



46631 – Exclusive Commercial Villa (3-BR) for Sale in A Prime Location of Kerobokan, North Kuta, Bali

Description

Discover an exceptional opportunity to own a beautifully crafted commercial villa located in one of Bali's most sought-after areas—Umalas, Kerobokan, North Kuta. This stunning two-storey property sits directly on Tegak Cupek main road, granting unmatched visibility, easy accessibility, and excellent commercial potential. Perfect for those seeking a profitable investment—whether for daily rentals, long-term leasing, or a private residence with strong income potential—this villa represents modern tropical living at its finest. Set on 2.17 are of land with a well-designed 250 m² building, the villa features a harmonious blend of modern architecture and warm island character. From the moment you step through the entrance pathway, surrounded by lush green tropical plants, you are welcomed into a serene and private space designed for comfort, relaxation, and effortless living.

The villa comes with three spacious bedrooms, each designed to provide a blend of luxury and tranquility. Large windows bring in natural light while offering soothing views of the pool and garden. Each bedroom includes access to its own private bathroom, for a total of four well-appointed bathrooms, all crafted with high-quality materials and a clean, contemporary aesthetic. At the heart of the property lies the private swimming pool, bordered by polished stone decking and lush greenery. A charming poolside gazebo adds an inviting touch—perfect for lounging, reading, or enjoying Bali's warm evenings. The outdoor ambiance is one of peaceful seclusion, yet the villa remains conveniently close to major attractions. The enclosed living room, fully equipped with air-conditioning, provides a comfortable environment for relaxation or entertainment. Large sliding doors allow seamless indoor-outdoor flow, filling the room with fresh air and natural light when opened. The adjacent dining area and modern kitchen create a practical and user-friendly space for both everyday meals and hosting guests. The villa is offered fully furnished, allowing the new owner to move in or begin rental operations immediately.

Beyond its elegant design and thoughtfully planned layout, this property stands out due to its strategic location. Umalas is known for its peaceful residential ambiance while remaining just minutes away from the vibrant lifestyle hubs of Canggu and Seminyak. Trendy cafés, boutique shops, international schools, beach clubs, and dining destinations are all conveniently within reach. The villa's position on a 6-meter-wide main road enhances accessibility, making it ideal for commercial use such as holiday rentals or boutique accommodations. Additional key advantages include a south-facing orientation, ensuring optimal natural lighting throughout the day. The villa holds a Freehold Title (SHM)—the strongest form of property ownership in Indonesia—along with complete IMB documentation, providing security and peace of mind for any buyer. This is a rare chance to secure a high-value investment in Bali's growing property market. With its combination of premium location, modern design, commercial viability, and full legal documentation, this villa offers both a luxurious living environment and exceptional long-term potential. For investors, homeowners, or business owners seeking a standout property in Umalas, this villa is an opportunity not to be missed.

Specifications

- Land size: 217 sqm
- Building size: 250 sqm
- Two-storey
- 3 Bedrooms
- 4 Bathrooms
- Private pool
- Living room (Full AC)
- Kitchen & Dining room
- Gazebo
- Garden
- Fully furnished
- Ownership: Freehold/SHM
- Building permit/IMB: available
- South oriented
- Access road: 6 meters (Main road)
- Location: Kerobokan Kelod, North Kuta, Badung, Bali

PRICE IDR 5,500,000,000
NEGOTIABLE

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Author

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