



1 Jl. Pantai Nyanyi, Tabanan



## LUXURY SIX BEDROOM BALI RESIDENCE MINUTES FROM NUANU CITY

Positioned in one of Bali's fastest-growing areas, this contemporary luxury villa offers a refined living experience just minutes from Nuanu City.

Overlooking a tranquil river setting, the property seamlessly blends natural surroundings with modern design, creating a calm and private atmosphere ideal for both lifestyle buyers and investors.

Set on a generous land size of 460 sqm, the villa features a total built area of 396 sqm, this thoughtful design allows for expansive outdoor and open living spaces while maximizing the river-facing aspect.

The villa consists of 6 spacious bedrooms, each designed to provide comfort, privacy, and a premium resort-style feel. A dedicated service room supports smooth day-to-day operations, making the property well-suited for both private use and high-performing rental management.

The outdoor area is centered around a resort style meter swimming pool, perfectly positioned to capture the surrounding greenery and river outlook.

The space is clean, structured, and ideal for both relaxation and

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<b>Price</b>	\$900K USD
<b>Property Type</b>	Residential
<b>Property ID</b>	1467
<b>Land Area</b>	460 m2
<b>Floor Area</b>	396 m2

### AGENT DETAILS

Brennan Hill - 0424 133 622

### OFFICE DETAILS

Local Property Team - Bali  
0424133622

PROPERTY TEAM

entertaining.

Offered fully furnished and equipped, the villa includes a water filtration system, ensuring immediate usability for owners or rental operations.

The property is held under leasehold title until October 2053 (29 years remaining), with an option to extend for an additional 30 years at market price.

**Land Area:** 460 sqm

**Floor Area:** 396 sqm

**Leasehold:** October 2053 (27 Years)

**Price:** \$900M USD

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