







4 BEDROOM VILLA FOR SALE IN BALANGAN BALI – ROOFTOP & OCEAN VIEWS

LUXURY ROOFTOP VILLA FOR SALE IN BALANGAN BALI

4 5 450m2

Price	$999K USD
Property Type	Residential
Property ID	1563
Land Area	450 m2
Floor Area	425 m2

This luxury rooftop villa for sale in Balangan Bali offers an exceptional combination of contemporary architecture, spacious four-bedroom accommodation and elevated outdoor living within Shanti Village, an exclusive gated development near Balangan Beach and New Kuta Golf.

Known as Villa Kubu, the property has been designed around a sophisticated tropical lifestyle, featuring generous interiors, a private swimming pool and a signature rooftop lounge created for relaxing, entertaining and enjoying Bali's spectacular sunsets.

The villa offers approximately 450m² of advertised building area across two levels, with land plots ranging from approximately 440m² to 720m², depending on the selected residence within the development.

AGENT DETAILS

Brennan Hill - 0424 133 622

OFFICE DETAILS

Local Property Team - Bali
0424133622

LOCAL PROPERTY TEAM

Featuring four spacious bedrooms, five bathrooms and an optional children's room configuration, Villa Kubu provides generous accommodation suited to families, international residents and those seeking a luxury holiday residence on Bali's Bukit Peninsula.

One of the property's standout architectural features is its rooftop lounge, providing an elevated space for outdoor entertaining, sunset gatherings and enjoying views across the surrounding coastal landscape.

The development promotes panoramic Indian Ocean, New Kuta Golf and sunset views, adding to the appeal of Villa Kubu's rooftop design. The exact outlook will depend on the position and orientation of the selected villa.

Inside, the property features enclosed living and dining areas, creating a comfortable environment for year-round residential living while maintaining the contemporary architectural character of the development.

Outside, a 27m² private swimming pool provides an inviting setting for relaxation, complemented by landscaped outdoor areas and the privacy of a standalone luxury residence.

Villa Kubu forms part of Shanti Village, a boutique gated community comprising just 16 luxury villas, with fully furnished residences designed around modern architecture, premium materials and the natural beauty of the Bukit Peninsula.

Located near Balangan Beach, Dreamland Beach and New Kuta Golf, the property provides convenient access to surfing, golf, beachfront dining, restaurants and the wider lifestyle attractions of Uluwatu and Jimbaran.

Advertised from USD $999,000 (approximately IDR 16.5 billion), Villa Kubu is offered fully furnished on a leasehold basis, with an advertised initial 32-year term and proposed 50-year extension arrangement. The extension conditions, costs and legal enforceability should be independently verified.

Construction at Shanti Village is planned across two stages, with estimated completion in Q2 2027 for Stage 1 and Q4 2027 for Stage 2, depending on the selected residence.

Villa Kubu at Shanti Village combines luxury four-bedroom accommodation, private pool living and a distinctive rooftop entertaining area, creating an appealing opportunity to purchase a contemporary villa near Balangan Beach and Uluwatu.

ROOFTOP VILLA FOR SALE IN

BALANGAN BALI

This rooftop villa for sale in Balangan Bali offers an elevated luxury lifestyle within Shanti Village, an exclusive gated development near Balangan Beach and New Kuta Golf on Bali's spectacular Bukit Peninsula.

Known as Villa Kubu, this contemporary four-bedroom residence features a signature rooftop lounge designed for outdoor entertaining, relaxing and enjoying panoramic views across the surrounding coastal landscape.

The private rooftop entertaining area is one of Villa Kubu's most distinctive architectural features, creating an additional living space above the main residence where residents can enjoy Bali's tropical climate and spectacular evening sunsets.

The development promotes Indian Ocean, sunset and New Kuta Golf views, providing a scenic backdrop to the rooftop experience. The exact outlook will depend on the position, elevation and orientation of the selected villa within Shanti Village.

Villa Kubu offers approximately 450m² of advertised building area, with land plots ranging from 440m² to 720m², depending on the selected residence. The generous proportions provide space for four bedrooms, five bathrooms and comfortable enclosed living and dining areas.

The property's contemporary architecture combines spacious interiors with outdoor entertaining areas, allowing the rooftop lounge to complement the main living spaces and private swimming pool.

