



45400 – Charming Modern Villa Within Walking Distance to Batu Bolong Beach for Sale in Canggu, Bali

Description

Discover your dream home in one of Bali's most sought-after neighborhoods. This beautifully maintained villa offers the perfect combination of modern comfort, tropical charm, and unbeatable location — just a short stroll to the vibrant Batu Bolong Beach in Canggu. Designed with elegance and functionality in mind, this property provides a serene haven for both living and investment.

Design & Interior

The villa showcases a refined modern design with clean architectural lines and a bright, open ambiance. The enclosed living area is spacious and comfortable, featuring large windows that fill the space with natural light while maintaining full air-conditioned comfort. The living room flows effortlessly into the dining area and fully equipped modern kitchen — ideal for both family gatherings and entertaining guests.

Each bedroom is designed as a private sanctuary, featuring warm tones, high-quality furnishings, and en-suite bathrooms with elegant finishes. The master suite opens to a private balcony overlooking the pool, offering a tranquil retreat to unwind after a long day. Throughout the villa, tasteful furniture and decor create an atmosphere of understated luxury.

Outdoor Space

At the heart of the villa lies a beautiful swimming pool surrounded by tropical greenery and a sun deck complete with lounge chairs — the perfect spot to enjoy Bali's year-round sunshine. The rear terrace and landscaped garden add an extra touch of relaxation, creating a calm oasis away from the lively streets of Canggu.

Location

The villa is ideally situated in a premium location, just a few minutes' walk from Batu Bolong Beach, one of Bali's most famous surf and sunset destinations. The area is surrounded by world-class cafés, boutique shops, yoga studios, and renowned restaurants such as Deus Ex Machina and The Lawn. Despite its central position, the property offers privacy and a peaceful living environment.

Investment Potential

Whether you're looking for a permanent residence, a vacation home, or a high-return rental investment, this villa ticks all the boxes. The combination of freehold ownership, strategic location, and impeccable maintenance makes it a rare opportunity in today's Canggu market. With the growing demand for luxury villas near the beach, this property ensures excellent appreciation potential and consistent rental yield.

Property Overview

- Land size: 295 m²
- Building size: 300 m²
- Ownership: Freehold (SHM)
- Building permit: IMB
- Floors: 2
- Bedrooms: 3 (each with en-suite bathroom)
- Enclosed living room
- Swimming pool
- Private Kitchen & Dining area
- Garden
- Back terrace
- Electricity: 5,500 watts
- Water source: Deep well
- Parking: Garage for 1 car
- Fully furnished
- Walking distance to Batu bolong beach
- Location: Canggu, Badung, Bali

PRICE IDR 12,500,000,000

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