







3 BEDROOM VILLA FOR SALE IN GIANYAR BALI | NORTH VILLA

FULLY FURNISHED 3 BEDROOM VILLA FOR SALE IN GIANYAR BALI

Discover North Villa, a contemporary tropical home offering privacy, comfort and a relaxed lifestyle in one of Bali's culturally rich regions.

Priced at USD $247,000, this attractive residence occupies 200m² of land with 146m² of building space, providing a well-balanced layout for everyday living.

The accommodation includes three bedrooms and three bathrooms, making it suitable for families, couples or those who regularly welcome visiting guests.

Thoughtfully presented and sold fully furnished, the interiors create a welcoming atmosphere without the need for extensive additional purchases.

3 3 200m2

Price	$247K USD
Property Type	Residential
Property ID	1582
Land Area	200 m2
Floor Area	146 m2

AGENT DETAILS

Brennan Hill - 0424 133 622

OFFICE DETAILS

Local Property Team - Bali
0424133622

LOCAL PROPERTY TEAM

A private swimming pool provides a peaceful outdoor retreat, complemented by convenient vehicle parking and practical household facilities.

Located in Gianyar, the property offers an opportunity to experience a more traditional side of the island, away from the busiest coastal entertainment precincts.

Whether you're planning to relocate, purchase a holiday residence or explore potential rental opportunities, this home provides a versatile starting point.

North Villa combines contemporary comfort with the charm of Balinese residential living, presenting an appealing opportunity for buyers seeking something beyond the usual tourist hotspots.

CONTEMPORARY INTERIORS DESIGNED FOR EVERYDAY COMFORT

The interior of North Villa combines modern styling with a practical layout, creating a welcoming environment for both relaxation and daily routines.

Each bedroom provides a separate personal space, while the three-bathroom configuration offers convenience when accommodating family members or overnight guests.

The furnished living areas allow new owners to settle in without the time and expense involved in sourcing major household furniture.

Outside, the swimming pool provides a refreshing escape from Bali's tropical heat and a comfortable setting for spending time with friends.

A dedicated garage offers convenient vehicle storage, while the separate laundry facilities help keep household tasks organised.

For those working from home, 300 Mbps internet connectivity supports video calls, streaming and other online activities.

The property also includes CCTV security and a 5,500 VA electrical supply, providing useful infrastructure for everyday residential needs.

Together, these features create a comfortable, low-maintenance living environment suited to buyers who appreciate simplicity, functionality and modern conveniences.

EXPERIENCE A MORE AUTHENTIC SIDE OF BALI IN GIANYAR

Gianyar offers a distinctive lifestyle shaped by traditional Balinese culture, established communities and a slower pace of life than the island's busiest tourism centres.

The region is recognised for its artistic heritage, local craftsmanship, temples and colourful markets, where daily routines remain closely connected to longstanding customs.

Residents can enjoy traditional Indonesian dining, explore nearby villages and experience cultural celebrations that form an important part of local life.

Beyond its cultural attractions, the wider area features lush rice fields, tropical landscapes and scenic countryside, creating opportunities to enjoy Bali's natural surroundings.

For those considering a permanent move, the residential atmosphere may be particularly appealing. Local neighbourhoods offer a sense of community that can be harder to find in areas dominated by short-term tourism.

Gianyar also provides access to established commercial centres and everyday services, although convenience will depend on the property's exact location.

Buyers who prefer peaceful surroundings over nightlife and crowded entertainment districts may find this region well suited to their lifestyle.

Choosing a home here is about more than the building itself — it's an opportunity to experience Bali's culture, community and natural beauty as part of everyday life.

IS GIANYAR A GOOD LOCATION FOR PROPERTY INVESTMENT IN BALI?

Gianyar presents an alternative for property investors looking beyond Bali's heavily developed coastal markets.

While destinations such as Canggu and Seminyak are closely associated

with tourism, this region attracts interest from buyers seeking permanent homes, extended stays and accommodation within established local communities.

Its appeal extends beyond holidaymakers. Families, professionals and international residents may prioritise practical housing, convenient access to daily necessities and quieter surroundings.

For investors, this creates an opportunity to explore long-term residential rentals, rather than relying exclusively on short-stay tourism.

North Villa's layout and existing furnishings could suit this type of accommodation, subject to local demand, suitable tenancy arrangements and applicable regulations.

However, purchasing decisions should be based on verified rental comparables, realistic occupancy assumptions and operating expenses, rather than advertised returns alone.

LOOKING FOR A VILLA FOR SALE IN GIANYAR BALI?

Finding the right property in Bali requires local knowledge, reliable information and a clear understanding of the purchasing process.

At Local Property Team, we help international buyers explore residential homes, holiday retreats and investment opportunities across the island.

Whether you're relocating, planning a future retirement or expanding your real estate portfolio, our team can assist you in identifying properties that suit your lifestyle and budget.

We provide guidance throughout the search process, including arranging private inspections, communicating with sellers and coordinating independent legal due diligence.

For overseas purchasers, understanding leasehold arrangements, ownership structures, building approvals and applicable regulations is particularly important before making a financial commitment.

Interested in North Villa? Our agents can provide further details, confirm availability and help you assess whether the property meets your requirements.

If this residence isn't quite what you're looking for, we can also introduce alternative opportunities in Gianyar, Ubud, Sanur and other parts of the

island.

Contact Local Property Team today to discuss your requirements or arrange a private viewing.

Explore More Bali Properties for Sale →

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