Outside, a 27m² private swimming pool provides another dedicated area for relaxation, surrounded by landscaped outdoor spaces designed to enhance the villa's tropical residential atmosphere.

Located near Balangan Beach, Dreamland Beach and Uluwatu, the property provides access to popular surfing destinations, beachfront restaurants, golf facilities and some of southern Bali's most recognised coastal attractions.

The nearby New Kuta Golf course adds to the appeal of the location, particularly for residents who enjoy golf and the open landscapes surrounding the Bukit Peninsula.

Villa Kubu forms part of Shanti Village, a boutique collection of just 16 luxury villas, offering a private gated residential environment with contemporary architecture and fully furnished residences.

Advertised from USD $999,000, Villa Kubu is offered on a leasehold basis

with an initial 32-year term and a proposed 50-year extension arrangement, subject to independent legal verification.

Construction is planned across two stages, with estimated completion during 2027, depending on the selected property and development schedule.

Villa Kubu at Shanti Village combines luxury four-bedroom accommodation, private pool living and a distinctive rooftop lounge, creating an appealing opportunity to purchase a luxury villa with a rooftop terrace near Uluwatu and Balangan Beach.

OCEAN VIEW VILLA FOR SALE IN BALANGAN BALI

This ocean view villa for sale in Balangan Bali offers a luxurious coastal lifestyle within Shanti Village, an exclusive gated development near Balangan Beach and New Kuta Golf on Bali's spectacular Bukit Peninsula.

Known as Villa Kubu, this contemporary four-bedroom residence combines spacious interiors, private pool living and a signature rooftop lounge designed to capture the beauty of Bali's coastal landscape and famous sunsets.

The development promotes panoramic Indian Ocean, sunset and New Kuta Golf views, creating an appealing setting for a luxury residence near Uluwatu. Villa Kubu's elevated rooftop entertaining area provides an additional space for enjoying the surrounding scenery.

The property offers approximately 450m² of advertised building area, with land plots ranging from 440m² to 720m² depending on the selected villa within Shanti Village.

Featuring four spacious bedrooms, five bathrooms and generous enclosed living and dining areas, Villa Kubu provides comfortable accommodation for families, international residents and luxury holiday living.

The villa's contemporary architecture incorporates expansive windows, modern finishes and carefully planned indoor and outdoor spaces, creating a sophisticated residential environment that complements its tropical coastal location.

Outside, a 27m² private swimming pool provides a dedicated area for relaxation and entertaining, while the rooftop lounge offers a separate elevated setting for sunset gatherings and outdoor leisure.

Located near Balangan Beach, the property provides access to one of Bali's most recognised surfing destinations, known for its dramatic limestone cliffs, golden sand and beautiful Indian Ocean scenery.

Nearby Dreamland Beach, Bingin and Uluwatu offer additional coastal attractions, including surfing, beach clubs, restaurants and scenic sunset destinations throughout the Bukit Peninsula.

Villa Kubu forms part of Shanti Village, a boutique gated community comprising just 16 luxury villas, offering a private residential environment close to New Kuta Golf and southern Bali's popular beaches.

Advertised from USD $999,000, the property is offered fully furnished on a leasehold basis, with estimated construction completion during 2027 depending on the selected development stage.

The exact ocean, sunset and golf course views should be confirmed for the selected villa, as outlooks may vary depending on the property's position, elevation, orientation and surrounding development.

Villa Kubu at Shanti Village combines spacious four-bedroom accommodation, private pool living and a distinctive rooftop entertaining area, creating an appealing opportunity to purchase a luxury ocean view villa near Uluwatu and Balangan Beach.

4 BEDROOM VILLA FOR SALE IN BALANGAN BALI

This 4 bedroom villa for sale in Balangan Bali offers spacious contemporary living within Shanti Village, an exclusive gated development near Balangan Beach and New Kuta Golf on Bali's Bukit Peninsula.

Known as Villa Kubu, the residence combines sophisticated tropical architecture, generous living spaces and a signature rooftop lounge, creating an attractive setting for luxury family living, entertaining and enjoying Bali's coastal lifestyle.

The property features four spacious bedrooms and five bathrooms, with an optional children's room configuration offering additional flexibility for families seeking a comfortable permanent residence or private holiday home.

