

APRIL & MAY 2026

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Canggu

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Bingin Beach

Munggu



Canggu - Pererenan - Uluwatu

# Bali Investment Opportunities

Selected investment opportunities for April & May 2026.

MASON  
LIVING



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[masonlavin.com](https://masonlavin.com) [masonrealestate.co](https://masonrealestate.co) [propertia.com](https://propertia.com)

by PT Mason Real Estate - Denpasar, Bali, Indonesia

+62 821 4553 9838

[sales@masonrealestate.co](mailto:sales@masonrealestate.co)

# BALI IN 2026

**PT MASON REAL ESTATE**

sales@masonrealestate.co

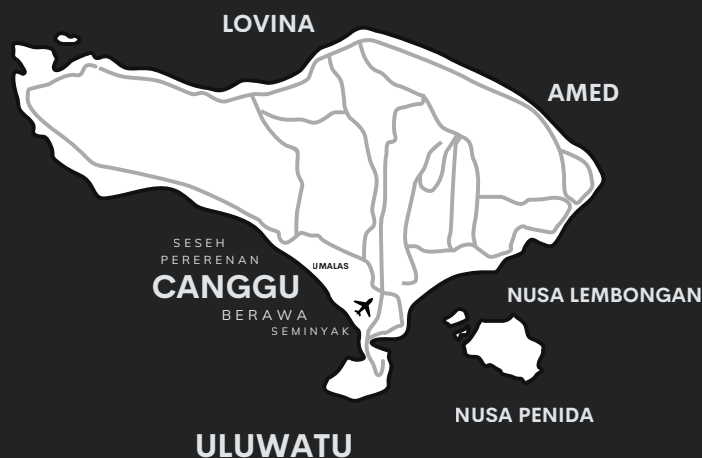
Sunset Road 819, Denpasar, Bali

## INVESTMENT OPPORTUNITIES

### WELCOME TO MASON REAL ESTATE — YOUR GATEWAY TO BALI PROPERTY INVESTMENT, IN PARTNERSHIP WITH PROPERTIA.COM.

Bali is no longer an emerging market — it is a proven global destination for lifestyle, investment, and tourism, consistently ranking among the world's top travel destinations year after year.

Bali recorded nearly 6.95 million international arrivals in 2025, on track for a record seven million in 2026. Visitor preferences are shifting strongly toward private villas and boutique rentals over traditional hotels, creating consistent demand for well-located leasehold properties. The short-term rental market averages 65% occupancy year-round, with over 37,900 active Airbnb listings and 96% of guests coming from international markets — ranking Bali in the top 3% of Southeast Asia for both revenue and average daily rate. Bali's government is actively shifting toward quality tourism, attracting higher-spending, longer-staying visitors — a trend that directly benefits premium villa investment in areas like Canggu, Pererenan, and Uluwatu. The legal framework for foreign buyers is well-established, with PT PMA structures providing full protection and clear pathways to ownership.



# MASON LIVING



## ULUWATU

2 BED - 2 BATH

LOCATED ON A HILLSIDE IN PECATU, ULUWATU, THIS OFF-PLAN TWO-BEDROOM VILLA SITS MINUTES FROM BEACH CLUBS, GYMS, AND DINING — IDEAL FOR LIVING OR RENTAL INVESTMENT.

BUILT ON 1.05 ARE WITH 112 SQM, FEATURES INCLUDE A SUNKEN LIVING AREA WITH AQUARIUM-STYLE POOL WINDOW, BEACH-ENTRY POOL, TWO EN-SUITE BEDROOMS, AND A ROOFTOP WITH OCEAN VIEWS AND PLUNGE POOL. Q3 2026.

