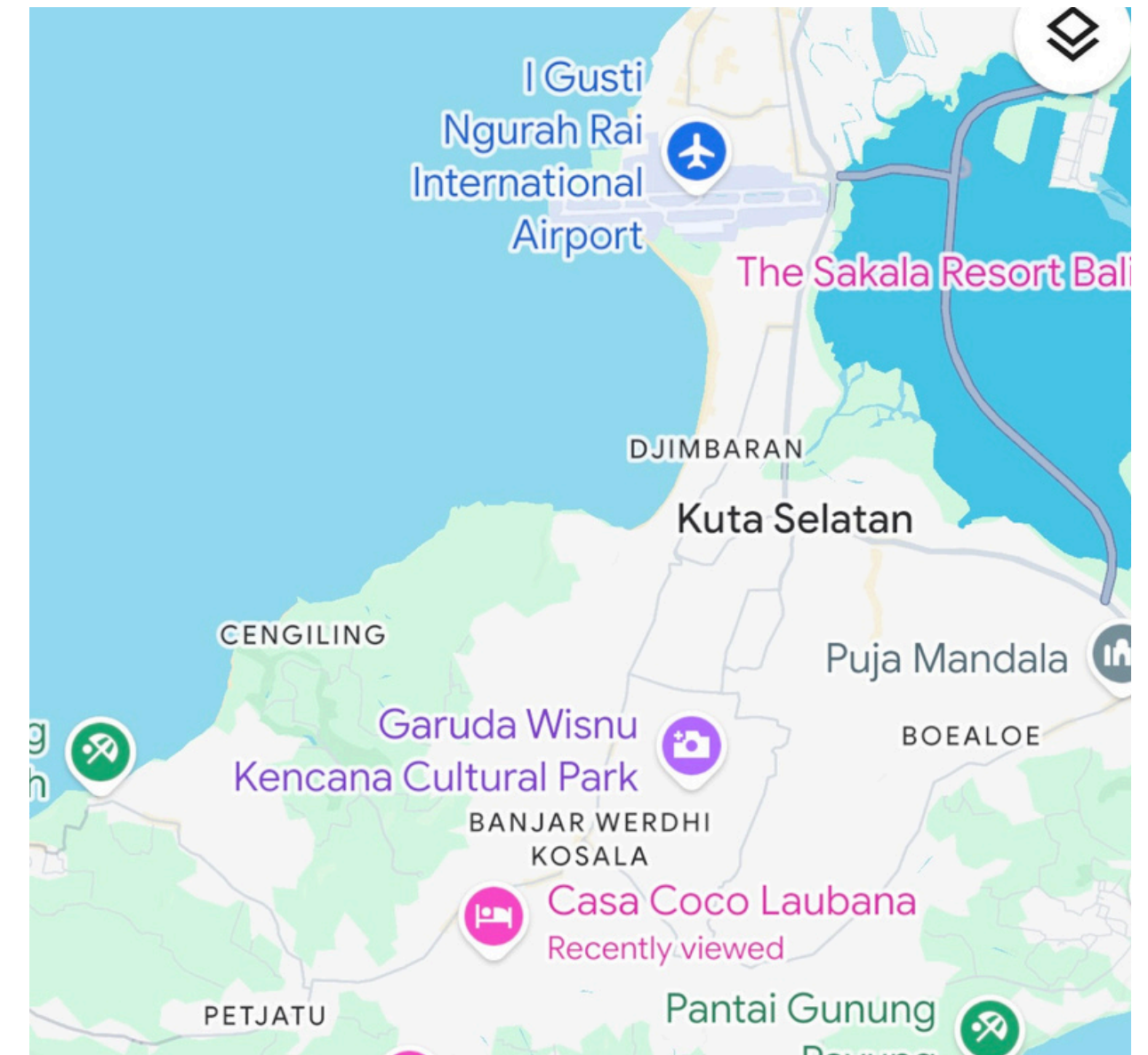


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Own the Only One – Casa Coco Laubana

LOCATION

- Fully furnished turnkey villas
- Centrally located near Uluwatu's top beaches
- 7 minutes to Bingin Beach, 10 minutes to Padang Padang
- Easy access to top beach clubs and surf spots
- Peaceful surroundings with high rental demand
- Close to local supermarkets, cafes, and restaurants
- Quick access to main roads, avoiding major traffic