Villa Kubu offers approximately 450m² of advertised building area, with land plots ranging from 440m² to 720m², depending on the selected

residence within Shanti Village.

The generous enclosed living and dining areas provide comfortable spaces for everyday living and entertaining, complemented by contemporary finishes and architectural features designed to maximise natural light.

One of the property's defining features is its private rooftop lounge, creating an elevated entertaining area where residents can relax, host guests and enjoy views across the surrounding coastal landscape.

Outside, a 27m² private swimming pool provides an inviting space for relaxation, complemented by landscaped outdoor areas and the privacy of a standalone luxury villa.

The development promotes Indian Ocean, sunset and New Kuta Golf views, adding to the appeal of its location. Individual outlooks will depend on the position and orientation of each villa within the estate.

Villa Kubu forms part of Shanti Village, a boutique collection of just 16 luxury villas, offering a gated residential environment with contemporary architecture and fully furnished residences.

Located near Balangan Beach, Dreamland Beach and Uluwatu, the property provides access to surfing, golf, restaurants, beach clubs and the wider lifestyle attractions of southern Bali.

Advertised from USD $999,000, Villa Kubu is offered fully furnished on a leasehold basis, with an advertised initial 32-year term and proposed 50-year extension arrangement. Extension rights and costs should be independently verified.

Construction is planned across two stages, with estimated completion in Q2 2027 for Stage 1 and Q4 2027 for Stage 2, depending on the selected property.

Villa Kubu at Shanti Village combines generous four-bedroom accommodation, private pool living and an elevated rooftop entertaining area, offering a distinctive luxury residence near Balangan Beach and Uluwatu.

PRIVATE POOL VILLA FOR SALE IN BALANGAN BALI

This private pool villa for sale in Balangan Bali offers a luxurious tropical lifestyle within Shanti Village, an exclusive gated development near

Balangan Beach and New Kuta Golf on Bali's Bukit Peninsula.

Known as Villa Kubu, the property combines contemporary architecture, generous four-bedroom accommodation and private outdoor entertaining spaces, creating an elegant setting for residential living and luxury holidays.

At the heart of the outdoor living experience is a 27m² private swimming pool, providing a dedicated space for swimming, relaxation and enjoying Bali's warm tropical climate.

The swimming pool is complemented by landscaped outdoor areas, creating a comfortable environment for spending time with family, entertaining guests or relaxing in the privacy of a standalone luxury residence.

Inside, Villa Kubu features four spacious bedrooms, five bathrooms and generous enclosed living and dining areas, with an optional children's room configuration providing additional flexibility for family living.

The property offers approximately 450m² of advertised building area, with land plots ranging from 440m² to 720m² depending on the selected residence within Shanti Village.

A distinctive feature is the private rooftop lounge, providing an additional outdoor entertaining space separate from the swimming pool area. The rooftop has been designed to take advantage of Bali's spectacular sunsets and the surrounding coastal landscape.

The development promotes Indian Ocean, sunset and New Kuta Golf views, although the exact outlook will depend on the position and orientation of the selected villa.

Villa Kubu forms part of Shanti Village, a boutique gated community comprising just 16 luxury villas, offering a contemporary residential setting close to Balangan Beach and the wider Uluwatu lifestyle precinct.

The location provides convenient access to Dreamland Beach, Bingin, New Kuta Golf and Uluwatu, with surfing, golf, beach clubs and restaurants among the area's popular attractions.

Advertised from USD $999,000, Villa Kubu is offered fully furnished on a leasehold basis, with construction completion planned during 2027 depending on the selected development stage.

Villa Kubu at Shanti Village combines private pool living, spacious four-bedroom accommodation and a signature rooftop lounge, creating an appealing luxury residence near Balangan Beach and Uluwatu.

GOLF COURSE VIEW VILLA FOR SALE IN BALANGAN BALI

This golf course view villa for sale in Balangan Bali offers a luxury coastal lifestyle within Shanti Village, an exclusive gated development near New Kuta Golf and Balangan Beach on Bali's spectacular Bukit Peninsula.

Known as Villa Kubu, this contemporary four-bedroom residence combines spacious modern architecture, private swimming pool living and an elevated rooftop lounge designed to take advantage of the surrounding coastal landscape.

The development's proximity to New Kuta Golf is one of its standout attractions, offering convenient access to an established championship golf course surrounded by the dramatic limestone scenery of southern Bali.