LEASEHOLD | 24 YEARS | ID: PPV4759

**225,800USD**

**SEE MORE**



FULLY FURNISHED - OCEANVIEW ROOFTOP - POOL & PLUNGE POOL - PRIVATE GARDEN



## ULUWATU

1 BED - 1 BATH

LOCATED IN THE HEART OF SULUBAN, ULUWATU, THIS OFF-PLAN ONE-BEDROOM VILLA SITS MINUTES FROM PADANG PADANG, SULUBAN BEACH, BEACH CLUBS, RESTAURANTS, AND GYMS — STRONG LIFESTYLE AND RENTAL APPEAL.

BUILT ON 0.85 ARE WITH 63 SQM, FEATURING AN EN-SUITE BEDROOM WITH PRIVATE TERRACE, OPEN-PLAN LIVING, FULLY EQUIPPED KITCHEN, AND PRIVATE POOL. COMPLETION Q1 2027.

LEASEHOLD | 26 YEARS | ID: PPV4756

**196,000USD**

**SEE MORE**



FULLY FURNISHED - POOL - PRIVATE GARDEN

# MASON LIVING



FULLY FURNISHED - POOL - PRIVATE GARDEN

## BABAKAN

2 BED - 2 BATH

LOCATED IN BABAKAN, CANGGU THIS FINISHED MEDITERRANEAN-STYLE VILLA SITS 10 MINUTES FROM THE BEACH AND 5 MINUTES FROM CANGGU'S CAFÉS AND RESTAURANTS — SERENE YET WELL-CONNECTED. BUILT ON 2.2 ARE WITH 99 SQM, THE SINGLE-STOREY LAYOUT FEATURES TWO EN-SUITE BEDROOMS, ENCLOSED LIVING, FULLY EQUIPPED KITCHEN, AND PRIVATE POOL. FULLY FURNISHED AND MOVE-IN READY.

LEASEHOLD | 24 YEARS | ID: PPV4500



216,000USD

[SEE MORE](#)

FULLY FURNISHED - POOL - PRIVATE GARDEN



## BINGIN BEACH

2 BED - 2 BATH

LOCATED IN THE HEART OF BINGIN, THIS MEDITERRANEAN-INSPIRED VILLA SITS MINUTES FROM BINGIN BEACH — IDEAL FOR HOMEOWNERS AND INVESTORS ALIKE. BUILT ON 1.15 ARE WITH 93.8 SQM, THE DESIGN MAXIMIZES NATURAL LIGHT AND PRIVACY WITH TWO BEDROOMS, TWO BATHROOMS, AND BEAUTIFUL VIEWS.

LEASEHOLD | 28 YEARS | EXPIRES FEBRUARY 2053 | EXTENSION AVAILABLE | ID: PPV4499



225,170USD

[SEE MORE](#)

FULLY FURNISHED - OCEANVIEW POOL - OCEANVIEW FROM LIVING AREA - PRIVATE GARDEN

# MASON LIVING



## SESEH

2 BED - 2 BATH

LOCATED IN THE VILLAGE OF CEPAKA IN SESEH, NEIGHBOURING CANGGU. THIS MODERN TROPICAL VILLA SITS AMONG PANDAN TREES, BAMBOO, AND RICE FIELDS — WITH PERERENAN AND CANGGU JUST MINUTES AWAY.

SET ON 2.6 ARE WITH 120 SQM, THE TWO EN-SUITE BEDROOM LAYOUT FEATURES LARGE GLASS OPENINGS FRAMING THE POOL AND GARDEN. FULLY FURNISHED AND MOVE-IN READY, BUILT 2022.

LEASEHOLD | 27 YEARS | EXPIRES FEBRUARY 2053 | EXTENSION AVAILABLE | ID: PPV4788

**215,800USD**

[SEE MORE](#)



FULLY FURNISHED - RICEFIELD VIEW - POOL - PRIVATE GARDEN - STORAGE



## BINGIN BEACH

1 BED - 1.5 BATH

LOCATED IN BINGIN, THIS OFF-PLAN ONE-BEDROOM VILLA SITS MINUTES FROM TOP BEACHES, CAFÉS, AND LIFESTYLE SPOTS — IDEAL FOR LIFESTYLE OR INVESTMENT. BUILT ON 1.01 ARE WITH 76 SQM, THE MODERN TROPICAL DESIGN FEATURES A POOL, GARDEN, AND PARTIAL OCEAN VIEWS — WITH OPTIONAL SAUNA, JACUZZI, OR COLD PLUNGE.

