



44570 – For Leasehold (27 years) 3-BR Beachside Villa just Walking Distance to Batu Bolong Beach, Canggu

Description

Discover this tropical retreat in the heart of Canggu's most vibrant lifestyle hub. Just 300 meters from the famous Batu Bolong Beach and its world-class surf breaks, this villa places you at the center of Bali's coastal energy while offering a tranquil private sanctuary. Step outside and you'll find yourself surrounded by iconic venues such as Café Kitsuné, TeAmo, and The Lawn — making this one of the most desirable locations on the island. Sitting on 219 m² of land with 210 m² of contemporary living space plus a spacious terrace, this villa has been thoughtfully designed to balance comfort, style, and functionality. The property features three beautifully appointed bedrooms, each with en-suite bathrooms, and a total of four bathrooms across the home. A sleek private pool (8x3m) serves as the villa's centerpiece, framed by lush greenery and a sun-soaked deck, perfect for relaxation or entertaining guests. The interiors showcase a modern minimalist aesthetic enriched with subtle Balinese elements. Every detail has been curated with quality and sophistication in mind — from solid natural teakwood furniture to designer linear ceiling lighting offering three customizable ambiances: Ambient, Accent, and Task. Soundproof windows ensure peace and privacy, while a professional water filtration system adds comfort to everyday living. Designed as a standalone residence, the villa also features an enclosed living room and a rooftop terrace — an ideal spot to unwind with sunset views after a day at the beach. Beyond its beauty, this property represents a rare investment opportunity. It is fully operational and perfectly suited for a high-performing rental business, benefiting from Batu Bolong's year-round popularity. With SLF ready, land status in the Pink Zone, and a 27-year leasehold with priority extension, it offers both security and strong long-term potential. Whether you're looking for a personal seaside haven or a profitable investment, this villa delivers the best of both worlds — combining luxury living with Bali's most sought-after lifestyle.

LOCATION

Nestled on the southwestern coast of Bali, Canggu is a captivating blend of rustic charm and modern allure, making it a must-visit destination for travelers seeking both adventure and relaxation. The area is renowned for its picturesque rice paddies, which create a stunning backdrop for leisurely walks and bike rides. As you wander through narrow lanes, you'll encounter a vibrant local community, where traditional Balinese culture meets a burgeoning expat scene, offering a unique fusion of experiences. Surf enthusiasts will be in their element at the famous Echo Beach, where rolling waves invite both beginners and seasoned surfers to ride the tide amidst breathtaking sunsets. Canggu is not just about its natural beauty; it's also a culinary paradise. The streets are lined with trendy cafes and restaurants, each offering a delightful array of international and local dishes. And this property is perfectly located just 300 m from Batu Bolong Beach & surf spots. Surrounded by top venues: Cafe Kitsune, TeAmo, The Lawn, and many more.

BEDROOMS

The serene bedroom blends modern comfort with tropical charm. A large glass sliding door opens directly to a private pool, framed by lush greenery that creates a secluded, natural oasis. The clean, minimalist design inside is softened by warm tones — crisp white bedding, earthy accents, and a touch of natural decor. A cozy seating area with a blush-toned chair adds a subtle pop of color, while soft lighting enhances the calm atmosphere. From bed, the view stretches seamlessly out to the pool and tropical garden, offering a perfect balance of indoor relaxation and outdoor living.

LIVING ROOM

The inviting living room captures the essence of modern tropical living. A large sectional sofa in soft neutral tones dominates the space, creating a comfortable spot for relaxation and gatherings. Natural light floods in through floor-to-ceiling glass doors, which open directly to a lush green garden, blurring the line between indoors and outdoors. Minimalist décor enhances the clean aesthetic — from the simple wooden coffee table and woven rug to the warm accent chair tucked in the corner. Wooden shelving and subtle decorative touches bring warmth and balance, while the tranquil garden view adds a refreshing sense of calm and privacy.

PRIVATE POOL

The private pool is the centerpiece of the villa's outdoor space, designed as a serene retreat surrounded by lush tropical greenery. Measuring 8 by 3 meters, it provides the perfect balance between relaxation and functionality — spacious enough for swimming yet intimate for quiet lounging. The crystal-clear water reflects the natural light, creating a refreshing ambiance throughout the day. A wooden deck connects seamlessly to the indoor living areas, making the pool an effortless extension of the home. With leafy palms and dense green plants framing the edges, the setting feels secluded and tranquil — a true oasis for sunbathing, morning swims, or evening cocktails by the water.

DINING ROOM & KITCHEN

The kitchen and dining space combines modern practicality with warm, natural design. Sleek wooden cabinetry and built-in appliances provide a functional yet stylish cooking area, while large glass doors invite natural light and connect the room to a green outdoor view. The dining table, crafted from solid wood, is paired with minimalist chairs that echo the villa's contemporary aesthetic. A statement artwork on the wall and a linear pendant light add a touch of character and sophistication, turning mealtimes into a cozy, social experience. The balance of clean lines, earthy tones, and tropical light creates an inviting atmosphere that feels both homely and refined.

Villa Details:

- Land size: 219 m²
- Building size: 210 m²