



Kerobokan



3 BEDROOM VILLA FOR SALE IN KEROBOKAN BALI – TENANTED INVESTMENT PROPERTY

3 BEDROOM VILLA FOR SALE IN KEROBOKAN BALI

This 3 bedroom villa for sale in Kerobokan Bali presents an opportunity to purchase an established residential property with an existing tenant, a generous 400m² landholding and a strategic location between Seminyak and Canggu.

Situated in one of Bali's established residential neighbourhoods, the villa combines comfortable family accommodation with convenient access to international schools, restaurants, cafés, shopping and some of the island's most popular coastal destinations.

The property occupies 400m² of land within an area identified as Yellow Zone R3, providing a substantial landholding in a location popular with long-term residents and expatriate families. The applicable zoning classification

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Price	\$ 295K USD
Property Type	Residential
Property ID	1498

AGENT DETAILS

Brennan Hill - 0424 133 622

OFFICE DETAILS

Local Property Team - Bali
0424133622

LOCAL PROPERTY TEAM

and permitted uses should be independently verified.

Featuring three bedrooms, three bathrooms and dedicated car parking, the residence offers a practical configuration suited to family living, long-term accommodation and residential investment.

The villa is offered fully furnished, providing an established residential environment without the need to source an entirely new furniture package.

One of the property's main advantages is its existing tenancy, creating an opportunity to acquire a villa with an established rental arrangement rather than commencing the tenant search process after purchase.

The current tenancy terms, rental payments, security deposit, lease expiry and any outstanding obligations should be reviewed before purchase. Continued rental income will depend on the existing agreement and the tenant's ongoing occupancy.

Kerobokan is strategically positioned between Seminyak and Canggu, making it an appealing residential location for people who want access to both coastal lifestyle destinations while enjoying a more established neighbourhood setting.

The surrounding area provides access to international schools, supermarkets, fitness facilities, restaurants and everyday services, supporting its appeal for long-term residential accommodation.

Nearby Seminyak is known for its beaches, dining, shopping and entertainment, while Canggu and Berawa offer popular cafés, wellness facilities, beach clubs and an established international community.

This combination of residential convenience and access to major lifestyle destinations makes Kerobokan an area worth considering when comparing investment villas for sale in Bali.

Advertised at approximately USD \$295,000, with the listing also quoting IDR 5 billion, the property is offered on a leasehold basis with an expiry date of 1 May 2048. The applicable transaction currency and final asking price should be confirmed.

The remaining leasehold term is an important consideration when assessing the property's long-term value, particularly in relation to the existing tenancy, potential rental income and any available extension arrangements.

Unlike an off-plan development, this established villa offers an opportunity to inspect the completed property, review its current condition and assess the existing rental agreement before proceeding with a purchase.

This three-bedroom investment villa in Kerobokan Bali combines a

generous 400m² landholding, established tenancy and convenient access to Seminyak and Canggu, presenting an opportunity to explore residential property investment in one of Bali's well-connected neighbourhoods.

INVESTMENT VILLA FOR SALE IN KEROBOKAN BALI

This investment villa for sale in Kerobokan Bali offers an opportunity to acquire an established three-bedroom residential property with an existing tenant, a generous 400m² landholding and a convenient location between Seminyak and Canggu.

Unlike off-plan developments or vacant properties requiring an initial tenant search, this tenanted villa in Kerobokan provides an existing rental arrangement that can be assessed as part of the purchasing process.

The property features three bedrooms, three bathrooms and dedicated car parking, offering a practical residential configuration suitable for families, expatriates and long-term residents.

Positioned on 400m² of land, the villa provides a substantial residential setting within an established neighbourhood. The property is identified as being within Yellow Zone R3, although the applicable zoning and permitted uses should be independently verified.

The villa is offered fully furnished, providing an established accommodation environment that may help reduce the initial furnishing requirements associated with purchasing an unfurnished investment property.

One of the key attractions of this rental investment property in Bali is its location in Kerobokan, a residential area connecting the lifestyle destinations of Seminyak, Berawa and Canggu.

Kerobokan provides access to international schools, supermarkets, restaurants, cafés, fitness facilities and everyday services, making it a practical location for residents who live and work in Bali throughout the year.

The proximity to Seminyak and Canggu also provides access to beaches, shopping, beach clubs, wellness facilities and established hospitality precincts without necessarily living in the centre of those busier tourism areas.

The property's three-bedroom layout may appeal to families and professionals seeking longer-term accommodation, particularly those who

value additional living space and convenient access to schools and daily amenities.

An existing tenancy allows prospective purchasers to review the property's rental history, current lease agreement and operating arrangements before making an investment decision.