LEASEHOLD | 27 YEARS | EXPIRES MAY 2053 | EXTENSION AVAILABLE | ID: PPV4837

**184,200USD**

[SEE MORE](#)



FULLY FURNISHED - POOL - PRIVATE GARDEN

# MASON LIVING



## CEMAGI/SESEH

3 BED - 2 BATH

LOCATED IN THE SERENE VILLAGE OF CEMAGI, THIS THREE-BEDROOM VILLA SITS MINUTES FROM THE BEACH, CAFÉS, AND DAILY CONVENIENCES — IDEAL FOR RELAXED BALI LIVING OR INVESTMENT.

SET ON 0.9 ARE WITH 168 SQM OF BUILD, HIGHLIGHTS INCLUDE A SUNKEN LIVING ROOM, MASTER BEDROOM WITH BATHTUB, UPSTAIRS TERRACE WITH ROOFTOP ACCESS, AND AN OUTDOOR ROOFTOP DINING AND LOUNGE AREA. FULLY FURNISHED.

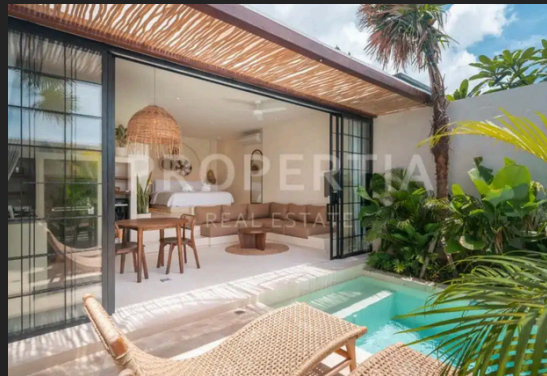
LEASEHOLD | 27 YEARS | ID: PPV4784

**223,000USD**

**SEE MORE**



FULLY FURNISHED - POOL - PRIVATE GARDEN



## UMALAS

1 BED - 1 BATH

LOCATED IN THE HEART OF UMALAS, THIS ONE-BEDROOM VILLA SITS MINUTES FROM TOP CAFÉS, RESTAURANTS, AND LIFESTYLE SPOTS BETWEEN CANGGU AND SEMINYAK — PERFECTLY BALANCED BETWEEN VIBRANT AND RELAXED.

BUILT ON 0.82 ARE WITH 43 SQM, THE OPEN LAYOUT FEATURES A LIVING, KITCHEN, AND DINING AREA ALL OVERLOOKING THE POOL. FULLY FURNISHED.

LEASEHOLD | 26 YEARS | ID: PPV4785

**175,800USD**

**SEE MORE**



FULLY FURNISHED - POOL - PRIVATE GARDEN

# MASON LIVING



## PERERENAN

1 BED - 1 BATH

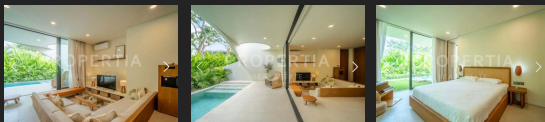
LOCATED IN A PRIME POCKET OF PERERENAN, THIS ONE-BEDROOM VILLA SITS 5 MINUTES FROM THE BEACH AND MOMENTS FROM TOP GYMS, CAFÉS, AND RESTAURANTS — WHERE LIFESTYLE AND RENTAL POTENTIAL MEET. BUILT ON 1.1 ARE WITH 70 SQM, THE TROPICAL DESIGN FEATURES A DOUBLE RAIN SHOWER BATHROOM, ENCLOSED LIVING FLOWING INTO A PRIVATE COURTYARD POOL, AND LUSH GREENERY THROUGHOUT. FULLY FURNISHED, BUILT 2025.

