



1 Jl. Raya Tumbakbayuh, Pererenan



## MODERN TROPICAL VILLAS DESIGNED FOR LIVING OR INVESTMENT

Casa Tumbay · Tumbak Bayuh

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

About the project

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.

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**Price** IDR 2.6B  
**Property Type** Residential  
**Property ID** 1392

### AGENT DETAILS

Brennan Hill - 0424 133 622

### OFFICE DETAILS

Local Property Team - Bali  
0424133622

PROPERTY TEAM

## Villa design and layout

### Ground floor

- 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:** 30-year lease (ending July 1, 2055)
- **Option 2:** 50-year lease (ending July 1, 2075)

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