







CASA TUMBAY - MODERN TROPICAL VILLAS IN TUMBAK BAYUH, PERERENAN

Modern tropical villas designed for living and investment in one of Bali's most promising residential areas.

Casa Tumbay is an exclusive new development of three architecturally designed two-bedroom villas, each featuring open-plan living, private gardens, and a large swimming pool. Located in the peaceful residential area of Tumbak Bayuh, just minutes from Pererenan and Canggu, these villas combine modern design with natural materials to create a relaxed and timeless living environment.

Developed by Santanyí, known for their high-quality craftsmanship and thoughtful tropical architecture, Casa Tumbay represents a smart opportunity to invest in Bali's growing real estate market with flexible 30-year and 50-year leasehold options.

Construction begins September 2025, with delivery planned in mid-2026.

Villa design and layout

Ground floor

2 2

Price	$180K USD
Property Type	Residential
Property ID	1392

AGENT DETAILS

Brennan Hill - 0424 133 622

OFFICE DETAILS

Local Property Team - Bali
0424133622

LOCAL PROPERTY TEAM

- Open-concept living area with sunken sofa and TV space
- Fully equipped modern kitchen with high-end appliances
- Bright dining area perfect for entertaining
- Indoor planter beneath a skylight for natural light and greenery
- Private patio with large swimming pool featuring an underwater bench and lounge zone
- Guest toilet and dedicated motorbike parking

Bedrooms and bathrooms

- Two spacious bedrooms with 180 cm king-size beds
- Built-in wooden wardrobes and custom window frames
- Space for a desk or home office setup
- Ensuite bathrooms with high-quality fixtures and warm natural finishes
- Abundant light and calming pool or garden views

Technical features

- 1.5-metre paved access road
- Underground water tank and septic system
- PLN electricity connection
- Air conditioning in all bedrooms and living areas
- Water heaters in both bathrooms

Materials and finishes

- Structure: reinforced concrete
- Roof: metal frame with double-layer waterproof membrane
- Ceilings: gypsum board
- Floors: ceramic tiles
- Walls: plaster and lime-wash finish
- Kitchen countertop: polished concrete
- Pool finish: white marble tiles
- Doors and frames: solid wood

Lease and ownership options

- **Option 1:** 29-year leasehold - $180K USD

- **Option 2:** 49-year leasehold - $215K USD

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