Important considerations include the current rental amount, payment frequency, tenant security deposit, tenancy expiry date, maintenance responsibilities and any outstanding financial obligations.

The existing tenancy should not be treated as a guarantee of future rental income. Returns will depend on the agreed rental terms, operating expenses, property condition and the ability to retain or replace tenants when required.

Advertised at approximately USD \$295,000, with an alternative asking price of IDR 5 billion, the villa is offered on a leasehold basis expiring 1 May 2048. The final transaction price and currency should be confirmed.

The remaining leasehold period is particularly important when evaluating an investment villa in Kerobokan Bali, as it influences the period over which rental income may be earned and the property's potential resale value.

Any available lease extension should be independently investigated, including the landowner's obligations, extension costs and legal enforceability of the proposed terms.

As an established property, the villa provides an opportunity to inspect the building, assess maintenance requirements and review the existing tenancy before proceeding with a purchase.

Professional [Bali villa management](#) can assist with property oversight, maintenance coordination and owner reporting, subject to the agreed management services and applicable property regulations.

This three-bedroom investment villa in Kerobokan Bali combines an existing tenant, a generous landholding and convenient access to Seminyak and Canggu, presenting an opportunity to acquire an established residential rental property in one of Bali's well-connected neighbourhoods.

TENANTED VILLA FOR SALE IN KEROBOKAN BALI

This tenanted villa for sale in Kerobokan Bali presents an opportunity to purchase an established three-bedroom residential property with an existing rental arrangement and a convenient location between Seminyak and Canggu.

Positioned on 400m² of land, the property offers a generous residential setting within one of Bali's established neighbourhoods, combining practical family accommodation with access to schools, shopping, restaurants and everyday services.

The villa features three bedrooms, three bathrooms and dedicated car parking, providing a functional layout suited to families, professionals and expatriates seeking long-term accommodation in Bali.

Offered fully furnished, the property includes an existing furniture package, allowing prospective purchasers to assess the accommodation and its current presentation before completing the transaction.

A key feature of this rental property for sale in Kerobokan is its existing tenant, providing an opportunity to acquire a residence with an established tenancy rather than starting the leasing process with a vacant property.

The current rental agreement should be reviewed carefully to establish the rental amount, payment schedule, tenancy expiry, security deposit arrangements and any obligations that transfer to the new owner.

Any prepaid rent, outstanding maintenance responsibilities or agreements concerning the tenant's continued occupation should also be confirmed before settlement.

Kerobokan's location between Seminyak and Canggu makes it a practical residential choice for people who want access to Bali's popular coastal destinations while living in a more established neighbourhood.

The surrounding area provides access to international schools, supermarkets, cafés, restaurants, fitness centres and other services that support everyday residential living.

Nearby Seminyak offers shopping, dining and beachside entertainment, while Berawa and Canggu provide additional restaurants, wellness facilities, beach clubs and recreational opportunities.

The property's three-bedroom configuration and substantial landholding may appeal to longer-term tenants who value residential space, privacy and convenient access to local amenities.

Unlike properties marketed primarily for short-term holiday accommodation, an established long-term rental villa in Kerobokan can be assessed using its existing tenancy documentation and verified rental

history.

However, the presence of a tenant does not guarantee future income. Rental returns depend on the tenancy agreement, payment performance, operating costs, maintenance requirements and future demand for residential accommodation.

The property is identified as being within Yellow Zone R3, although its zoning classification, permitted residential use and any restrictions should be independently confirmed.

Advertised at approximately USD \$295,000, with an alternative asking price of IDR 5 billion, the villa is offered on a leasehold basis expiring 1 May 2048. The final purchase price and transaction currency should be verified.

The remaining lease duration is an important consideration when purchasing a tenanted leasehold property, particularly when evaluating the potential rental income over the remaining term and any available extension options.

As an established residence, the property offers the opportunity to inspect its condition, review maintenance records and verify the existing rental arrangements before making a purchasing decision.

This three-bedroom tenanted villa in Kerobokan Bali combines an existing rental arrangement, a generous 400m² landholding and convenient access to Seminyak and Canggu, presenting an opportunity to acquire an established residential investment property in Bali.

LEASEHOLD VILLA FOR SALE IN KEROBOKAN BALI

This leasehold villa for sale in Kerobokan Bali offers an established three-bedroom residential property with an existing tenant, a generous 400m² landholding and a convenient location between Seminyak and Canggu.

Advertised at approximately USD \$295,000, with an alternative asking price of IDR 5 billion, the property is offered on a leasehold basis with an existing lease scheduled to expire on 1 May 2048.

The remaining leasehold period is an important consideration when purchasing property in Bali, particularly when assessing the relationship between the purchase price, rental income potential and long-term ownership objectives.

