







LUXURY 3 BEDROOM VILLA FOR SALE IN SANUR BALI – PRIVATE POOL

LUXURY VILLA FOR SALE IN SANUR BALI

3 3 1

Price	$390K USD
Property Type	Residential
Property ID	1485

AGENT DETAILS

Brennan Hill - 0424 133 622

OFFICE DETAILS

Local Property Team - Bali
0424133622

LOCAL PROPERTY TEAM

This luxury villa for sale in Sanur Bali offers an exceptional three-bedroom tropical residence within the secure Domus Estate, combining contemporary architecture, elegant interiors and a convenient location within walking distance of Sanur Beach.

Known as Villa Domus B4, the property occupies approximately 287.5m² of land with 201m² of building area, providing spacious accommodation designed for comfortable tropical living, entertaining and enjoying Bali's relaxed coastal lifestyle.

The villa features three generously appointed bedrooms, each with a private ensuite bathroom, including two bedrooms with king-sized beds and a third bedroom with two king single beds. The separate positioning of the

third bedroom beside the swimming pool provides additional privacy for visiting family members or guests.

At the centre of the home is a distinctive sunken lounge, complemented by floor-to-ceiling glass doors that connect the living area with the tropical garden and private swimming pool. The open-plan design allows natural light to fill the interior while creating a seamless connection between indoor and outdoor spaces.

The designer kitchen includes a wine fridge, bar seating and a separate wet kitchen, providing practical facilities for everyday cooking and entertaining. Modern furnishings, a Smart TV and high-speed internet further enhance the villa's comfort and functionality.

Outside, a 6m x 3m private swimming pool is surrounded by tropical landscaping and outdoor relaxation areas. The property's position within a gated estate with 24-hour security offers an additional level of privacy and convenience.

Located close to Sanur Beach, the beachfront promenade, ICON Bali Mall, restaurants, cafés and wellness facilities, Villa Domus provides convenient access to some of Sanur's most popular lifestyle destinations.

Offered fully furnished for IDR 6.9 billion (advertised at approximately USD $390,000), the property includes a stated leasehold term of more than 28 years with an option for a further 20-year extension. The exact lease dates, extension conditions and property approvals should be independently verified before purchase.

For purchasers seeking a luxury three-bedroom villa in Sanur with a private swimming pool, Villa Domus combines premium finishes, generous living spaces and an established coastal location suitable for a private residence, holiday home or potential investment property.

PROPERTY DETAILS

• Location: Sanur, Bali
• Land Size: 287.5 m²
• Building Size: 201 m²
• Lease Term: 28+ Years with Option for 20-Year Extension
• Water Supply: Reliable PDAM Town Water
• Fully Furnished & Move-In Ready

Price - 6.9B IDR ($390K USD | $545K AUD)

VILLA OVERVIEW

Villa Domus has been carefully designed to embrace Bali’s tropical lifestyle

with seamless indoor-outdoor living spaces, modern finishes, and elegant architectural details throughout.

The heart of the home is the stunning sunken lounge area, a stylish feature that creates a warm and inviting atmosphere for relaxing, entertaining, or spending time with family and friends. Floor-to-ceiling glass doors flood the living area with natural light while overlooking the tropical garden and private swimming pool.

The open-plan layout flows effortlessly into the designer kitchen and dining area, complete with premium finishes, a wine fridge, bar seating, and a separate wet kitchen designed for practical everyday living and entertaining.

Outside, the villa’s private swimming pool and landscaped garden create a peaceful tropical oasis perfect for enjoying Bali’s year-round warm climate.

3 BEDROOM VILLA FOR SALE IN SANUR BALI

This 3 bedroom villa for sale in Sanur Bali offers a luxurious tropical residence with a private swimming pool, contemporary interiors and a prime location within walking distance of Sanur Beach.

Located within the exclusive Domus Estate, Villa Domus B4 occupies approximately 287.5m² of land with 201m² of building area, providing generous indoor and outdoor living spaces designed for comfort, privacy and entertaining.

The villa features three spacious bedrooms, each with a private ensuite bathroom, making it suitable for families, couples or owners who regularly accommodate visiting guests. Two bedrooms feature king-sized beds, while the third includes two king single beds and is positioned separately beside the swimming pool for additional privacy.

At the heart of the property is a distinctive sunken lounge with floor-to-ceiling glass doors, creating a seamless connection between the interior living spaces, tropical garden and private swimming pool.

