



49303 – Elegant 3-Bedroom Villa with Rice Field Views Near Canggu – Tumbak Bayuh, Bali

Description

An exceptional opportunity to acquire a beautifully designed private villa set amid lush rice fields and pandan plantations, offering privacy, tranquility, and a strong lifestyle–investment balance. This villa is ideal for luxury residential living, long-term leasing, or high-demand premium rentals. Set on a generous plot with expansive outdoor space, the property features a large garden, a gazebo overlooking the rice fields, and a thoughtfully designed interior layout that blends tropical comfort with modern functionality. Located in Bali, the villa enjoys a serene natural setting while remaining accessible to key destinations, making it highly attractive to families, long-stay guests, and international tenants.

Villa Specifications

- Land Size: 303 m²
- Built-Up Area: 200 m²
- Bedrooms: 3 spacious bedrooms (all ensuite)
- Bathrooms: 3
- Swimming Pool: 7 × 3 meters
- Garden: Large landscaped garden
- Views: Rice field & pandan plantation views
- Outdoor Feature: Gazebo overlooking the rice fields
- Laundry area
- Maid's quarters
- Private parking for 2 cars + motorbikes
- Excellent natural light and airflow
- Ideal for family living or luxury rentals

Rental Pricing

Monthly Rental

- Low Season: **IDR 70,000,000/ month**
(Approx. **USD 4,000** at current exchange rates)
- High Season: **IDR 86,000,000/ month**
(Approx. **USD 5,000** at current exchange rates)

Yearly Rental

- **IDR 620,000,000**
(Approx. **USD 36,000** at current exchange rates)
- USD 36,000 / year

Ownership Options

- Leasehold 30-year lease term: **IDR 7,700,000,000**
(Approx. **USD 450,000** at current exchange rates)
- Freehold: **IDR 8,600,000,000**
(Approx. **USD 500,000** at current exchange rates)

- ? Stunning rice field and plantation views
- ? Generous land size with spacious outdoor areas
- ? Strong rental income potential
- ? Flexible ownership options (leasehold or freehold)
- ? Suitable for private residence or investment

? Contact us today to receive full details, rental projections, or to arrange a private viewing.

This villa represents a rare opportunity to secure a high-quality property in a serene natural setting with strong income potential.