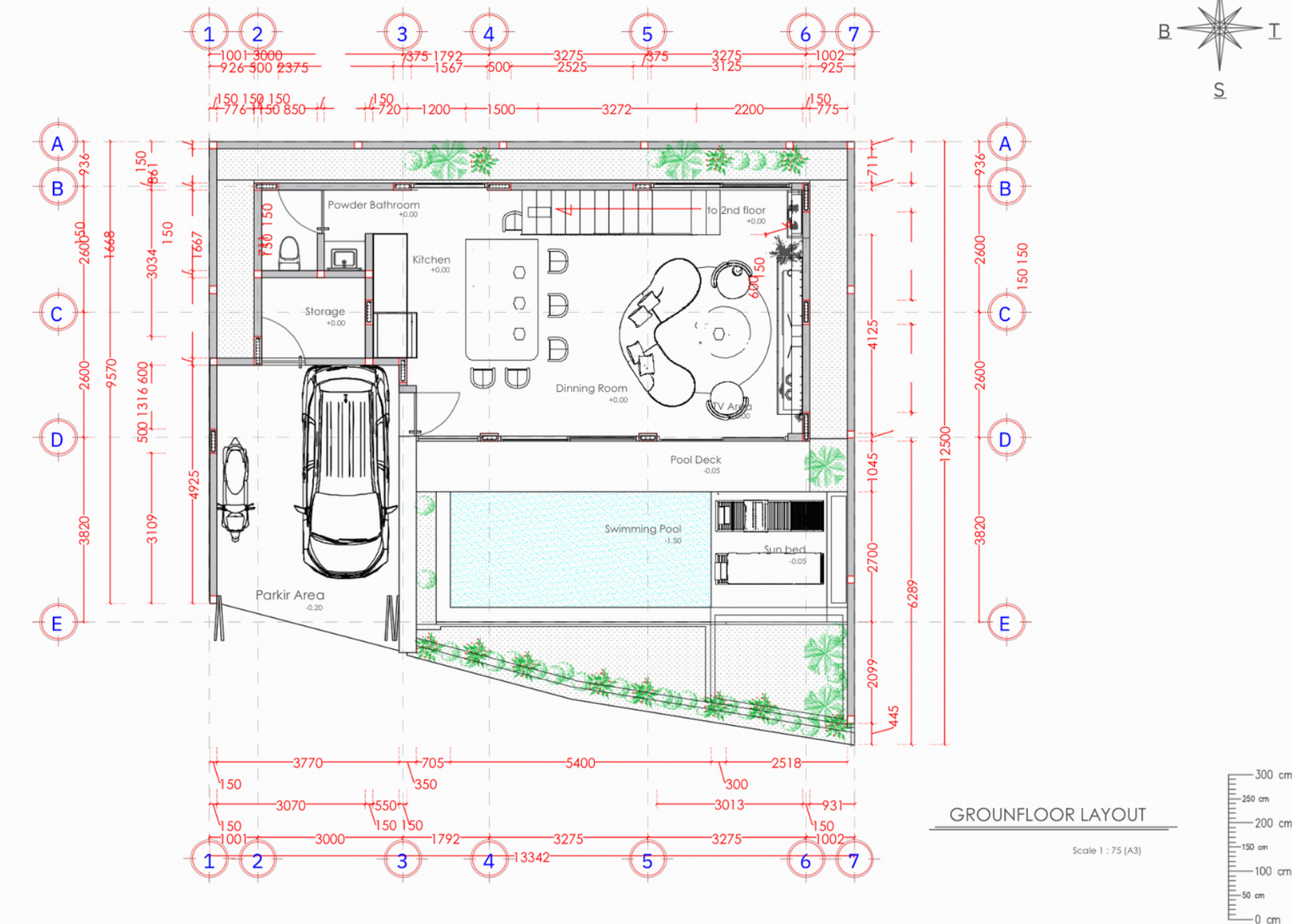


ARCHITECTURE

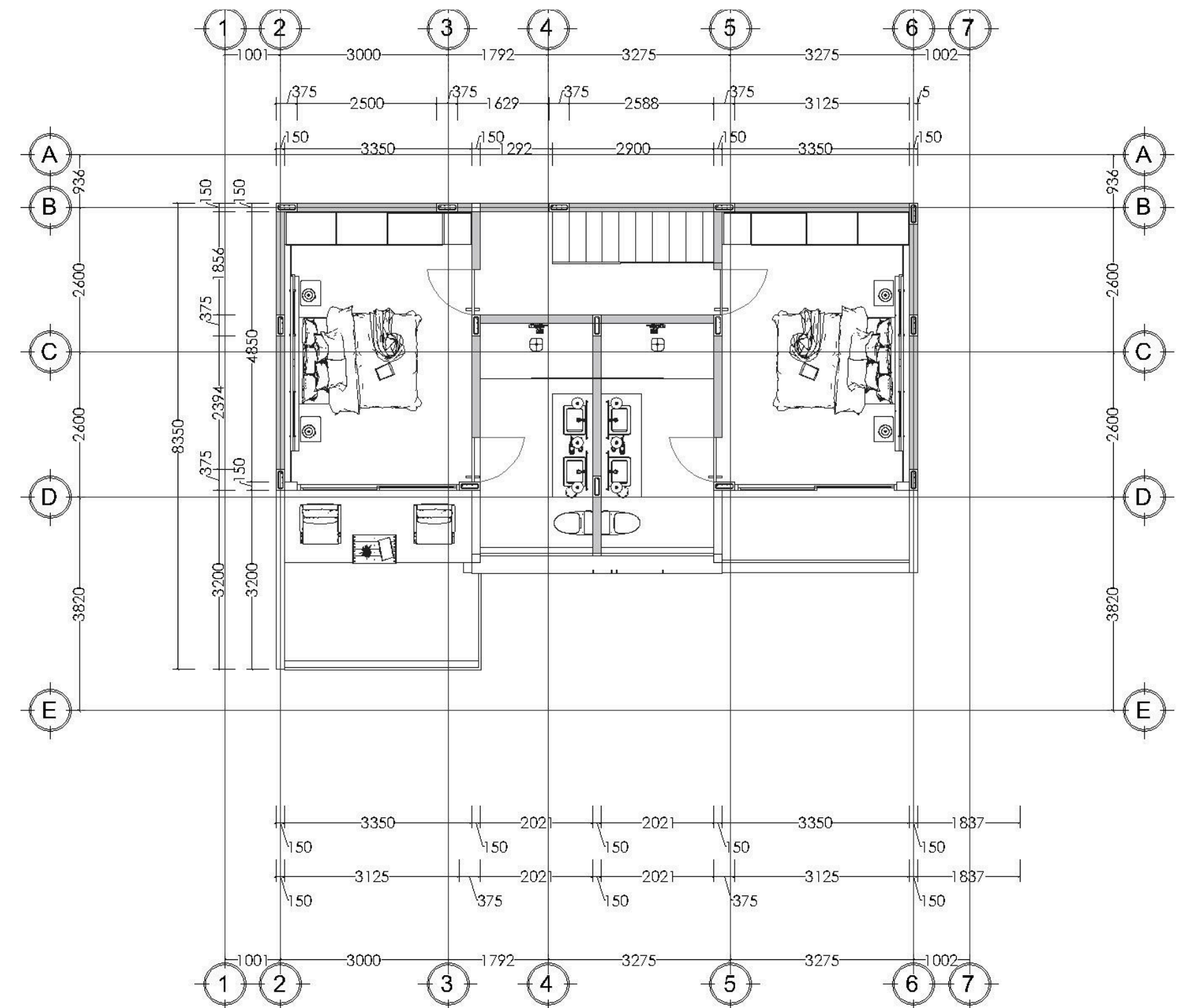
A thoughtfully designed villa that maximizes space, natural light, and functionality — perfect for the modern lifestyle. The architectural concept combines clean lines, high ceilings, and open spaces, ensuring timeless appeal and strong rental potential. Built with premium materials and smart layout planning, this property is not just beautiful — it's built to perform.

An ideal investment with lasting value.





The 1st floor



2nd floor

LIVING ROOM AND KITCHEN

- Luxury finishing materials
- Furniture and handmade decor items
- Light, minimalistic interiors
- Fully air-conditioned living areas
- Layered lighting
- Soundproof aluminium windows
- High-end kitchen set







Bedroom & Bathroom

- Thoughtfully designed with custom modern furniture
- Warm, layered lighting for a cozy ambiance
- En-suite bathrooms featuring unique design elements and elegant touches
- Private balcony access from the second-floor bedrooms — your own serene escape





Outdoor


Casa Coco Laubana's outdoor space is a stylish and serene escape, featuring a private plunge pool surrounded by modern tropical landscaping. Sleek sunbeds and seamless access to the open-plan living area create a perfect indoor-outdoor flow.