The villa also includes a designer kitchen with a wine fridge, bar seating and separate wet kitchen, providing practical facilities for everyday living and entertaining. Contemporary furnishings, high-speed internet and a Smart TV add to the property's modern conveniences.

Outside, a 6m x 3m private swimming pool is surrounded by tropical

landscaping and comfortable outdoor relaxation areas. The property's position within a gated estate with 24-hour security provides additional peace of mind.

Situated close to Sanur Beach, ICON Bali Mall, beachfront restaurants, cafés and shopping, the villa offers convenient access to the amenities that make Sanur one of Bali's most established coastal residential destinations.

Advertised for IDR 6.9 billion with a stated leasehold term exceeding 28 years and an option to extend for a further 20 years, this fully furnished three-bedroom villa offers an attractive opportunity for purchasers seeking a premium private residence or potential investment property in Sanur. Lease and extension terms should be independently verified.

Welcome to Villa Domus a beautifully crafted luxury villa located within the exclusive and secure Domus Estate in the heart of Sanur. Blending modern tropical architecture with elegant Balinese-inspired living, this fully furnished private residence offers a sophisticated island lifestyle in one of Bali’s most established and desirable coastal locations.

Recently completed and thoughtfully designed, Villa Domus delivers the perfect balance of comfort, style, privacy, and investment potential. Whether you are searching for a luxury Bali residence, holiday home, or high-performing rental investment, this exceptional villa presents a rare opportunity to secure a premium property in Sanur.

Set within a peaceful gated estate, the villa enjoys a tranquil atmosphere while remaining only moments from Sanur Beach, cafés, restaurants, shopping, wellness centres, and the newly opened ICON Bali Mall.

BEDROOM CONFIGURATION

Villa Domus B4 features three spacious ensuite bedrooms, each fully air-conditioned and designed for maximum comfort and privacy.

• Master Bedroom – King Bed with Ensuite Bathroom
• Bedroom 2 – King Bed with Ensuite Bathroom
• Bedroom 3 – Two King Single Beds with Ensuite Bathroom

Two bedrooms are positioned beneath the main roofline, while the third bedroom is privately located beside the pool ideal for guests, older children, or visiting family members.

Each room is beautifully styled with quality furnishings, comfortable mattresses, and premium linens to create a luxurious retreat experience.

PRIVATE POOL VILLA FOR SALE IN SANUR BALI

This private pool villa for sale in Sanur Bali offers a luxurious three-bedroom residence with contemporary tropical architecture, spacious entertaining areas and a convenient location within walking distance of Sanur Beach.

Located within the exclusive Domus Estate, Villa Domus B4 features a 6m x 3m private swimming pool surrounded by tropical landscaping, creating an inviting outdoor environment for swimming, relaxing and entertaining family and friends.

The pool area connects naturally with the villa's distinctive sunken lounge and floor-to-ceiling glass doors, allowing residents to enjoy views of the tropical garden while moving comfortably between indoor and outdoor living spaces.

Occupying approximately 287.5m² of land with 201m² of building area, the property provides generous accommodation with three bedrooms and three ensuite bathrooms. The third bedroom is positioned separately beside the swimming pool, offering additional privacy for visiting guests or family members.

Inside, the villa includes a designer kitchen with bar seating, wine fridge and separate wet kitchen, complemented by stylish furnishings and modern conveniences. The property is offered fully furnished, making it suitable for purchasers seeking a ready-to-occupy home in Sanur.

The villa's location within a gated residential estate with 24-hour security adds to its appeal for buyers who value privacy and peace of mind. Nearby attractions include Sanur Beach, ICON Bali Mall, beachfront restaurants, cafés and shopping facilities.

Advertised for IDR 6.9 billion, Villa Domus B4 offers an opportunity to purchase a luxury private pool villa in one of Bali's most established coastal neighbourhoods, with a stated leasehold term exceeding 28 years and an option for a further 20-year extension, subject to verification of the lease agreement.

PRIVATE POOL & OUTDOOR AREA

The villa’s 6m x 3m private swimming pool is surrounded by lush tropical landscaping and outdoor relaxation areas designed for enjoying Bali’s laid-back lifestyle.

Spend mornings swimming in the sun, afternoons lounging poolside, or evenings entertaining guests in the outdoor seating and dining spaces.

The peaceful garden setting provides both privacy and tranquility, creating the ultimate island sanctuary.

