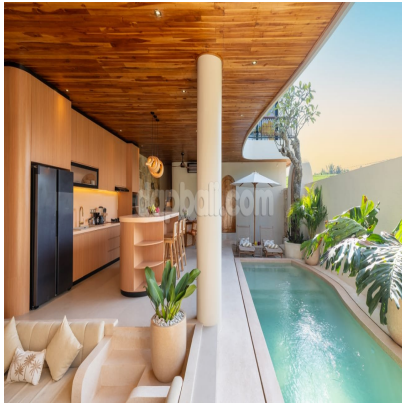




52417 – 3 Bedroom Villa for Sale or Lease in Nyanyi, Tabanan

Description

Experience contemporary tropical living in the rapidly growing **Nyanyi, Tabanan** area, just minutes from **Nuanu Creative City**, **Luna Beach Club**, and **Nyanyi Beach**. This brand-new villa combines modern architecture with breathtaking views of **rice fields, lush jungle, and distant mountains**, creating a peaceful retreat while remaining close to Bali's premier lifestyle destinations. Designed with spacious open-plan living, premium finishes, and a rooftop to enjoy Bali's spectacular sunsets, this villa is ideal as a private residence, holiday home, or high-performing rental investment. Buyers also have the flexibility to request an **enclosed living room at no additional cost**, making the home adaptable to personal preferences.

Villa Specifications

- **Location:** Nyanyi, Tabanan, Bali
- **Ownership:** Freehold (SHM) or Leasehold (25 Years)
- **Land Size:** 157 sqm
- **Building Size:** 227 sqm
- **Bedrooms:** 3
- **Bathrooms:** 3
- **Bathtubs:** 2
- **Guest Toilets:** 2
- **Swimming Pool:** 7 × 3 meters
- **Garage:** 5 × 5 meters
- **Kitchen & Living Room:** Open plan (can be converted to enclosed at no additional cost)
- **Rooftop**
- **Fully Furnished**
- **Kitchen Set**
- **Air Conditioning**
- **Water Heater**
- **Electricity:** 7,700 Watt
- **Building Permit:** PBG
- **Certificate:** SHM (Freehold)
- **Zoning:** Yellow Zone (Residential)
- **Road Access:** 4 meters

Property Highlights

- Brand-new modern tropical villa
- Beautiful rice field, jungle, and mountain views
- Rooftop with panoramic scenery
- Flexible open or enclosed living room design
- Fully furnished and ready to move in
- Ideal for private living or holiday rental investment
- Located in one of Bali's fastest-growing investment corridors

Prime Location

- Approximately 6 minutes to Nuanu Creative City
- Approximately 6 minutes to Luna Beach Club
- Approximately 6 minutes to Nyanyi Beach
- Easy access to Pererenan, Canggu, cafés, restaurants, and lifestyle destinations

Price

- **Freehold (SHM):** IDR 6,000,000,000
- **Leasehold (25 Years):** IDR 5,500,000,000

? **Contact us today** to arrange a private viewing or request further information. This newly completed villa offers the perfect blend of modern comfort.