New Kuta Golf is recognised for its landscaped fairways, coastal setting and views towards the Indian Ocean, creating an appealing lifestyle destination for golf enthusiasts and residents who appreciate open green spaces.

Villa Kubu's signature rooftop lounge provides an additional outdoor entertaining area, with the development promoting panoramic views towards the golf course, Indian Ocean and Bali's famous western sunsets.

The villa offers approximately 450m² of advertised building area, with land plots ranging from 440m² to 720m² depending on the selected residence within Shanti Village.

Featuring four spacious bedrooms, five bathrooms and generous enclosed living and dining spaces, Villa Kubu provides comfortable accommodation for families, international residents and luxury holiday living.

Outside, a 27m² private swimming pool creates an inviting environment for relaxation and entertaining, complemented by landscaped outdoor areas and the privacy of a standalone residence.

The property forms part of Shanti Village, a boutique gated community comprising just 16 luxury villas, offering contemporary architecture and a coordinated residential setting close to Balangan's coastal attractions.

Beyond the golf course, the location provides access to Balangan Beach, Dreamland Beach, Bingin and Uluwatu, with surfing, beachfront dining, beach clubs and scenic coastal destinations throughout the surrounding area.

Advertised from USD $999,000, Villa Kubu is offered fully furnished on a

leasehold basis, with estimated construction completion during 2027 depending on the selected development stage.

The advertised golf course, ocean and sunset views should be independently confirmed for each individual villa, as outlooks may vary according to property positioning, elevation and surrounding development.

Villa Kubu at Shanti Village combines spacious four-bedroom accommodation, private pool living and a distinctive rooftop entertaining area, creating an attractive opportunity to purchase a luxury villa near New Kuta Golf and Balangan Beach Bali.

LUXURY VILLA FOR SALE NEAR BALANGAN BEACH BALI

This luxury villa for sale near Balangan Beach Bali offers a sophisticated coastal lifestyle within Shanti Village, an exclusive gated development combining contemporary architecture, private pool living and spectacular surroundings on Bali's Bukit Peninsula.

Known as Villa Kubu, this spacious four-bedroom residence features a signature rooftop lounge, generous indoor living areas and a private swimming pool, creating an appealing combination of luxury accommodation and outdoor entertaining.

Balangan Beach is one of southern Bali's most recognised coastal destinations, known for its golden sand, dramatic limestone cliffs, consistent surf breaks and spectacular Indian Ocean sunsets.

The surrounding Balangan area offers a more relaxed coastal atmosphere than some of Bali's busier tourism districts, while providing access to restaurants, beach clubs, wellness facilities and the wider Uluwatu lifestyle precinct.

Villa Kubu features approximately 450m² of advertised building area, with land plots ranging from 440m² to 720m² depending on the selected residence within Shanti Village.

The property includes four spacious bedrooms, five bathrooms and generous enclosed living and dining areas, providing comfortable accommodation for families, international residents and luxury holiday living.

One of the villa's defining features is its private rooftop lounge, designed for sunset entertaining and enjoying elevated views across the surrounding

coastal landscape.

A 27m² private swimming pool provides an additional outdoor relaxation area, complemented by landscaped spaces and the privacy of a standalone luxury residence.

Located near New Kuta Golf, Dreamland Beach, Bingin and Uluwatu, the property offers access to championship golf, surfing, coastal dining and some of the Bukit Peninsula's most popular attractions.

Villa Kubu forms part of Shanti Village, a boutique collection of just 16 luxury villas, offering a gated residential environment with a coordinated contemporary architectural design.

The development promotes Indian Ocean, sunset and golf course views, although the exact outlook will depend on the location and orientation of each individual villa.

Advertised from USD $999,000, Villa Kubu is offered fully furnished on a leasehold basis, with estimated construction completion during 2027 depending on the selected development stage.

Villa Kubu at Shanti Village combines luxury four-bedroom accommodation, private pool living and an elevated rooftop entertaining area, creating an attractive opportunity to own a luxury villa near Balangan Beach and Uluwatu Bali.

GATED COMMUNITY VILLA FOR SALE IN BALANGAN BALI

This gated community villa for sale in Balangan Bali offers an exclusive residential lifestyle within Shanti Village, a boutique collection of just 16 contemporary luxury villas near Balangan Beach and New Kuta Golf.