A properly structured leasehold agreement in Bali provides contractual rights to occupy and use a property for an agreed period, subject to Indonesian law and the specific terms of the agreement.

This three-bedroom villa is situated on 400m² of land, providing a substantial residential setting within Kerobokan's established property market.

The residence features three bedrooms, three bathrooms and dedicated car parking, offering practical accommodation suitable for families, expatriates and long-term residents.

Offered fully furnished, the villa provides an established living environment with an existing furniture package, allowing purchasers to assess its presentation and condition before proceeding.

One of the property's distinguishing features is its existing tenancy, creating an opportunity to acquire a leasehold villa with an established rental arrangement.

The current tenancy agreement should be independently reviewed to establish the rental amount, payment schedule, lease expiry, security deposit obligations and any prepaid rent that may affect the purchaser's entitlement to future income.

Located between Seminyak and Canggu, Kerobokan provides access to popular coastal destinations while maintaining the convenience of an established residential neighbourhood.

The surrounding area offers international schools, supermarkets, restaurants, cafés, fitness facilities and everyday services, supporting its appeal for longer-term residential accommodation.

Nearby Berawa, Seminyak and Canggu provide additional lifestyle attractions, including beaches, dining precincts, wellness facilities and beach clubs.

The property's location and three-bedroom configuration may appeal to tenants seeking a residential base with convenient access to these destinations.

The villa is identified as being within Yellow Zone R3, although the applicable zoning classification, permitted uses and any development restrictions should be verified with the relevant Indonesian authorities.

When evaluating a leasehold investment property in Kerobokan, purchasers should consider the remaining lease duration, existing tenancy arrangements, ongoing maintenance requirements and potential costs associated with extending the lease.

Any proposed extension beyond 1 May 2048 should be independently investigated, including whether an enforceable extension right exists, the landowner's obligations and the method used to determine any extension payment.

Independent legal due diligence should also include verification of the underlying land title, contractual lease rights, building approvals, access arrangements and any restrictions affecting the property's use or transfer.

As a completed residence, this three-bedroom leasehold villa near Seminyak and Canggu provides an opportunity to inspect the building, review the tenancy documentation and assess the property's condition before making a purchasing decision.

This leasehold villa in Kerobokan Bali combines a generous 400m² landholding, established three-bedroom accommodation and an existing tenant, presenting an opportunity to explore residential property ownership and investment in one of Bali's well-connected neighbourhoods.

IS KEROBOKAN BALI A GOOD LOCATION FOR PROPERTY INVESTMENT?

Property investment in Kerobokan Bali offers an opportunity to acquire residential real estate in one of the island's established neighbourhoods, strategically positioned between the popular lifestyle destinations of Seminyak, Berawa and Canggu.

Unlike coastal locations dominated by holiday accommodation, Kerobokan has a substantial residential community, with families, professionals, expatriates and local residents attracted to its convenient location and access to everyday amenities.

The area's proximity to Seminyak and Canggu provides access to beaches, restaurants, shopping, wellness facilities and entertainment, while many parts of Kerobokan maintain a more traditional residential atmosphere.

International schools, supermarkets, fitness centres, medical facilities and established dining precincts contribute to the area's suitability for longer-term residential accommodation.

This combination of residential infrastructure and access to major lifestyle destinations makes Kerobokan worth considering when comparing long-

term rental investment properties in Bali.

The three-bedroom villa offers an established residential investment opportunity, featuring 400m² of land, three bathrooms, dedicated car parking and a fully furnished interior.

A key feature of the property is its existing tenancy, allowing prospective purchasers to assess an established rental arrangement rather than relying exclusively on projected income from a vacant residence.

The current rental agreement, payment history, tenancy expiry date and any prepaid rent should be independently verified to establish the property's actual income position.

The villa's three-bedroom configuration may appeal to families and expatriates seeking comfortable accommodation with convenient access to schools, workplaces and recreational facilities.

A substantial 400m² landholding also provides a generous residential setting compared with smaller villas in some of Bali's more densely developed neighbourhoods.

The property is identified as being within Yellow Zone R3, although the zoning classification and permitted uses should be confirmed through independent due diligence.

Advertised at approximately USD \$295,000, with an alternative asking price of IDR 5 billion, the villa is offered on a leasehold basis expiring 1 May 2048.

The remaining lease duration is a particularly important consideration when assessing the investment value of this property. Potential purchasers should evaluate the purchase price against the remaining years of tenure, achievable rental income and any legally enforceable extension arrangements.

Unlike an off-plan development, this completed villa provides an opportunity to inspect the existing building, review its maintenance requirements and examine the current tenancy documentation before proceeding with a purchase.

The potential financial performance of a rental villa investment in Kerobokan depends on the contracted rental amount, tenant payment performance, property expenses, maintenance requirements and future residential demand.

