



50196 – Modern 4-Bedroom Villa For Lease – Babakan, Canggu

Description

A newly completed modern villa (September 2023) located in the sought-after residential enclave of Babakan, Canggu—one of Bali's most in-demand areas for both lifestyle living and rental investment. Designed with comfort, functionality, and rental efficiency in mind, this villa offers a well-balanced layout, generous indoor spaces, and attractive outdoor features. The villa features a private pool patio on the ground floor and an upper-level BBQ terrace, creating versatile spaces for daily living, entertaining, and guest enjoyment. This combination makes the property highly appealing for long-term tenants, digital nomads, families, and holiday renters. Strategically positioned close to Canggu's cafes, international schools, fitness studios, and beaches, yet tucked away in a quieter residential pocket, this villa delivers the perfect balance between accessibility and privacy.

? **Location:** Babakan, Canggu – Bali

? Property Overview

- Ownership: Leasehold 25 years + 20-year extension option
- Completion: September 2023
- Bedrooms: 4
- Bathrooms: 4
- Total Built Area: 198.9 m²
- Unit: Babakan – Unit 1

? Layout Details

1st Floor – 47.5 m²

- Living Room: 23.7 m²
- Kitchen: 17 m²
- Staircase: 4.5 m²
- Guest Toilet: 2.3 m²

2nd Floor – 129.4 m²

- Master Bedroom: 27.5 m² + Bathroom 5.2 m²
- Bedroom 2: 12.2 m² + Bathroom 3.6 m²
- Bedroom 3: 16.2 m² + Bathroom 5.7 m²
- Bedroom 4: 17.8 m² + Bathroom 5.7 m²
- Staircase & Hallway: 10 m²
- BBQ Terrace: 25.5 m²

Outdoor Area

- Patio area with private swimming pool: 22 m²

? Key Selling Points

- ? Newly completed villa – **move-in or rent-ready**
- ? Efficient **4-bedroom layout** ideal for families or shared rentals
- ? Private pool and dedicated BBQ terrace
- ? Located in a **high-demand residential zone of Canggu**
- ? Strong appeal for **long-term rental and holiday letting**
- ? Modern design with excellent space optimization

? Price

USD 350,000

2 IDR 5.7 Billion (approximate, subject to exchange rate)