

VOL.02 by
Sela Projects

Ready by 2026

SAKA CANGGU

Luxury Tropical Villa by Sela Projects



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TROPICAL DESIGN STRATEGIC INVESTMENT

A warm tropical
retreat crafted to
grow in value



Contents

1 Location Highlights

2 Siteplan

3 Floorplan

4 Exterior Design

5 Interior Design

6 Investment Value

7 Pricelist & Inclusions

8 About the Developer

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Canggu

Bali's Strongest Lifestyle Investment Zone

Located in a highly desirable area where lifestyle demand meets long-term growth. Canggu continues to attract expatriates, digital professionals, and long-stay tenants.

SAKA CANGGU

Nyanyi Beach

Nuanu

Seseh Beach

Pererenan Beach

Batu Bolong Beach

La Brisa

Gigi Susu

Jungle Padel Pererenan

Bali Padel Academy

Atlas Beach Club





5 mins to
**Jungle
Padel
Pererenan**



10 mins to
La Brisa



10 mins to
**Bali
Padel
Academy**



10 mins to
**Pererenan
Beach**



12 mins to
**Gigi
Susu**



Siteplan

Torst Cafe

Unit A
269 m²

Unit B
215 m²

Unit C
211 m²

Unit D
208 m²

Unit E
205 m²

Unit F
206 m²

Road width 4 m



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Layout
Description

1. Carport
2. Garden
3. Service Laundry
4. Foyer
5. Dining
6. Kitchen & Island Bar
7. Living
8. Pool
9. Pool Deck
10. Inner Garden
11. Pool Shower
12. Powder Room
13. Guest Bedroom 1
14. Bathroom
15. Master Bedroom
16. Walkin Closet
17. Master Bathroom
18. Corridor
19. Guest Bedroom 2



1st Floor



2nd Floor

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Floor plan

	Build Size	300 m ²
	Land Size	200 m ²
	Bedroom	3
	Bathroom	4
	Living Room	1
	Dining Room	1
	Pool	1
	Carport	2

