







3 BEDROOM VILLA FOR SALE IN TUMBAK BAYUH BALI – PRIVATE POOL

MODERN VILLA FOR SALE NEAR PERERENAN BEACH

This modern villa for sale near Pererenan Beach combines contemporary tropical living with a quieter residential setting in Tumbak Bayuh, just outside the busier centre of Canggu.The two-storey residence provides approximately 157m² of building area on 126m² of land, with three bedrooms and three bathrooms creating a substantial layout within a manageable private property.

The villa is fully furnished and includes an equipped kitchen, living and dining areas, powder room, storage room and balcony, providing the practical spaces required for both shorter visits and extended stays.

A private swimming pool and jacuzzi form the centre of the outdoor living area, adding a resort-style element to the villa while maintaining the privacy

3 3 126m2

Price	$ 246K USD
Property Type	Residential
Property ID	1532
Land Area	126 m2
Floor Area	157 m2

AGENT DETAILS

Brennan Hill - 0424 133 622

OFFICE DETAILS

Local Property Team - Bali
0424133622

LOCAL PROPERTY TEAM

of an individual residence.

The Tumbak Bayuh location places Pererenan Beach approximately seven minutes away, with Canggu around three minutes from the property and everyday amenities even closer.

With a 33-year leasehold, three-bedroom layout and convenient position between Tumbak Bayuh, Pererenan and Canggu, the villa offers a modern Bali property close to one of the island's most established west-coast lifestyle areas.

The villa is fully furnished and comes with a private pool and jacuzzi, making it suitable as a private residence, holiday home, or managed rental investment.

Property Features

- 3 Bedrooms | 3 Bathrooms
- Land Size: 126 m²
- Building Size: 157 m²
- Fully Furnished
- Private Swimming Pool
- Jacuzzi
- Living & Dining Area
- Fully Equipped Kitchen
- Powder Room
- Storage Room
- Balcony
- Professional Property Management

PRIVATE POOL VILLA FOR SALE IN TUMBAK BAYUH

This private pool villa for sale in Tumbak Bayuh combines contemporary tropical living with a private outdoor area just minutes from Pererenan and Canggu.

The swimming pool forms the centre of the outdoor space, complemented by a private jacuzzi that adds a resort-style feature to the residence.

With approximately 157m² of building area on 126m² of land, the two-storey design maximises the available space while providing three bedrooms, three bathrooms and generous shared living areas.

The villa is fully furnished, with indoor living and dining spaces connecting naturally with the pool area to create a comfortable environment for everyday living and entertaining.

Located in Tumbak Bayuh, approximately seven minutes from Pererenan Beach, the property combines the privacy of a residential villa with convenient access to the restaurants, cafes, fitness facilities and lifestyle destinations of the wider Canggu area.

Location

- 3 minutes to Canggu
- 7 minutes to Pererenan Beach
- 2 minutes to supermarket
- Quiet and private residential surroundings

Investment Details

- **Leasehold: 33 years**
- **Price: IDR 4.4 Billion**
- High rental and ROI potential
- Property management available

Only 1 unit remaining.

3 BEDROOM VILLA FOR SALE IN TUMBAK BAYUH

This 3 bedroom villa for sale in Tumbak Bayuh offers a spacious two-storey layout within easy reach of Pererenan and Canggu.

The villa provides approximately 157m² of building area, with three bedrooms and three bathrooms creating comfortable private spaces for residents and guests.

Generous shared areas include living and dining spaces, an equipped

kitchen, powder room, storage and balcony, giving the property the practical features needed for longer stays in Bali.

Outside, the private swimming pool and jacuzzi create a dedicated area for relaxing and entertaining, complementing the villa's contemporary tropical design.

With its three-bedroom configuration, fully furnished interiors and location close to Pererenan Beach, the property provides considerably more space than many of the smaller villas being developed throughout the wider Canggu area.

FULLY FURNISHED VILLA FOR SALE NEAR CANGGU

This fully furnished villa for sale near Canggu provides a ready-to-use three-bedroom residence in the quieter Tumbak Bayuh area, with Pererenan and central Canggu nearby.

