



47854 – Tropical Villa for Sale in Prime Location Near Berawa Beach, Padonan, Canggu

Description

This attractive freehold villa is located in the highly desirable area of Padonan, Canggu, one of Bali's most sought-after residential and investment destinations. Surrounded by established villas and a well-developed neighborhood, this property offers an excellent opportunity for both private residence and rental investment.

Set on 100 sqm of land with a building size of 80 sqm, the villa is thoughtfully designed to maximize space, comfort, and functionality. The layout features two comfortable bedrooms and two modern bathrooms, making it ideal for couples, small families, or as a rental unit targeting the growing Canggu market.

The villa offers a closed living room, providing a cool and comfortable indoor environment throughout the year. The living area flows seamlessly into a dedicated dining room and a well-appointed kitchen, creating a practical and welcoming space for everyday living and entertaining. The property is offered fully furnished, allowing the new owner to move in immediately or generate rental income without additional setup costs.

Additional features include a storage room, garage, and reliable electricity supply, adding to the convenience of daily living. The villa is easily accessible via a 4-meter-wide road, suitable for car access, a valuable feature in the Canggu area. The building holds an IMB issued in 2018, ensuring proper legal compliance.

One of the villa's strongest advantages is its strategic location. It is only 7 minutes to Berawa Beach, 10 minutes to Batu Bolong, and close to popular cafés, international restaurants, beach clubs, supermarkets, and lifestyle hubs that make Canggu so attractive to residents and tourists alike. Despite its proximity to these hotspots, the villa is situated in a quiet villa environment, offering privacy and comfort.

Property Highlights:

- Land size: 100m²
- Building size: 80m²
- 2 Bedrooms
- 2 Bathrooms
- En-Closed living room
- Dining room
- Kitchen
- Furnished
- Storage
- Electricity
- Building permit/IMB: Year 2018
- Garage
- Access road: 4 meters
- Ownership: Freehold title (SHM)

PRICE: IDR 2,150,000,000

Negotiable (serious buyers only)

This villa represents a strong value proposition in one of Bali's fastest-growing areas, suitable for personal use or as a high-demand rental investment.

Date Created

2026/01/30

Author

agung-devata