







VILLA FOR SALE IN UBUD BALI – LUXURY 4 BEDROOM VILLA WITH PRIVATE POOL

LUXURY 4 BEDROOM VILLA ON THE EDGE OF UBUD

Set within a boutique gated community of just 11 luxury villas, this impressive four-bedroom residence offers a peaceful tropical setting on the edge of Ubud while remaining close to the area's renowned wellness, dining, fitness and cultural destinations.

Villa No. 9 – Phase 1 is positioned on approximately 375m² of land with a substantial 325m² building area, providing generous proportions for both everyday living and extended stays in Bali.

The villa has been designed around Ubud's indoor-outdoor lifestyle, with a 30m² private swimming pool, wooden pool deck and lush tropical gardens creating a private sanctuary at the heart of the property.

Four spacious bedrooms provide plenty of accommodation for families and guests, while the scale of the living areas gives the villa the feel of a

4 4 372m2

Price	$769K USD
Property Type	Residential
Property ID	1560
Land Area	372 m2
Floor Area	324 m2

AGENT DETAILS

Brennan Hill - 0424 133 622

OFFICE DETAILS

Local Property Team - Bali
0424133622

LOCAL PROPERTY TEAM

genuine home rather than a compact holiday property.

For buyers searching for a villa for sale in Ubud, the combination of generous land and building size, private pool, tropical surroundings and boutique gated-community setting makes this an exceptional opportunity to own a substantial property close to Ubud Centre.

Offered on a leasehold basis, the villa is well suited to buyers looking for a private Bali residence, holiday home or potential investment property in one of the island's most internationally recognised lifestyle destinations.

Key Highlights

- 4-bedroom villa
- Leasehold ownership
- Villa No. 9— Phase 1
- 375 m² land size
- 325 m² building size
- 30 sqm private swimming pool
- Wooden pool deck
- Lush tropical garden
- Gated community of 11 villas
- Peaceful location on the edge of Ubud
- Close to fitness, wellness, dining and cultural destinations

THE SANCTUARY, UBUD

The Sanctuary is an exclusive gated community of just 11 luxury villas, created for buyers seeking privacy, space and a connection to Ubud's natural surroundings.

Positioned in a peaceful setting on the edge of Ubud, the development combines the tranquillity associated with the area with convenient access to Ubud Centre, wellness retreats, fitness facilities, international schools, restaurants and cultural attractions.

With only 11 residences, The Sanctuary offers a more intimate alternative to larger villa developments, with each property designed around generous living spaces, private tropical gardens and indoor-outdoor Bali living.

The development's location is particularly appealing for buyers who want to enjoy Ubud's lifestyle without living directly amongst the activity of the town centre.

For anyone looking to buy a villa in Ubud, The Sanctuary offers the combination of a boutique residential environment, substantial villa design and convenient access to everything that has made Ubud one of Bali's most recognised lifestyle destinations.

VILLA CLOSE TO UBUD'S WELLNESS, FITNESS & CULTURAL ATTRACTIONS

One of the major advantages of The Sanctuary is its location, offering a peaceful residential environment while remaining close to many of Ubud's best-known wellness, fitness and cultural destinations.

Nearby lifestyle amenities include Titi Batu Ubud Club, Pelangi School, Bam Bam Padel, Gdas Bali Health & Wellness Resort and CrossFit Ubud, providing convenient options for fitness, wellness, recreation and everyday living.

Ubud Centre is also within easy reach, giving owners access to the area's renowned restaurants, cafes, yoga studios, spas, galleries, markets and cultural attractions, including Ubud Palace and the wider central Ubud precinct.

This balance is particularly appealing for buyers who want to enjoy the Ubud lifestyle without living directly in the busy town centre — returning home to a quieter, more private tropical setting while keeping everyday amenities and attractions close by.

For buyers searching for a villa close to Ubud Centre, The Sanctuary combines convenience with the space, privacy and natural surroundings expected from a premium Ubud property.

LEASEHOLD VILLA FOR SALE IN UBUD

The Sanctuary is offered on a leasehold ownership structure, providing international buyers with an opportunity to secure a substantial luxury villa in one of Bali's most recognised lifestyle destinations.

For buyers considering a leasehold villa for sale in Ubud, understanding the remaining lease period, extension provisions and underlying property documentation is an important part of the purchasing process.

