



53244 – 2-Bedroom Cliffside Luxury Villa for Sale in Sayan, Ubud

Description

? **Location:** Sayan, Ubud

Experience a private paradise where luxury meets the majesty of nature at **The Sanctuary Ubud**. Perched high on a cliffside overlooking a lush tropical forest with a hidden river flowing far below, this brand-new two-story villa offers breathtaking sunrise and sunset views framed by vibrant green canopies. Fully furnished and thoughtfully designed, it serves as an ultimate personal sanctuary or a high-yielding investment asset in Bali's cultural heart.

Property Details

- **Land Size / Building Size:** 198 sqm / 210 sqm (Two stories, Fully Furnished)
- **Bedrooms / Bathrooms:** 2 Master Suites featuring en-suite bathrooms with shower and bathtub, TV, AC, and a workspace/dressing table
- **Living Spaces:** Spacious indoor living area with a 75-inch TV, comfortable daybed-style sofa, AC, and ceiling fan; second-floor balcony terrace
- **Kitchen & Dining:** Modern indoor kitchen equipped with a built-in microwave, bar, oven, stove, 2-door fridge, water dispenser, and full tableware; outdoor dining area overlooking the lush forest and waterfall
- **Outdoor Amenities:** 4m x 7m private infinity pool with a waterfall and spacious sun loungers, an outdoor shower in a tropical garden oasis
- **Utilities & Access:** Direct car access from the main road, 7,700 VA electricity capacity, and high-speed Wi-Fi
- **Legality & Zoning:** SHM (Certificate of Ownership); Brown Zone (mixed residential/garden) with protected river border land ensuring permanent green views. PBG and SLF building permits are currently in process and near completion.

Nearby Locations & Advantages

- **Walking Distance:** Close to the famous Kclub Ubud.
- **Short Drive (5–15 Minutes):** Easy access to renowned wellness and retreat centers, popular cafes, restaurants, and fine dining spots, as well as Delta Dewata Supermarket (15 mins).
- **Central Proximity:** Just 20 minutes away from central Ubud.
- **High Investment Yield:** Strong rental income potential ranging from IDR 45,000,000 to IDR 65,000,000 per month.

? **Price:** IDR 5.85 Billion (Negotiable)

? A luxury 2-bedroom cliffside villa in The Sanctuary Ubud featuring permanent forest and river views, a private infinity pool, a complete SHM title, and exceptional rental revenue potential.

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

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