Known as Villa Kubu, this spacious four-bedroom residence combines modern tropical architecture, a private swimming pool and a signature rooftop lounge, creating a sophisticated living environment on Bali's Bukit Peninsula.

Shanti Village is a luxury gated villa development near Uluwatu, bringing together contemporary residences within a coordinated architectural setting designed around privacy, spacious living and tropical surroundings.

Villa Kubu offers approximately 450m² of advertised building area, with land plots ranging from 440m² to 720m² depending on the selected

residence within the development.

The property features four spacious bedrooms, five bathrooms and generous enclosed living and dining areas, with an optional children's room configuration providing flexibility for family living.

A 27m² private swimming pool creates a dedicated outdoor relaxation space, complemented by landscaped gardens and comfortable entertaining areas.

One of Villa Kubu's standout features is its private rooftop lounge, providing an elevated space for sunset gatherings, outdoor entertaining and enjoying the surrounding coastal landscape.

The development promotes Indian Ocean, sunset and New Kuta Golf views, although the outlook from individual residences will depend on their position and orientation within the estate.

The boutique scale of Shanti Village Balangan, comprising just 16 luxury villas, creates a more intimate residential environment than larger resort-style developments while maintaining a cohesive architectural character.

Located near Balangan Beach, Dreamland Beach, New Kuta Golf and Uluwatu, the estate provides access to surfing, golf, restaurants, beach clubs and some of southern Bali's most popular coastal attractions.

Advertised from USD $999,000, Villa Kubu is offered fully furnished on a leasehold basis, with construction completion planned during 2027 depending on the selected development stage.

The estate's management arrangements, shared infrastructure, security provisions, maintenance responsibilities and any ongoing community fees should be confirmed as part of the purchase process.

Villa Kubu at Shanti Village combines spacious four-bedroom accommodation, private pool living and a distinctive rooftop entertaining area within an exclusive gated community close to Balangan Beach and Uluwatu.

OFF-PLAN VILLA FOR SALE IN BALANGAN BALI

This off-plan villa for sale in Balangan Bali offers an opportunity to secure a contemporary four-bedroom luxury residence within Shanti Village, an exclusive gated development near Balangan Beach and New Kuta Golf.

Known as Villa Kubu, the property combines sophisticated tropical architecture, spacious interiors and a signature rooftop lounge, creating a distinctive luxury residence on Bali's Bukit Peninsula.

The villa offers approximately 450m² of advertised building area, with land plots ranging from 440m² to 720m², depending on the selected residence within the development.

Featuring four spacious bedrooms, five bathrooms and generous enclosed living and dining areas, Villa Kubu provides flexible accommodation for families, international residents and luxury holiday living. An optional children's room configuration is also advertised.

One of the property's defining features is its private rooftop lounge, designed for sunset entertaining and enjoying elevated views across the surrounding coastal landscape.

Outside, a 27m² private swimming pool provides an additional space for relaxation, complemented by landscaped outdoor areas and the privacy of a standalone residence.

Shanti Village Balangan comprises just 16 luxury villas, creating a boutique residential environment with a coordinated contemporary architectural design.

The development promotes Indian Ocean, sunset and New Kuta Golf views, although individual outlooks will depend on the position, elevation and orientation of the selected property.

Construction is planned across two stages, with estimated completion in Q2 2027 for Stage 1 and Q4 2027 for Stage 2. These dates are development targets and should be confirmed against the construction contract and current progress.

Villa Kubu is advertised from USD $999,000, with fully furnished accommodation and an initial 32-year leasehold term, together with a proposed 50-year extension arrangement.

The opportunity to purchase an off-plan luxury villa near Uluwatu allows purchasers to consider available villa positions, land sizes and configurations before construction is completed, subject to developer availability.

The purchase process should include independent verification of the developer's track record, land rights, zoning, building approvals, construction specifications, payment milestones and contractual completion obligations.

The proposed lease extension should also be reviewed carefully, including

the extension mechanism, applicable costs and legal enforceability. Any advertised ocean or golf course views should be confirmed for the selected residence.

Villa Kubu at Shanti Village combines contemporary four-bedroom architecture, private pool living and a distinctive rooftop entertaining area, presenting an opportunity to secure a newly constructed luxury villa near Balangan Beach and Uluwatu.