The villa is offered fully furnished, with furniture, fitted interiors and an equipped kitchen incorporated into the property, reducing the need for a separate fit-out after purchase.

Across approximately 157m² of building area, the two-storey layout includes three bedrooms, three bathrooms, living and dining areas, a powder room, storage space and balcony.

A private swimming pool and jacuzzi complement the furnished interiors, creating additional spaces for relaxing and entertaining within the villa.

The combination of a fully furnished specification, three-bedroom layout and location minutes from Canggu and Pererenan makes the property suitable for immediate lifestyle use or potential rental operation, subject to the applicable licensing and approvals.

VILLA WITH PRIVATE JACUZZI NEAR CANGGU

This villa with a private jacuzzi near Canggu combines resort-style outdoor features with the privacy of an individual three-bedroom residence in Tumbak Bayuh.

Alongside the private swimming pool, the villa includes its own jacuzzi, creating a dedicated outdoor space for relaxing and entertaining within the property.

The outdoor area connects with approximately 157m² of living space, with the two-storey design providing three bedrooms, three bathrooms and generous communal areas.

Fully furnished interiors, an equipped kitchen, balcony and practical storage spaces complement the pool and jacuzzi, creating a villa designed for comfortable extended stays.

Located close to Pererenan and Canggu, the property combines these private leisure features with convenient access to beaches, restaurants, cafes, fitness facilities and Bali's established west-coast lifestyle.

VILLA FOR SALE NEAR PERERENAN BEACH

This villa for sale near Pererenan Beach provides a quieter residential base in Tumbak Bayuh while remaining just minutes from one of Bali's most popular west-coast beach areas.

Pererenan Beach is approximately seven minutes away, providing convenient access to the coastline, surf, beach clubs and the growing collection of restaurants and cafes throughout Pererenan.

The location also places Canggu approximately three minutes away, connecting the villa with a wider selection of dining, fitness, wellness, shopping and entertainment options.

Despite its proximity to these established lifestyle areas, Tumbak Bayuh retains a more residential character than the increasingly dense neighbourhoods closer to the coast.

With three bedrooms, a private pool, jacuzzi and fully furnished interiors, the villa combines convenient access to Pererenan and Canggu with the additional space and privacy of a Tumbak Bayuh location.

33 YEAR LEASEHOLD VILLA NEAR CANGGU

This 33 year leasehold villa near Canggu provides a substantial remaining lease term in the quieter residential area of Tumbak Bayuh.

The longer leasehold complements a property offering three bedrooms, three bathrooms, approximately 157m² of building area and 126m² of land, together with a private swimming pool and jacuzzi.

Its location provides convenient access to both Pererenan and Canggu, while maintaining the more relaxed residential environment associated with Tumbak Bayuh.

The combination of a 33-year lease, fully furnished specification and three-bedroom layout provides flexibility for longer-term personal use or potential rental operation, subject to the appropriate approvals and licensing.

The underlying lease agreement should be independently reviewed to confirm the exact lease commencement and expiry dates, extension provisions, extension pricing and any conditions, alongside the property's land documentation, zoning and building approvals.

LOOKING TO BUY A VILLA IN TUMBAK BAYUH?

This 3 bedroom villa for sale in Tumbak Bayuh Bali combines generous living space, a private swimming pool and jacuzzi with a convenient location close to Pererenan and Canggu.

The two-storey villa provides approximately 157m² of building area on 126m² of land, with three bedrooms, three bathrooms and spacious living and dining areas.

Offered fully furnished, the property includes an equipped kitchen, balcony, storage and practical living spaces, creating a completed residence suitable for extended stays in Bali.

The 33-year leasehold provides a substantial ownership period, while the location places Pererenan Beach approximately seven minutes away and the wider Canggu lifestyle area within easy reach.

Contact Local Property Team Bali for current pricing, lease information, property documentation or to arrange a private inspection.

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