Whether for sunbathing, entertaining, or a quiet swim, this area blends minimalist luxury with tropical charm—making it a standout feature of the villa. Each bedroom also comes with its own private outdoor balcony, perfect for morning coffee or evening relaxation.

DETAIL SIZE

NO	DESCRIPTION	SIZE		UNIT	QTTY
	GROUND FLOOR	LENGTH	WIDTH		
1	Parking Area	6.91	4.10	m2	28.33
2	Terrace	8.14	1.05	m2	8.55
3	Sunbed	2.40	2.38	m2	5.71
4	Swimming Pool	2.70	5.70	m2	15.39
5	Kitchen	5.40	4.52	m2	24.41
6	Living Room & TV Area	5.40	4.36	m2	23.54
	GF Stair Area				
8	Guest Toilet	2.38	2.11	m2	5.02
9	Storage	2.30	1.80	m2	4.14
11	Garden	31.59	1.10	m2	34.75
	<i>sub total:</i>			m2	150
NO	DESCRIPTION	SIZE		UNIT	QTTY
	1ST FLOOR	LENGTH	WIDTH		
1	1st Floor Stair Area	4.10	1.10	m2	4.51
2	1st Floor Corridor	2.60	1.50	m2	3.90
3	Bedroom 1	5.10	3.65	m2	18.62
4	bathroom 1	4.60	2.10	m2	9.66
5	Terrace 1	3.80	1.40	m3	5.32
6	Bedroom 2	5.10	3.65	m2	18.62
7	bathroom 2	4.60	2.10	m2	9.66
8	Terrace 1	8.20	1.40	m2	11.48
	<i>sub total:</i>			m2	82

Every corner of this villa is thoughtfully designed to provide maximum comfort and functionality – from the spacious living area to the relaxing outdoor space. Whether you're investing or looking for your dream home, this layout is made to suit your lifestyle.



295,000 USD

LEASE HOLD UNTIL APRIL 2053

ROI IS 16%-20%

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