



45702 – Modern Architectural Villa for Sale with A Bold Expression of Contemporary Design in Kayutulang, Canggu

Description

Experience a new standard of modern living with this stunning three-story villa located in Kayutulang, Canggu — one of Bali's most desirable and rapidly growing neighborhoods. Designed with striking architecture and thoughtful spatial planning, this property stands as a statement of art and functionality, offering comfort, privacy, and sophistication in every detail. Built in 2025, this brand-new villa sits on 122 square meters of land with a 151 square meter building, perfectly balancing compact urban design and open tropical ambiance. The residence blends geometric modernism with earthy tones and natural textures, creating a timeless aesthetic that complements the vibrant lifestyle of Canggu.

Architectural Brilliance

From the very first glance, this villa captivates with its terracotta-toned façade — a bold and distinctive design element inspired by contemporary tropical architecture. The exterior features creative perforated brick patterns that not only enhance visual appeal but also allow natural airflow and filtered sunlight to fill the interior. Every angle of the villa is meticulously designed to offer privacy while maintaining a strong connection with the outdoor environment. Step inside, and you'll find a beautifully appointed living room that opens directly to the pool area through expansive floor-to-ceiling glass doors. This seamless transition between indoor and outdoor spaces allows abundant natural light to bathe the interiors, creating a warm and inviting atmosphere. The minimalist décor, neutral color palette, and high-quality finishes emphasize modern simplicity while maintaining a sense of luxury.

Interior Comfort

The open-concept kitchen and dining area are designed for both practicality and style. Fitted with sleek cabinetry, elegant lighting, and premium countertops, it's perfect for those who enjoy cooking and entertaining guests. Adjacent to the kitchen, the dining space flows effortlessly into the living area, maintaining a cohesive and contemporary layout. Upstairs, the two bedrooms offer ultimate comfort with large windows, built-in wardrobes, and private bathrooms featuring modern fixtures and refined tilework. The master suite embodies relaxation, with soft lighting, warm textures, and access to a serene view of the surrounding neighborhood. The villa also includes a dedicated study room, providing a quiet and inspiring environment for remote work or creative pursuits — a highly valuable feature for today's modern lifestyle.

Outdoor Living

The private swimming pool is elegantly framed by minimalist landscaping and terracotta walls, offering total privacy for sunbathing or evening relaxation. The poolside area provides the ideal space for hosting intimate gatherings or simply enjoying Bali's tropical climate in complete tranquility. The property also features a parking area for both car and motorbike, ensuring practicality and convenience for residents and guests alike.

Location

Situated in Kayutulang, Canggu, this villa is perfectly positioned to enjoy the best of Bali living. The area is known for its vibrant yet relaxed atmosphere — home to trendy cafés, upscale restaurants, yoga studios, co-working spaces, and boutique shops. Within minutes, you can reach the popular Canggu and Berawa beaches, offering world-class surf spots and breathtaking sunsets. Despite its centrality, the neighborhood maintains a quiet and private character, making it an ideal choice for both residential living and investment. With easy access to Pererenan, Batu Bolong, and Seminyak, this villa provides the perfect balance between tranquility and convenience.

Investment Potential

This villa presents an excellent opportunity for investors seeking a high-return property in one of Bali's most dynamic real estate markets. Its modern design, prime location, and luxury features make it attractive for both short-term vacation rentals and long-term occupancy. With freehold ownership (Hak Milik) this property combines architectural excellence, functional design, and lasting value — a true gem in the heart of Canggu's evolving landscape.

Property Features

- Land Size: 122 m²
- Building Size: 151 m²
- Bedrooms: 2
- Bathrooms: 2 + 1 guest bathroom
- Floors: 3
- Private Pool
- Spacious Living Room
- Fully Equipped Kitchen & Dining Area
- Dedicated Study Room
- Wardrobe & Storage Area
- Service Area
- Parking Space
- Built Year: 2025
- Ownership: Freehold/SHM