LEASEHOLD | 21 YEARS | ID: PPV4752

**216,000USD**

**SEE MORE**

FULLY FURNISHED - POOL - PRIVATE GARDEN - STORAGE



## BINGIN BEACH

2 BED - 2 BATH

LOCATED IN BINGIN, THIS FINISHED TWO-BEDROOM VILLA SITS MINUTES FROM BINGIN AND DREAMLAND BEACH, SURROUNDED BY CAFÉS, GYMS, AND WELLNESS SPOTS — IDEAL FOR SHORT-TERM RENTALS OR LONG STAYS. BUILT ON 2.31 ARE WITH 104 SQM, THE ENCLOSED LIVING AREA FLOWS INTO A FULLY EQUIPPED KITCHEN AND GENEROUS PRIVATE POOL. TWO EN-SUITE BEDROOMS, ONE DOUBLING AS A HOME OFFICE. FULLY FURNISHED, BUILT 2025.

LEASEHOLD | 27 YEARS | EXPIRES MAY 2053 | EXTENSION AVAILABLE | ID: PPV4812

**205,000USD**

**SEE MORE**

FULLY FURNISHED - POOL - PRIVATE GARDEN - RARE FIND

# MASON LIVING



## ULUWATU

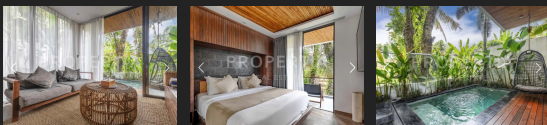
2 BED - 2 BATH

LOCATED IN NYANYI, ULUWATU, THIS MODERN TROPICAL VILLA SITS 5 MINUTES FROM THE BEACH AND 10 MINUTES FROM CANGGU — PEACEFUL COASTAL LIVING WITH EASY ACCESS TO EVERYTHING. BUILT ON 1.08 ARE WITH 95 SQM, THE OPEN-PLAN LAYOUT FEATURES TWO BEDROOMS EACH WITH A PRIVATE BALCONY AND BATHTUB, FLOWING LIVING AREA, FULLY EQUIPPED KITCHEN, AND PRIVATE POOL. FULLY FURNISHED.

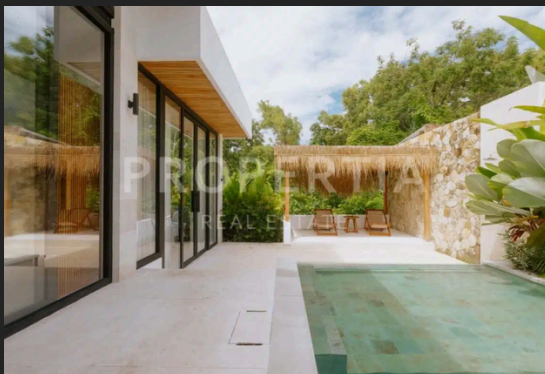
LEASEHOLD | 25 YEARS | ID: PPV4658

**192,150USD**

**SEE MORE**



FULLY FURNISHED - POOL - PRIVATE GARDEN - RARE FIND



## ULUWATU

1 BED - 1.5 BATH

LOCATED IN UNGASAN, ULUWATU, THIS FINISHED TWO-BEDROOM VILLA SITS 10 MINUTES FROM THE BEACH WITH EASY ACCESS TO CAFÉS AND DAILY AMENITIES — IDEAL FOR PRIVATE LIVING OR LONG-TERM RENTAL. BUILT ON 2.4 ARE WITH 120 SQM, FEATURING FLOOR-TO-CEILING GLASS DOORS, TWO EN-SUITE BEDROOMS, A MASTER WITH GARDEN-VIEW WINDOW, MODERN KITCHEN, AND PRIVATE POOL. FULLY FURNISHED.

