



## 52631 – 3 Bedroom Villa for Sale in Ubud, Gianyar

### Description

Discover **Tropical Breeze Villa**, a spacious and beautifully maintained fully furnished villa in a strategic area of Ubud. Set on 300 sqm of land, the property offers privacy, tranquility, and breathtaking panoramic views of rice fields and Mount Agung, with beautiful sunrise and sunset views from the second-floor balcony. With generous indoor and outdoor spaces, a large tropical garden, private swimming pool, outdoor lounge, and private gym, this villa is ideal as a family residence, holiday home, or income-generating investment.

### Property Specifications

- **Location:** Ubud, Bali
- **Land Size:** 300 sqm (3 are)
- **Building Size:** 325 sqm, including swimming pool
- **Bedrooms:** 3
- **Bathrooms:** 3 Ensuite Bathrooms
- **Maid's Bedroom:** 1 with Ensuite Bathroom
- **Laundry Room**
- **Living Rooms:** 2
- **Kitchens:** 2 — Indoor Kitchen & Outdoor BBQ Kitchen
- **Dining Areas:** 2 — Indoor & Outdoor
- **Private Swimming Pool:** 3 × 7 meters
- **Carport**
- **Large Tropical Garden**
- **Outdoor Private Lounge**
- **BBQ Grill & Outdoor Dining Area**
- **Outdoor Gym:** Elliptical Cross Trainer, Treadmill & Exercise Bike
- **Balcony**
- **Direct Car Access**
- **Electricity:** 13,200 VA
- **Orientation:** East-facing
- **Furnishing:** Fully Furnished

### Property Highlights

- Stunning panoramic views of **rice fields and Mount Agung**
- Beautiful **sunrise and sunset views**
- Spacious tropical garden surrounded by lush greenery and palm trees
- Peaceful and private atmosphere
- Large villa with excellent indoor and outdoor living spaces
- Private pool and dedicated outdoor entertainment area
- Fully furnished and ready for immediate use
- Direct vehicle access to the property
- High electrical capacity suitable for the villa's facilities and private gym
- Excellent potential for both private living and rental investment

### Legal & Zoning

- **Ownership:** SHM (Freehold)
- **Zoning:** Full Yellow Zone — residential/villa use
- **SLF:** Available
- **Building Permit:** IMB/SIMB available
- Surrounded by beautiful rice field scenery

### Rental Potential

Estimated rental income: IDR 70,000,000–90,000,000 / month