VILLA FOR SALE WALKING DISTANCE TO SANUR BEACH BALI

This villa for sale within walking distance of Sanur Beach Bali offers a luxurious three-bedroom residence in the exclusive Domus Estate, combining contemporary tropical living with convenient access to one of Bali's most established beachfront destinations.

Sanur is renowned for its relaxed coastal atmosphere, calm swimming beaches and scenic beachfront promenade, making it a popular location for families, retirees and international residents seeking a comfortable Bali lifestyle.

Villa Domus B4 is conveniently positioned near Sanur Beach, ICON Bali Mall, beachfront restaurants, cafés and boutique shopping, allowing residents to enjoy the area's lifestyle attractions without travelling across the island.

The villa occupies approximately 287.5m² of land with 201m² of building area, featuring three ensuite bedrooms, a distinctive sunken lounge, designer kitchen and a 6m x 3m private swimming pool surrounded by tropical gardens.

Living in Sanur also provides access to a wide range of everyday amenities, including supermarkets, wellness centres, medical facilities and international dining options. The nearby Sanur Harbour offers fast boat connections to Nusa Penida and Nusa Lembongan.

For purchasers searching for a luxury villa near Sanur Beach, the property's location within a gated estate with 24-hour security offers an appealing combination of privacy, convenience and coastal living.

Offered fully furnished for IDR 6.9 billion, with a stated leasehold term exceeding 28 years and an option for a further 20-year extension, Villa

Domus B4 presents an opportunity to secure a premium residence close to Sanur's beachfront lifestyle. Buyers should independently verify the remaining lease term and extension conditions.

PRIME SANUR LOCATION
Located in one of Bali’s most sought-after beachside communities, Villa Domus B4 enjoys convenient access to everything Sanur has to offer.

Nearby amenities include:

• Sanur Beach & Beachfront Promenade
• Restaurants & Trendy Cafés
• Boutiques & Local Shopping
• Spas & Wellness Centres
• Supermarkets & Convenience Stores
• ICON Bali Mall
• International Schools & Medical Facilities

Sanur is renowned for its relaxed coastal atmosphere, calm swimming beaches, sunrise walks, and family-friendly environment, making it one of Bali’s most desirable residential and investment destinations.

FULLY FURNISHED LUXURY VILLA FOR SALE IN SANUR BALI

This fully furnished luxury villa for sale in Sanur Bali offers a beautifully appointed three-bedroom residence within the exclusive Domus Estate, combining contemporary tropical architecture, premium interiors and a convenient location near Sanur Beach.

Villa Domus B4 occupies approximately 287.5m² of land with 201m² of building area, providing generous living spaces designed for comfort, privacy and entertaining. The property is offered fully furnished, allowing purchasers to enjoy the residence without the additional expense and coordination of furnishing an entire home.

The villa features three bedrooms with private ensuite bathrooms, including two bedrooms furnished with king-sized beds and a separate third bedroom with two king single beds. This flexible arrangement provides comfortable accommodation for families, couples and visiting guests.

At the centre of the home is a distinctive sunken living room with floor-to-ceiling glass doors, connecting the interior with the tropical garden and private swimming pool. Contemporary furnishings, a Smart TV and high-speed internet complement the villa's modern design.

The designer kitchen includes a wine fridge, breakfast bar and separate wet kitchen, providing practical facilities for preparing meals and entertaining. The thoughtful layout creates comfortable spaces for both everyday living and social gatherings.

Outside, a 6m x 3m private swimming pool is surrounded by tropical landscaping, while the property's location within a gated estate with 24-hour security provides additional privacy and convenience.

For buyers searching for a turnkey villa for sale in Sanur, Villa Domus B4 offers a combination of fully furnished accommodation, private pool living and proximity to Sanur Beach, ICON Bali Mall and local amenities.

Advertised for IDR 6.9 billion, with a stated leasehold term exceeding 28 years and an option for a further 20-year extension, the property provides an opportunity to purchase a ready-to-occupy luxury residence in Sanur. The remaining lease term and extension conditions should be independently verified.

LIVING & ENTERTAINING

The villa has been designed for effortless entertaining and relaxed island living.

Features include:

• Spacious Sunken Lounge Area
• Designer Kitchen with Wine Fridge
• Separate Wet Kitchen
• Open-Plan Living & Dining
• Smart TV & High-Speed Internet (200 Mbps)
• Elegant Modern Furnishings Throughout
• Large Glass Doors Opening to Pool & Garden

The seamless connection between indoor and outdoor spaces allows natural airflow and creates the perfect tropical living environment.

