



52652 – 3 Bedroom Villa for Sale in Tumbak Bayuh, Mengwi

Description

Discover a 3-bedroom villa, a modern tropical villa in the highly desirable area of **Tumbak Bayuh, Bali**. Offering a peaceful residential atmosphere while remaining close to the vibrant lifestyle destinations of Canggu and Pererenan, this villa presents an attractive opportunity for both personal use and investment. The villa is offered **fully furnished**, allowing the new owner to enjoy a ready-to-use property without the additional cost and hassle of furnishing. With a generous 157 sqm building area on 126 sqm of land, the layout is designed to provide comfortable living spaces for both short-term stays and long-term living. Tumbak Bayuh has become increasingly popular among property investors seeking an alternative to the busier parts of Canggu while still benefiting from strong tourism demand. The location provides easy access to cafés, restaurants, beach clubs, supermarkets, and the beaches of Pererenan and Canggu.

Property Specifications

- **Location:** Tumbak Bayuh, Bali
- **Property Type:** Villa
- **Land Size:** 126 m² (1.26 are)
- **Building Size:** 157 m²
- **Bedrooms:** 3
- **Furnishing:** Fully Furnished
- **Ownership:** Leasehold – 32 Years
- **Extension:** Extendable

Property Highlights

- **Only 1 unit remaining**
- Fully furnished and ready for immediate use
- Modern tropical villa concept
- Spacious building area relative to the land size
- Peaceful and increasingly popular villa neighborhood
- Excellent access to Canggu and Pererenan
- Suitable as a private residence, holiday home, or rental investment
- Long-term 32-year leasehold providing a strong investment horizon
- Extendable lease for additional flexibility

Investment Opportunity

The villa's strategic location between **Canggu and Pererenan** places it within one of Bali's most established tourism and lifestyle corridors. The area continues to attract international visitors, digital nomads, long-term residents, and property investors seeking accommodation close to Bali's beaches and lifestyle destinations. For investors, the property offers the opportunity to operate a fully furnished villa for holiday rental while retaining the flexibility to use it as a private residence or second home. Its proximity to Canggu and Pererenan provides strong potential demand from both short-term visitors and long-term tenants.

Prime Location

- Approximately **3 minutes to Canggu**
- Approximately **7 minutes to Pererenan Beach**
- Approximately **2 minutes to a supermarket**
- Easy access to cafés and restaurants
- Close to beach clubs and popular lifestyle destinations
- Convenient connection to Canggu, Pererenan, and surrounding areas

Price

IDR 4,500,000,000