Villa No. 9 combines the benefits of a boutique gated community with four bedrooms, 325m² of building space, 375m² of land, a private swimming pool and tropical gardens, providing considerably more space than many

typical Bali investment villas.

Local Property Team Bali can provide the available project and lease documentation for review and assist buyers in understanding the purchasing process.

As with any Bali property purchase, buyers should have the lease agreement, land documentation and relevant approvals independently reviewed as part of their legal due diligence before proceeding.

The Sanctuary in Ubud is offered on a leasehold basis until 2053, providing approximately 27 years remaining. With a private pool, tropical gardens and spacious living areas, it offers an appealing setting for a Bali home or holiday retreat.

Contact Local Property Team for lease documentation, floor plans and current pricing, or to arrange a private inspection.

325M² VILLA ON 372M² OF LAND

Villa No. 9 is a substantial four-bedroom residence in Phase 1 of The Sanctuary, set on approximately 372m² of land with 325m² of building space.

Designed to blend contemporary comfort with Ubud's natural surroundings, the villa offers generous indoor and outdoor living areas while maintaining a strong sense of privacy and connection to the tropical landscape.

At the heart of the property is a 30m² private swimming pool complemented by a beautiful wooden pool deck — an inviting space for morning swims, relaxing in the tropical sun or enjoying quiet afternoons surrounded by greenery.

Lush tropical planting extends throughout the garden and blends naturally with the surrounding landscape, creating the peaceful, private atmosphere for which Ubud is renowned.

For buyers searching for a 4 bedroom villa in Ubud, the combination of substantial building space, private pool, tropical gardens and generous land provides the scale and functionality for a permanent residence, Bali retreat or potential investment property.

PRIVATE POOL, WOODEN DECK & TROPICAL GARDENS

Outdoor living is at the heart of Villa No. 9, with a **30m² private swimming pool** surrounded by a generous wooden deck and lush tropical landscaping.

The pool area creates a private retreat for swimming, relaxing and entertaining, while the timber deck provides a natural transition between the villa's internal living spaces and surrounding gardens.

Dense tropical planting has been incorporated throughout the outdoor areas to enhance **privacy, shade and the connection to Ubud's natural environment**, creating a peaceful setting that feels removed from the activity of central Ubud.

Whether enjoying a quiet morning by the pool, entertaining friends or simply relaxing amongst the greenery, the outdoor spaces have been designed to capture the **tropical lifestyle that makes Ubud such a distinctive place to live**.

For buyers searching for a **private pool villa in Ubud**, this combination of generous outdoor space, tropical gardens and a tranquil setting is one of Villa No. 9's standout features

MODERN TROPICAL VILLA IN UBUD

Villa No. 9 has been designed as a **modern tropical villa in Ubud**, combining contemporary architecture and generous living spaces with the greenery and natural surroundings that define the area.

The design embraces Ubud's indoor-outdoor lifestyle, with tropical gardens, a private swimming pool and open living spaces creating a relaxed environment suited to both everyday living and extended stays in Bali.

Despite its peaceful setting, the villa remains conveniently connected to Ubud's cultural and social centre. **Ubud Centre and Ubud Palace are approximately 10 minutes away**, while the Agung Rai Museum of Art is around five minutes from the property.

Some of Ubud's best-known attractions, including **Sacred Monkey Forest Sanctuary, Goa Gajah, Campuhan Ridge Walk and nearby waterfalls**, are also within easy reach, along with the area's extensive selection of restaurants, cafes, galleries, yoga studios and wellness destinations.

For buyers looking to **buy a villa in Ubud**, Villa No. 9 offers an appealing balance — a private tropical home surrounded by greenery while remaining conveniently close to the culture, dining and lifestyle that make Ubud one of Bali's most distinctive destinations.

BOUTIQUE GATED COMPLEX COMMUNITY IN UBUD

The Sanctuary is an exclusive **gated community of just 11 luxury villas**, offering a more private and intimate residential environment than a large-scale villa development.

Positioned in a tranquil setting on the edge of Ubud, the development has been designed to provide a sense of **privacy, space and connection to the surrounding tropical landscape**, while remaining conveniently close to Ubud's lifestyle, wellness and cultural destinations.