KEY FEATURES

Luxury 3 Bedroom Villa
3 Ensuite Bathrooms + Outdoor Shower
Private 6m x 3m Swimming Pool
Stylish Sunken Lounge

- Fully Furnished & Turnkey Ready
- Designer Kitchen with Wine Fridge
- Tropical Garden & Outdoor Living Area
- Secure Gated Estate with 24-Hour Security
- High-Speed WiFi & Smart TV
- Walking Distance to Sanur Beach
- Exceptional Lifestyle & Investment Opportunity

COMMUNITY ESTATE VILLA FOR SALE IN SANUR BALI

This gated estate villa for sale in Sanur Bali offers a luxurious three-bedroom residence within Domus Estate, combining private tropical living with the convenience of a secure residential environment close to Sanur Beach.

For buyers searching for a villa in a secure gated community in Bali, Domus Estate provides an appealing alternative to standalone properties, with controlled estate access and 24-hour security offering additional privacy and peace of mind.

Villa Domus B4 occupies approximately 287.5m² of land with 201m² of building area, featuring three bedrooms with private ensuite bathrooms, spacious living areas and a contemporary tropical design.

The property's distinctive sunken lounge, floor-to-ceiling glass doors and designer kitchen create an inviting interior, while the separate wet kitchen, wine fridge and bar seating provide additional convenience for everyday living and entertaining.

Outside, a 6m x 3m private swimming pool is surrounded by tropical landscaping, creating a peaceful retreat within the estate. The separate positioning of the third bedroom beside the swimming pool also provides additional privacy for family members or visiting guests.

Located within walking distance of Sanur Beach and close to ICON Bali Mall, the property offers convenient access to beachfront restaurants, cafés, shopping, wellness facilities and the relaxed coastal lifestyle that makes Sanur popular with international residents.

Offered fully furnished for IDR 6.9 billion, Villa Domus B4 may appeal to buyers seeking a secure luxury residence, holiday home or potential investment property in Sanur.

The property is advertised with a leasehold term exceeding 28 years and an option for a further 20-year extension. Purchasers should independently verify the lease agreement, extension conditions, estate management arrangements and any applicable ongoing fees before purchasing.

LEASEHOLD LUXURY VILLA FOR SALE IN SANUR BALI

This leasehold luxury villa for sale in Sanur Bali offers a premium three-bedroom residence within the exclusive Domus Estate, featuring a private swimming pool, contemporary tropical interiors and a convenient location within walking distance of Sanur Beach.

Villa Domus B4 is advertised with a leasehold term exceeding 28 years and an option to extend for a further 20 years, providing an opportunity for international purchasers seeking a longer-term property interest in one of Bali's most established coastal neighbourhoods.

The villa occupies approximately 287.5m² of land with 201m² of building area, featuring three bedrooms with private ensuite bathrooms, a distinctive sunken lounge and a designer kitchen with a separate wet kitchen.

Outside, a 6m x 3m private swimming pool is surrounded by tropical landscaping, while the property's position within a gated estate with 24-hour security provides additional privacy and convenience.

For international buyers considering leasehold property in Sanur, understanding the remaining lease period and extension conditions is an essential part of the purchasing process. Buyers should confirm the exact lease commencement and expiry dates, transfer rights, extension pricing and whether the additional 20-year term is contractually secured.

Offered fully furnished for IDR 6.9 billion, the property provides an opportunity to purchase a ready-to-occupy luxury villa close to Sanur Beach, ICON Bali Mall, restaurants and shopping.

Before purchasing, buyers should arrange independent legal due diligence covering the land title, lease agreement, zoning, building approvals, estate management obligations and permitted property use. Any intention to operate the villa as short-term accommodation should also be assessed against the applicable licensing requirements.

IS SANUR BALI A GOOD LOCATION FOR PROPERTY INVESTMENT?

Property investment in Sanur Bali attracts interest from buyers seeking villas in an established coastal destination with a combination of residential appeal, tourism activity and convenient access to everyday amenities.

Sanur is particularly popular with families, retirees, expatriates and international visitors who appreciate its relaxed beachfront atmosphere, established infrastructure and proximity to Denpasar. These characteristics create potential demand for both long-term residential rentals and holiday accommodation.