LEASEHOLD | 22.5 YEARS | ID: PPV4678

**192,000USD**

**SEE MORE**



FULLY FURNISHED - POOL - PRIVATE GARDEN

# MASON LIVING



## CANGGU

2 BED - 2 BATH

LOCATED IN KAYU TULANG, CANGGU, THIS TURNKEY TWO-BEDROOM VILLA SITS MOMENTS FROM THE AREA'S TOP CAFÉS, RESTAURANTS, GYMS, AND BOUTIQUE STORES — RIGHT WHERE LIFESTYLE AND DEMAND MEET.

BUILT ON 1.5 ARE WITH 95 SQM, THE OPEN-PLAN LIVING FLOWS DIRECTLY TO A PRIVATE POOL, WITH TWO EN-SUITE BEDROOMS AND A FULLY EQUIPPED KITCHEN. FULLY FURNISHED, BUILT 2024.

LEASEHOLD | 26 YEARS | ID: PPV4751

**175,000USD**

**SEE MORE**



FULLY FURNISHED - POOL - PRIVATE GARDEN



## PERERENAN

2 BED - 2 BATH

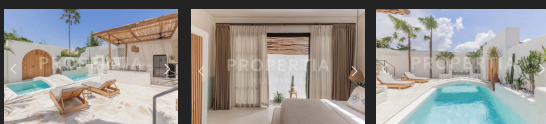
LOCATED IN BINGIN, THIS OFF-PLAN ONE-BEDROOM VILLA SITS MINUTES FROM TOP BEACHES, CAFÉS, AND LIFESTYLE SPOTS — IDEAL FOR LIFESTYLE OR INVESTMENT.

BUILT ON 1.01 ARE WITH 76 SQM, THE MODERN TROPICAL DESIGN FEATURES A POOL, ROOFTOP LOUNGE, GARDEN, AND PARTIAL OCEAN VIEWS — WITH OPTIONAL SAUNA, JACUZZI, OR COLD PLUNGE.

LEASEHOLD | 27 YEARS | EXPIRES MAY 2053  
| EXTENSION AVAILABLE | ID: PPV4837

**239,000USD**

**SEE MORE**



FULLY FURNISHED - POOL - ROOFTOP LOUNGE - PRIVATE GARDEN - STORAGE

# After-Purchase Services

Buying a property in Bali is just the beginning. Mason Real Estate has built a trusted network of lawyers, notaries, accountants, property managers, and company formation specialists.

We're happy to connect you with the right people — so you can focus on enjoying your investment.



## NOTARY

Trusted notaries handling all property transfer documentation, Hak Sewa / HGB contracts, and official deed preparation.



## LEGAL COUNSEL

Experienced property lawyers specialising in foreign ownership structures, due diligence, and contract review in Bali.



## PT PMA SETUP

Full company formation for foreign buyers — PT PMA structure, NIB registration, licensing, and ongoing compliance.



## TAX & ACCOUNTING

Local accountants handling annual tax filings, rental income reporting, and VAT compliance for property-owning entities.



## PROPERTY MANAGEMENT

Trusted villa management companies handling guest relations, maintenance, housekeeping, and rental operations.



## BANKING & FINANCE

Guidance on opening Indonesian business accounts, international transfers, and structuring rental income flows.

## We take care of you before & after the purchase.

Get in touch and we'll connect you with the right people from our network — no extra cost, no obligation. Just a smooth path from purchase to profit.

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# Not seeing the right fit?

We list and source properties across all of Bali. Tell us your budget, preferred area, and preferences.

We're happy to do the search for you.

<b>Website</b>	masonlavin.com - masonrealestate.co - propertia.com
<b>Phone / WhatsApp</b>	+62 821 4553 9838
<b>Email</b>	ptmasonrealestate@gmail.com
<b>Address</b>	Sunset Road 819, Denpasar, Bali, Indonesia
<b>Hours</b>	Mon–Fri 8:00am–8:00pm · Sat–Sun 9:00am–9:00pm (WITA)

A dedicated Mason  
Real Estate consultant will be in touch within 24 hours.