LEASEHOLD VILLA FOR SALE IN BALANGAN BALI

This leasehold villa for sale in Balangan Bali offers a luxurious four-bedroom residence within Shanti Village, an exclusive gated development near Balangan Beach and New Kuta Golf on Bali's Bukit Peninsula.

Known as Villa Kubu, the property combines contemporary tropical architecture, spacious interiors and a signature rooftop lounge, creating an appealing opportunity to own a luxury residence close to Uluwatu's beaches and coastal attractions.

Advertised from USD $999,000, Villa Kubu is offered with an initial 32-year leasehold term and a proposed 50-year extension arrangement, subject to the conditions of the purchase and lease agreements.

The residence offers approximately 450m² of advertised building area, with land plots ranging from 440m² to 720m² depending on the selected property within Shanti Village.

Featuring four spacious bedrooms, five bathrooms and generous enclosed living and dining areas, Villa Kubu provides comfortable accommodation for families, international residents and luxury holiday living.

A 27m² private swimming pool provides a dedicated outdoor relaxation space, while the villa's distinctive rooftop lounge creates an elevated entertaining area designed for enjoying Bali's spectacular sunsets.

The development promotes Indian Ocean, sunset and New Kuta Golf views, although the exact outlook will depend on the location, elevation and orientation of each residence.

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

The proposed 50-year extension should not be considered an automatic or guaranteed addition to the initial lease. The extension mechanism, applicable costs, landowner obligations and legal enforceability should be independently verified.

Construction at Shanti Village Balangan is planned across two stages, with estimated completion in Q2 2027 for Stage 1 and Q4 2027 for Stage 2. The lease commencement date should be confirmed to establish the remaining lease duration at handover.

Located near Balangan Beach, Dreamland Beach and New Kuta Golf, the property offers convenient access to surfing, golf, restaurants and the wider lifestyle attractions of Uluwatu and Jimbaran.

Independent legal due diligence should include verification of the underlying land title, lease agreement, zoning, building approvals, access arrangements and any restrictions affecting residential or commercial accommodation use.

Villa Kubu at Shanti Village combines spacious four-bedroom accommodation, private pool living and an elevated rooftop entertaining area, offering a distinctive leasehold luxury villa opportunity near Balangan Beach and Uluwatu.

IS BALANGAN BALI A GOOD LOCATION FOR PROPERTY INVESTMENT?

Property investment in Balangan Bali offers an opportunity to explore the luxury villa market on Bali's Bukit Peninsula, a popular coastal destination known for its beaches, surfing, championship golf and proximity to Uluwatu.

Balangan combines spectacular Indian Ocean scenery with a quieter residential atmosphere than some of Bali's more established tourism centres. Its location near Dreamland Beach, Bingin and Jimbaran provides access to a wide range of coastal attractions, restaurants and lifestyle facilities.

The wider Uluwatu and Bukit Peninsula property market has attracted interest from international buyers seeking luxury residences, holiday homes and potential rental investments. Balangan's combination of coastal scenery and recreational facilities makes it a location worth considering within this market.

Shanti Village Balangan introduces a boutique gated development comprising just 16 contemporary luxury villas, with Villa Kubu offering one of the development's larger residential configurations.

Villa Kubu features four spacious bedrooms, five bathrooms and approximately 450m² of advertised building area, with land plots ranging from 440m² to 720m² depending on the selected residence.

The property's 27m² private swimming pool and signature rooftop lounge create distinctive outdoor living spaces, while the development's advertised ocean, sunset and New Kuta Golf views contribute to its luxury positioning.

These features may appeal to families, international residents and holidaymakers seeking spacious private accommodation near Balangan Beach and Uluwatu. The rooftop entertaining area also provides a point of difference compared with more conventional luxury villas.

Advertised from USD $999,000, Villa Kubu is offered fully furnished with an initial 32-year leasehold term and a proposed 50-year extension arrangement. The purchase price, lease conditions and any extension costs should be assessed as part of the property's overall investment value.

Construction is scheduled for completion during 2027, depending on the selected development stage. As an off-plan purchase, construction progress, developer obligations, payment milestones and handover arrangements are important considerations.