The area's ongoing development, including ICON Bali Mall, Bali International Hospital and the Sanur Special Economic Zone, has introduced additional shopping, healthcare and tourism facilities, strengthening Sanur's position as an established residential and lifestyle destination.

For purchasers considering a luxury villa investment in Sanur, Villa Domus B4 offers three ensuite bedrooms, a private 6m x 3m swimming pool, fully furnished interiors and a location within walking distance of Sanur Beach. Its position within a gated estate with 24-hour security may also appeal to residents and guests seeking privacy and convenience.

Advertised for IDR 6.9 billion, the property has a stated leasehold term exceeding 28 years with an option for a further 20-year extension. Investors should assess the remaining lease period, extension conditions, estate management fees and ongoing operating expenses when evaluating the purchase.

For buyers intending to generate rental income, professional Bali villa management can assist with property marketing, guest coordination, housekeeping, maintenance and accommodation rate optimisation where the property is appropriately licensed.

Before purchasing an investment villa in Sanur, buyers should independently verify the property's zoning, building approvals, accommodation licensing and any estate restrictions affecting rental use. Rental projections should be based on comparable properties, realistic occupancy assumptions and net operating income rather than guaranteed returns.

WHY BUY A VILLA IN SANUR BALI?

Buying a villa in Sanur Bali offers the opportunity to enjoy one of the island's most established coastal communities, combining a relaxed beachfront lifestyle with modern amenities, international dining and convenient access to Denpasar.

Sanur is particularly appealing to families, retirees and international residents seeking a quieter alternative to Bali's busier tourism destinations. Its calm beaches, scenic beachfront promenade and established residential neighbourhoods make it a popular choice for both permanent living and extended holidays.

The area offers an excellent selection of restaurants, cafés, supermarkets, medical facilities, wellness centres and shopping destinations, including ICON Bali Mall. The development of Bali International Hospital within the Sanur Special Economic Zone has also expanded the area's healthcare infrastructure.

For purchasers searching for a luxury villa for sale in Sanur, Villa Domus B4 combines an established coastal location with contemporary tropical architecture, three ensuite bedrooms and a private 6m x 3m swimming pool.

Located within Domus Estate, the property offers the additional convenience of a gated residential environment with 24-hour security. Its fully furnished interiors, designer kitchen and distinctive sunken lounge provide comfortable accommodation for families and visiting guests.

The villa's position within walking distance of Sanur Beach adds to its appeal, providing convenient access to beachfront restaurants, shopping and the coastal activities that make Sanur a desirable place to live.

Advertised for IDR 6.9 billion with a stated leasehold term exceeding 28 years and an option for a further 20-year extension, Villa Domus B4 offers an opportunity for buyers seeking a premium Bali residence, holiday home or potential investment property. The lease and extension conditions should be independently verified before purchase.

WHY IT'S A GREAT INVESTMENT

- Modern tropical design with premium finishes

- Peaceful and private gated community
- Ideal for both residential living and holiday rentals
- Strong investment appeal in a high-demand location
- Spacious layout perfect for families or groups
- Prime Sanur location close to beach and lifestyle attractions
- Long secure lease with extension option available\

LOOKING TO BUY A LUXURY VILLA IN SANUR BALI?

If you're looking to buy a luxury villa in Sanur Bali, Local Property Team can help you explore premium properties, compare leasehold opportunities and find a residence that suits your lifestyle, budget and investment objectives.

As an Australian-owned real estate agency in Bali and registered AREBI member, Local Property Team assists international buyers with property searches, private inspections, negotiations and coordination with independent legal professionals throughout the purchasing process.

Whether you're searching for a three-bedroom villa with a private pool in Sanur, a fully furnished residence near Sanur Beach or a luxury villa within a secure gated estate, our team can help you identify suitable opportunities across Bali's coastal property market.

Our Bali buyers agent service also provides access to selected off-market properties, allowing purchasers to explore opportunities beyond publicly advertised listings. We can assist with property comparisons, sourcing suitable villas and coordinating the information required for informed purchasing decisions.

Interested in Villa Domus B4, advertised for IDR 6.9 billion, or would you prefer to compare other luxury villas in Sanur? Contact Local Property Team to arrange a private inspection, request further property information or discuss your Bali property requirements.

View All Bali Villas for Sale →

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and

rely upon their own inquiries in order to determine whether or not this information is in fact accurate.