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Facade

Reserved for refinement
An architectural statement of privacy and elegance

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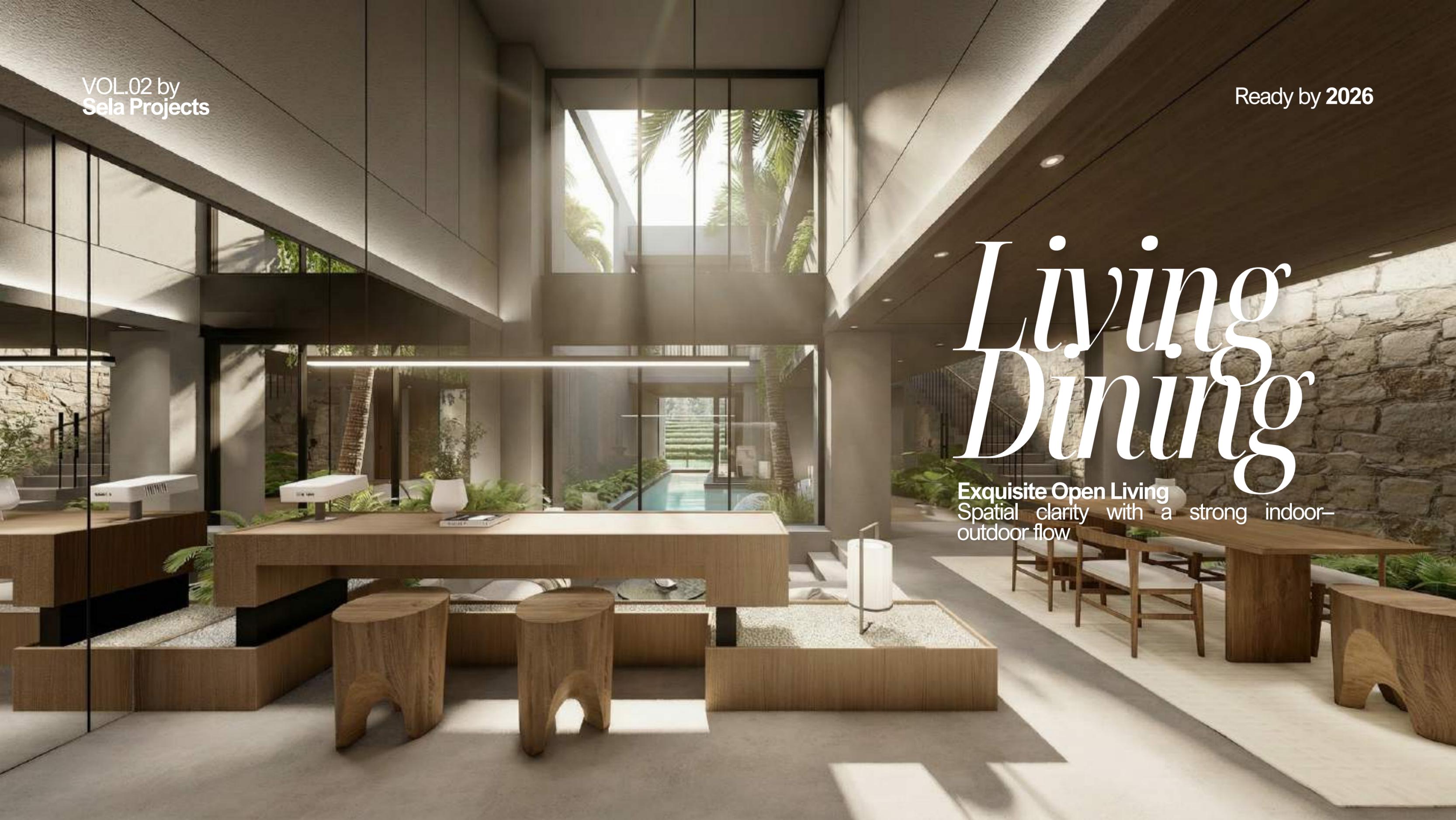
Unit A Facade

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Living Dining

Exquisite Open Living
Spatial clarity with a strong indoor-
outdoor flow









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Outdoor Pool

A Private Tropical Oasis
Designed for relaxation and everyday
escape









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Master Suite

Sanctuary Retreat
Soft light, warm materials, and quiet comfort designed for timeless serenity



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The Bedroom

Living with Nature
Where interior and landscape
seamlessly connect







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*CRAFTED
SPACES
LASTING
VALUE*



Pre-sale Pricelist

<p>Unit A Rp 9.100.000.000</p>	<p>Unit B Rp 8.225.000.000</p>	<p>Unit C Rp 8.180.000.000</p>
<p>Unit D Rp 8.140.000.000</p>	<p>Unit E Rp 8.080.000.000</p>	<p>Unit F Rp 8.100.000.000</p>



ROI up to 10%

Canggu remains one of Bali's most consistent rental markets, supported by strong demand for quality villas.

Estimated Rental Simulation
(Indicative figures)

- Average monthly rental: **IDR 70-80 million / month**
- Estimated annual gross rental: **IDR 700 million / year**

Estimated Yield

- Gross ROI: 10%
- Potential capital appreciation over time

Designed as a stable asset with sustainable performance.

Sela Projects

**An Integrated
Development Group**



<p>1 Single group, end-to-end responsibility</p>	<p>2 In-house design and project management</p>
<p>3 Controlled construction and quality standards</p>	<p>4 Clear coordination and accountability</p>

Project Timeline

1 Site Preparation & Land Filling
Site clearing, soil compaction, and land leveling

4 MEP Installation
Mechanical, electrical, plumbing, and infrastructure

2 Foundation & Structural Works
Foundations, columns, slabs, and main structure

5 Interior & Exterior Finishing
Finishes, fittings, landscaping, and pool works

3 Building Envelope
Walls, roofing, facade, and waterproofing

6 Final Inspection & Handover
Quality control, testing, and unit delivery

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