



53163 – 3-Bedroom Brand-New Villa for Sale in Abiansemal (Near Beji Waterfall), Bali

Description

? **Location:** Near Beji Waterfall, Abiansemal, Bali

Experience the serene beauty of Bali's countryside with this brand-new villa, surrounded by endless rice field views and featuring a peaceful backyard overlooking the traditional spiritual purification grounds of Beji Waterfall. Peaceful, private, and picturesque, this property offers an ultimate retreat, waking up every morning to the rhythm of nature. Complete with commercial licensing for a villa (Pondok Wisata), it is built both as an ideal personal sanctuary and a high-yield investment property.

Property Details

- **Land Size:** 248 sqm
- **Building Size:** 200 sqm (Two stories)
- **Bedrooms / Bathrooms:** 3 / 3
- **Special Spaces:** Dedicated working space and gym area with a scenic view
- **Utilities & Water:** 7,700 watts of electricity, private borewell
- **Parking:** Carport for 1 car + 5 motorbikes
- **Furnishing:** Fully Furnished
- **Legality & Zoning:** Complete SLF & PBG included; official commercial area zoning for villa operation (Pondok Wisata)

Nearby Locations & Advantages

- **Spiritual & Natural Backdrop:** Positioned right next to the traditional spiritual purification site of Beji Waterfall, offering a deeply tranquil and green environment.
- **Endless Nature Views:** Immersed in endless, picturesque rice field vistas for a true private sanctuary feel.
- **High Investment Returns:** Estimated around 15% ROI, backed by strong rental performance metrics (Daily: IDR 5M / Monthly: IDR 60M / Yearly: IDR 600M).

? **Special Presale Price (Valid This Month):**

- **Freehold / Leasehold (75 Years):** IDR 5,990,000,000 / USD 357K
- **Normal Price:** IDR 6,800,000,000 / USD 405K

? A brand-new 3-bedroom rice-field sanctuary villa near Beji Waterfall, featuring complete commercial Pondok Wisata permits, a gym area, a workspace, and strong investment projections.

? **Interested in this property?** Contact us for more information or to arrange a private site inspection.

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Author

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