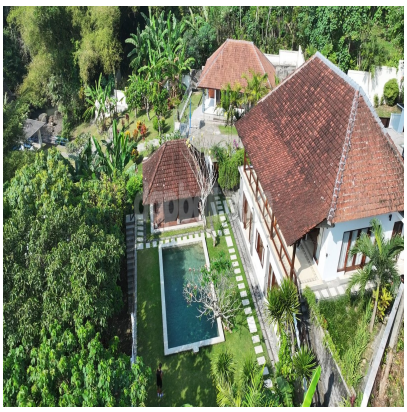

20050 – Tranquil river front villa in the southern Tabanan

Description

Escape to a hidden tropical sanctuary where luxury meets nature. Nestled in the peaceful area of **Kediri, Tabanan**, this beautifully maintained villa offers an extraordinary riverside setting that is becoming increasingly rare in Bali. Set on **650 sqm of freehold land**, the property features a spacious tropical garden overlooking a breathtaking natural river with dramatic stone cliffs, creating a private oasis surrounded by lush jungle. Perched on elevated ground, the villa enjoys uninterrupted panoramic views of the river valley while the soothing sound of flowing water creates a calming atmosphere throughout the day. This unique natural environment makes the property an exceptional choice for those seeking a wellness lifestyle, whether for meditation, yoga, healing retreats, or simply escaping the hustle and bustle of the city. Adding to its appeal, the villa is surrounded by beautifully designed luxury villas and boutique resorts, giving the neighborhood an exclusive yet peaceful ambiance. The surrounding area remains **quiet, private, and protected from future large-scale construction**, ensuring the serene atmosphere and unobstructed natural views can be enjoyed for years to come. Located just **20 minutes from Nuanu Creative City**, the rapidly developing **Pandak–Tabanan corridor** has become one of Bali's most sought-after investment destinations, with increasing demand for premium residences and holiday villas. Beyond its lifestyle appeal, this property also offers proven investment performance. The villa has been meticulously maintained and has consistently achieved **full occupancy for long-term rentals**, demonstrating strong rental demand in the area. It is offered **unfurnished**, allowing the new owner complete flexibility to create a personalized interior while benefiting from an already established, high-quality property.

Villa Specifications

- **Location:** Kediri, Tabanan, Bali
- **Land Size:** 650 sqm (6.5 are)
- **Building Size:** 174.5 sqm
- **Floors:** 2
- **Bedrooms:** 3 + 1 Maid Room
- **Bathrooms:** 3
- **Open & Enclosed Living and Dining Area**
- **Kitchen**
- **Private Swimming Pool:** 7.5 × 4 meters (1.7-meter depth)
- **2 Outdoor Garden Showers** (Upper Garden & Lower Garden)
- **Spacious Tropical Garden**
- **Gazebo with Relaxation Area**
- **Electricity:** 5,500 Watt
- **Water Source:** Deep Well
- **Ownership:** SHM (Freehold)
- **Building Permit:** IMB (2017)
- **Zoning:** Yellow Zone (Residential)
- **Views:** River, Natural Stone Cliff & Jungle
- **Environment:** Luxury Villas & Boutique Resorts
- **Condition:** Well-maintained
- **Furnishing:** Unfurnished

Property Highlights

- Expansive tropical garden with direct views of the river and natural stone cliffs
- Elevated position offering panoramic jungle and riverside scenery
- Peaceful ambiance with the relaxing sound of flowing river water
- Quiet surroundings with no future major construction, preserving privacy and tranquility
- Ideal for wellness living, meditation, yoga, and healing retreats
- Exclusive neighborhood surrounded by luxury villas and boutique resorts
- Consistently fully occupied for long-term rentals
- Excellent investment opportunity with proven rental performance
- Located within one of Tabanan's fastest-growing investment corridors
- High potential for future capital appreciation

Prime Location