



## RARE LEASEHOLD ESTATE IN TUMBAK BAYUH | 5 BEDROOMS + 2 PRIVATE BUNGALOWS

This is the Bali dream... and properties like this are getting harder to find.

If you've been searching for a Bali property that offers genuine space, privacy and tropical living, this is something very special.

Hidden away in peaceful Pererenan, this incredible private estate sits on approximately 940m<sup>2</sup> of lush tropical land offering the kind of space that is becoming increasingly rare this close to Canggu Central.

And with approximately 610m<sup>2</sup> of built and ancillary areas, this isn't just another Bali villa.

It's an estate.

The main residence features 5 generous bedrooms, expansive enclosed and air-conditioned living spaces and a huge covered terrace opening onto a spectacular infinity pool overlooking the rice fields. □

Then there's another surprise...

🛏 7 🚿 8 🚗 2 📏 940m<sup>2</sup>

|                      |                    |
|----------------------|--------------------|
| <b>Price</b>         | \$ 558K USD        |
| <b>Property Type</b> | Residential        |
| <b>Property ID</b>   | 1537               |
| <b>Land Area</b>     | 940 m <sup>2</sup> |
| <b>Floor Area</b>    | 610 m <sup>2</sup> |

### AGENT DETAILS

Brennan Hill - 0424 133 622

### OFFICE DETAILS

Local Property Team - Bali  
0424133622

**LOCAL PROPERTY TEAM**

❑ Two completely independent private bungalows with their own swimming pool.

Perfect for visiting family and friends, older children, extended family, a private retreat or simply having guests stay while maintaining complete privacy.

Outside, the property feels like your own private tropical sanctuary.

- ❑ Mature established gardens
- ❑ 2 swimming pools
- ❑ Beautiful rice-field outlook
- ❑❑ Approx. 940m<sup>2</sup> of land
- ❑ Approx. 610m<sup>2</sup> built & ancillary areas
- ❑❑ 5 bedroom main residence
- ❑ 2 independent private bungalows
  - ❑ Fully enclosed & air-conditioned living
- ☀❑ Approx. 100m<sup>2</sup> covered terrace
- ❑ Large covered car & scooter parking

- ❑ Secure private estate with CCTV
- ❑ Independent bore + filtered drinking water
- ❑❑ Fully furnished, equipped & move-in ready
- ❑ Approx. 10 minutes from Canggu Central
- ❑ Leasehold until January 2050 + renewable

What makes this property special isn't simply its size.

It's the feeling you get when you walk through it.

The greenery. The privacy. The sound of the water. The rice fields beyond the pool. The space between buildings. The feeling that you've escaped somewhere while still being incredibly close to everything that makes Canggu and Pererenan so popular.

Imagine waking up here every morning, stepping outside into your tropical gardens, swimming in your infinity pool and looking across the rice fields. ❑☀❑

Whether you're searching for an incredible Bali home, substantial family estate or your own private tropical sanctuary, properties offering this combination of land, space and location don't come along often.

This is what moving to Bali is supposed to look like.

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