



49644 – 5+1 Bedroom Villa with Office Spaces for Lease in Tumbak Bayuh, Pererenan–Canggu, Bali

Description

This spacious and versatile villa is located in a well-established residential development in Tumbak Bayuh, one of the most desirable living areas between Pererenan and Canggu. Thoughtfully designed to accommodate large families, home offices, or long-term residential use, the villa offers an excellent balance of comfort, functionality, and privacy. With multiple bedrooms, dedicated study/office rooms, and a separate guest unit with private access, this property is ideal for family living, work-from-home professionals, or hybrid residential use.

PROPERTY OVERVIEW

- Land Size: 276 sqm
- Building Size: 360 sqm
- Land Title: Freehold (Hak Milik)
- Legal: PBG & SLF Ready
- Zoning: Residential
- Condition: Well-maintained

LAYOUT & SPACES

- **Bedrooms:**
 - 1 Main bedroom with en-suite bathroom
 - 2 Kids' bedrooms
 - 2 Guest bedrooms with private access, kitchen, and bathroom
 - 1 Maid bedroom
- **Bathrooms:**
 - 1 Main bathroom
 - 1 Shared bathroom
 - 1 Powder room
 - 1 Maid bathroom
- **Office & WORKSPACES:**
 - 2 Study / Office rooms

LIVING & SUPPORT AREAS

- Enclosed main living area
- Main kitchen made from solid, premium-quality teakwood
- Extra kitchen/service kitchen
- Laundry and drying room
- Inner courtyard garden
- Terrace with space available for a swimming pool
- 2 balconies
- Covered garage for 3 cars
- Parking space for 2 motorbikes

LEASE TERMS

- **Price:** IDR 370 Million per Year
- **Lease Duration:** 10 Years
- **Total Lease Price:** IDR 3.7 Billion
- **Negotiable**

WHY THIS VILLA?

- Ideal for long-term family living
- Dedicated office spaces for remote work or business use