With only 11 residences within the community, owners can enjoy the benefits of a boutique development while maintaining the privacy and independence of their own villa, swimming pool and tropical gardens.

The peaceful setting is particularly appealing for buyers who want to live close to Ubud without being directly amongst the activity and traffic of the town centre.

For buyers searching for a **villa for sale in Ubud**, The Sanctuary offers a distinctive combination of boutique community living, generous private villas and convenient access to one of Bali's most established lifestyle destinations.

BUYING A VILLA IN UBUD FOR INVESTMENT

For buyers considering a **villa in Ubud for investment**, Villa No. 9 combines several characteristics that are important when assessing a Bali property: location, generous accommodation, private amenities and proximity to established tourism and lifestyle destinations.

With **four bedrooms, 325m² of building space, a private 30m² swimming pool and tropical gardens**, the villa provides the scale to accommodate families and groups while also offering the privacy and lifestyle appeal expected from a premium Ubud property.

The location provides convenient access to **Ubud Centre, wellness retreats, yoga and fitness facilities, restaurants, cultural attractions and international schools**, while the villa itself remains within a peaceful boutique gated community of only 11 residences.

For overseas buyers, Local Property Team Bali can also assist beyond the

purchase with **villa management in Ubud**, helping owners manage the property locally when they are not in Bali.

Whether intended as a private residence, holiday home or potential rental property, Villa No. 9 offers buyers the flexibility to enjoy the property personally while considering its investment potential, subject to the appropriate licensing and regulatory requirements.

WHY BUY A VILLA IN UBUD?

Ubud is one of Bali's most established lifestyle destinations, internationally recognised for its **wellness culture, natural surroundings, dining, arts and traditional Balinese culture**.

For buyers looking to **buy a villa in Ubud**, the area offers a distinctly different lifestyle from Bali's coastal property markets. Tropical landscapes, wellness retreats, yoga studios, restaurants and cultural attractions combine with an established international community to make Ubud appealing for both permanent and part-time Bali living.

The Sanctuary is particularly well positioned to enjoy this lifestyle. **Titi Batu Ubud Club, Pelangi School and Bam Bam Padel are approximately two minutes away**, with Gdas Bali Health & Wellness Resort around three minutes away and CrossFit Ubud approximately five minutes from the development.

Ubud Centre, restaurants, cafes, galleries and cultural attractions are also within easy reach, while the villa itself remains in a quieter tropical setting away from the activity of the town centre.

For buyers searching for a **villa for sale in Ubud**, this balance of accessibility, natural surroundings and lifestyle amenities is one of the key advantages of owning property in this part of Bali.

VILLA INVESTMENT IN UBUD

The Sanctuary offers an appealing balance of **nature, privacy and convenience**, making Villa No. 9 suitable for buyers seeking a private Ubud residence as well as those considering a Bali property with potential for holiday rental use.

The **four-bedroom configuration** provides flexibility for families and groups, while the private swimming pool, tropical gardens and generous living spaces create the type of private villa experience many visitors

associate with staying in Ubud.

Its location is another important consideration. The villa provides convenient access to **Ubud Centre, wellness retreats, restaurants, fitness facilities and cultural attractions**, while remaining in a peaceful setting away from the busiest parts of town.

For buyers considering a **villa investment in Ubud**, the property provides the flexibility to combine personal use with potential rental operation when the villa is not being occupied by the owner.

Local Property Team Bali can also assist with **villa management in Ubud**, providing a local team to help owners manage and maintain their property while they are overseas.

Any rental or commercial accommodation use remains subject to the appropriate property structure, zoning, licensing and regulatory requirements in Indonesia.

LOOKING TO BUY A VILLA IN UBUD?

If you're searching for a **villa for sale in Ubud**, Villa No. 9 at The Sanctuary offers a rare combination of substantial living space, tropical surroundings and convenient access to Ubud's renowned lifestyle, wellness and cultural destinations.

With **four bedrooms, 325m² of building space, 372m² of land, a private 30m² swimming pool and tropical gardens**, the villa provides the scale and privacy of a genuine Bali home within a boutique gated community of just 11 residences.

Contact **Local Property Team Bali** to arrange a private viewing, request the floor plans and project information, or discuss the leasehold terms and purchasing process.

If you're planning to **buy a villa in Ubud**, our local team can also assist with property documentation, due diligence and ongoing villa management.

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