Professional property management can assist with tenancy administration, maintenance coordination, rental collection and owner reporting, helping investors oversee their Bali property while living locally or overseas.

However, an existing tenant does not guarantee future rental income, and any investment assessment should be based on verified financial records rather than assumed occupancy or rental growth.

This three-bedroom investment villa in Kerobokan Bali combines an established tenancy, a generous 400m² landholding and convenient access to Seminyak and Canggu, presenting an opportunity to explore residential property investment in one of Bali's established and well-connected neighbourhoods.

WHY BUY A VILLA IN KEROBOKAN BALI?

Buying a villa in Kerobokan Bali offers the opportunity to enjoy an established residential lifestyle in one of the island's most conveniently located neighbourhoods, positioned between Seminyak, Berawa and Canggu.

Kerobokan has become a popular residential choice for families, expatriates and professionals seeking comfortable accommodation with access to international schools, restaurants, supermarkets and everyday services.

Unlike some of Bali's busier coastal tourism destinations, Kerobokan offers a mix of traditional neighbourhoods, contemporary residential developments and established villa communities, creating a practical environment for longer-term living.

One of the main advantages of owning a villa in Kerobokan is its strategic location between several of Bali's most popular lifestyle destinations.

Seminyak is known for its beaches, restaurants, shopping and entertainment, while nearby Berawa and Canggu offer an extensive selection of cafés, fitness centres, wellness facilities and beach clubs.

This central positioning allows residents to enjoy the amenities of these surrounding areas while maintaining a residential base in Kerobokan.

The neighbourhood's access to international schools and family-oriented facilities is another attraction, particularly for expatriate families planning to live in Bali for extended periods.

Kerobokan also offers a diverse property market, ranging from compact contemporary villas to larger family residences with generous landholdings.

This three-bedroom villa for sale in Kerobokan Bali occupies 400m² of land, providing a substantial residential setting within an established neighbourhood.

The property features three bedrooms, three bathrooms and dedicated car parking, offering a practical layout suited to family living, accommodating guests and longer-term residential use.

Offered fully furnished, the villa provides an established living environment with an existing furniture package, reducing the need to furnish an entire residence after purchase.

An additional feature is the property's existing tenancy, presenting an opportunity to acquire a villa with an established rental arrangement.

The tenancy may be particularly relevant to purchasers seeking an investment property rather than immediate personal occupation. Any plans to occupy the villa should account for the current tenant's contractual rights and the tenancy expiry date.

The property is identified as being within Yellow Zone R3, although the applicable zoning and permitted residential uses should be independently confirmed.

Advertised at approximately USD \$295,000, with an alternative asking price of IDR 5 billion, the property is offered on a leasehold basis expiring 1 May 2048.

The remaining lease duration, existing tenancy terms and any potential extension arrangements should be carefully considered when evaluating the property's long-term ownership value.

As a completed residence, the villa provides an opportunity to inspect the building, assess its condition and review the current tenancy before making a purchasing decision.

This three-bedroom villa in Kerobokan Bali combines a generous 400m² landholding, established residential accommodation and convenient access to Seminyak and Canggu, presenting an attractive opportunity to own property in one of Bali's well-connected residential neighbourhoods.

LOOKING TO BUY A VILLA IN KEROBOKAN BALI?

If you're looking to buy a villa in Kerobokan Bali, Local Property Team can

help you explore established residential properties, tenanted investment villas and family homes conveniently located between Seminyak and Canggu.

As an Australian-owned real estate agency in Bali and registered AREBI member, Local Property Team brings over 20 years of Australian real estate experience to the Bali property market, providing professional guidance throughout the purchasing process.

Our portfolio includes three-bedroom villas in Kerobokan, leasehold investment properties, fully furnished residences and family villas near Seminyak, Berawa and Canggu.

Through our dedicated Bali buyers agent service, we can assist with identifying suitable properties, arranging private inspections, negotiating purchase terms and coordinating independent legal due diligence.

We can also help purchasers assess existing tenancy arrangements, remaining leasehold terms and property management requirements when considering rental investment properties in Bali.

Whether you're searching for a tenanted villa for sale in Kerobokan, a spacious family residence near international schools or an established investment property close to Seminyak and Canggu, our team can help you compare available opportunities.

Interested in this three-bedroom Kerobokan villa, advertised at approximately USD \$295,000 or IDR 5 billion? Contact Local Property Team to arrange an inspection, request tenancy information and discuss the leasehold agreement, which is scheduled to expire on 1 May 2048.

Discover our collection of Bali villas for sale, including properties in Kerobokan, Seminyak, Berawa, Canggu and other desirable residential locations throughout the island.

[View All Bali Villas for Sale →](#)

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