The potential financial performance of a luxury villa investment near Uluwatu depends on achievable accommodation rates, occupancy, operating expenses, property presentation and competition from other villas throughout the Bukit Peninsula.

Professional Bali villa management can assist with accommodation marketing, dynamic pricing, guest bookings, housekeeping and ongoing maintenance where the property has the necessary commercial accommodation approvals.

Any proposed short-term rental operation must be assessed against the property's zoning, building approvals and applicable accommodation licensing requirements. Rental projections should be independently reviewed rather than treated as guaranteed returns.

Villa Kubu at Shanti Village combines spacious contemporary architecture, private pool living and a distinctive rooftop lounge in a desirable coastal location, presenting an opportunity to explore luxury property ownership and potential investment in Balangan Bali.

WHY BUY A VILLA IN BALANGAN BALI?

Buying a villa in Balangan Bali offers the opportunity to enjoy a luxury coastal lifestyle surrounded by dramatic limestone cliffs, beautiful beaches and the spectacular Indian Ocean scenery of Bali's Bukit Peninsula.

Located near Uluwatu, Dreamland Beach and Jimbaran, Balangan combines the relaxed atmosphere of a coastal village with convenient access to restaurants, beach clubs, golf facilities and some of southern Bali's most recognised attractions.

Balangan Beach is renowned for its golden sand, surf breaks and spectacular sunsets. The surrounding limestone cliffs and coastal scenery create a distinctive environment that appeals to international residents, holidaymakers and property owners seeking a home close to the ocean.

Another advantage of Balangan is its proximity to New Kuta Golf, an established championship golf course surrounded by the dramatic landscapes of the Bukit Peninsula. The combination of golf, beaches and coastal dining provides a diverse lifestyle within a relatively compact area.

Balangan also offers access to the wider Uluwatu lifestyle precinct, including Bingin, Padang Padang and the growing collection of restaurants, wellness facilities and beach clubs throughout southern Bali.

Within this coastal setting, Shanti Village introduces an exclusive gated community comprising just 16 contemporary luxury villas, offering a boutique residential environment close to Balangan Beach and New Kuta Golf.

Villa Kubu is a spacious four-bedroom residence within the development, featuring five bathrooms, generous enclosed living and dining areas and approximately 450m² of advertised building area.

One of the property's defining features is its signature rooftop lounge, creating an elevated outdoor entertaining space designed for enjoying Bali's tropical climate, coastal scenery and famous western sunsets.

A 27m² private swimming pool provides an additional area for relaxation, complemented by landscaped outdoor spaces and the privacy of a standalone luxury residence.

Selected villas within Shanti Village are advertised with Indian Ocean, sunset and New Kuta Golf views, contributing to the development's appeal. Individual outlooks will depend on the position and orientation of each

property.

Advertised from USD $999,000, Villa Kubu is offered fully furnished on a leasehold basis, with an initial 32-year term and proposed extension arrangements that require independent legal verification.

Construction is scheduled for completion in stages during 2027, introducing a collection of newly constructed luxury villas to Balangan's coastal residential property market.

Villa Kubu at Shanti Village combines contemporary four-bedroom architecture, private pool living and a distinctive rooftop entertaining area, offering an attractive opportunity to own a luxury villa near Balangan Beach, New Kuta Golf and Uluwatu.

LOOKING TO BUY A VILLA IN BALANGAN BALI?

If you're looking to buy a villa in Balangan Bali, Local Property Team can help you explore luxury coastal 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 provides professional assistance with property searches, private inspections, negotiations and coordination with independent legal professionals throughout the purchasing process.

Our portfolio includes luxury villas near Balangan Beach, ocean view villas in Uluwatu, private pool residences and contemporary rooftop villas throughout Bali's Bukit Peninsula.

Our Bali buyers agent service also provides access to selected off-market properties and new developments, helping you compare locations, architectural designs, leasehold arrangements and available purchase opportunities.

Whether you're searching for a four-bedroom luxury villa in Balangan, a rooftop villa overlooking the Indian Ocean or a private pool residence near New Kuta Golf, our team can assist with identifying suitable properties and coordinating the necessary due diligence.

Interested in Villa Kubu at Shanti Village, advertised from USD $999,000?

Contact Local Property Team to request further information, review available villas within the development or arrange a consultation about purchasing property in Balangan.

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