



54501 – Exclusive 4-Unit Private Villa Estate in Tumbak Bayuh, Canggu

Description

? **Location:** Tumbak Bayuh, Canggu, Badung Regency, Bali (*Private street in a peaceful residential enclave, minutes from central Canggu*)

An extraordinary luxury riverfront retreat featuring four exclusive private villas in Tumbak Bayuh, positioned directly along a tranquil riverbank with guaranteed protected green zone vistas. Tucked away on a quiet private street while remaining just minutes from the vibrant dining, shopping, and beach culture of Canggu, this sanctuary combines generous land footprints, high-end wellness amenities, and flexible investment options. Held under long leasehold titles (23 to 24 years) backed by a guaranteed 25-year contractual extension clause, these turnkey villas are tailored for ultra-luxury residential living, wellness retreats, or high-yield holiday rental portfolios. Prices start from **USD 360,000 (~IDR 5.8 Billion)**, with options for long-term leasehold purchase or immediate monthly/annual lease agreements.

Available Villa Units & Pricing Breakdown

All units feature fully private swimming pools, dedicated in-house massage beds, lush riverfront views, and turnkey operational readiness:

- **Villa 2: 4-Bedroom Luxury Riverfront Villa**
 - **Land Area:** 400 sqm | **Building Area:** 180 sqm
 - **Configuration:** 4 Bedrooms | Private Swimming Pool (7m x 3m)
 - **Wellness & Specialty Features:** Dedicated in-house massage bed; optional private sauna and ice bath add-on package
 - **Lease Term:** 23 Years (*Contracted until 2049*) + 25-Year Extension Guarantee
 - **Sale Price:** **USD 360,000** (*Approx. IDR 5,800,000,000*)
 - **Rental Rates:** IDR 70,000,000 / Month | IDR 800,000,000 / Year
 - **Rental Availability:** Monthly lease starting 21 January 2027
- **Villa 3 & Villa 4: 5-Bedroom Grand Riverfront Estates**
 - **Land Area:** Approx. 900 sqm | **Building Area:** 220 sqm
 - **Configuration:** 5 Bedrooms | Expansive Private Swimming Pool (10m x 3m)
 - **Wellness & Estate Features:** 400 sqm lush manicured tropical garden, private sauna, table tennis lounge, integrated water filtration system, in-house massage bed, and optional ice bath add-on
 - **Lease Term:** 24 Years (*Contracted until 2050*) + 25-Year Extension Guarantee
 - **Sale Price:** **USD 735,000** (*Approx. IDR 11,780,000,000 per unit*)
 - **Rental Rates:** IDR 120,000,000 / Month | IDR 1,200,000,000 / Year
 - **Rental Availability:** Monthly lease starting 1 December 2026 (*Villa 3*) & 5 November 2026 (*Villa 4*)

Transaction & Pricing Terms

- **Starting Sale Price:** **USD 360,000** (*Approx. IDR 5.8 Billion for 4-Bedroom Luxury Villa*)
- **Leasehold Security:** 23 to 24 Years base leasehold term + guaranteed 25-year extension agreement
- **Rental Inclusions:** Monthly and annual rental terms include housekeeping services, high-speed Wi-Fi internet, and pool/garden maintenance (*excludes agent commission*)
- **Agency Cooperation:** Standard 5% Co-Broking Agent Commission offered

Nearby Locations & Key Advantages

- **Protected Riverfront & Green Zone Setting:** Direct frontage overlooking non-buildable green zone rice fields and tropical riverbank ecosystems, ensuring permanent privacy and scenic views.
- **Integrated Luxury Wellness Concept:** Purpose-built with dedicated massage equipment, private saunas, ice bath configurations, and purified water filtration systems—ideal for the high-demand wellness tourism market.
- **Generous Land Footprints in Prime Canggu Fringe:** Offering rare 400 sqm to 900 sqm land plots within minutes of central Canggu and Pererenan beaches.
- **Flexible Commercial & Living Terms:** Immediate option for outright leasehold acquisition or turnkey monthly and annual rental management.

? **Starting Price:** **USD 360,000 (~IDR 5.8 Billion)** | **Monthly Rental:** **From IDR 70 Million**

? Exclusive 4-unit luxury riverfront villa complex with pools, saunas, and green zone views in Tumbak Bayuh, Canggu.