



54523 – Exclusive 3-Bedroom Balinese Tropical Villa for Rent with Permanent Rice Field Views in Batubulan

Description

? **Location:** Batubulan, Sukawati, Gianyar Regency, Bali (*Peaceful residential area with rapid access to Sanur, Denpasar, and Ubud*)

An exceptional 2-story modern tropical sanctuary designed for serene, high-end residential living. Built on a **250 sqm (2.5 Are)** plot with a **350 sqm building area**, this fully furnished villa enjoys uninterrupted, permanent rice field vistas across both its front and rear perimeters. Featuring a generous 3-bedroom en-suite layout (+ 1 helper room), flexible family living spaces, and a private garage for two vehicles, this property balances serene natural surroundings with seamless vehicle access along a 3-meter paved road. Offered at an attractive annual rental rate of **IDR 160,000,000 / Year (Negotiable)**, this villa represents an outstanding turn-key home for families or expatriates seeking authentic Balinese tranquility within easy reach of Bali's primary coastal and cultural hubs.

Property Specifications

- **Land Size:** 250 sqm / 2.5 Are
- **Building Size:** 350 sqm (2 Floors)
- **Bedrooms:** 3 Master Bedrooms (Each with en-suite bathrooms, AC, wardrobes, and premium bedding) + 1 Helper/Maid's Room
- **Bathrooms:** 3 En-Suite Bathrooms + 1 Guest/Helper Toilet
- **Living & Family Areas:** Fully enclosed aesthetic living room with comfortable sofa set, plus an upper-floor family lounge with display cabinetry
- **Kitchen & Dining:** Modern fully equipped kitchen set, dining table, gas stove, and refrigerator
- **Additional Spaces:** 2nd-floor versatile side terrace for relaxation/sunset views, dedicated storage/utility room, and helper quarters
- **Utilities:** 5,600 VA (PLN) electrical capacity & deep bore well water filtration system
- **Access & Parking:** 3-meter paved access road with a spacious enclosed garage accommodating 2 cars plus motorcycles
- **Furnishing:** Fully Furnished (*Turn-key condition*)

Transaction & Pricing Terms

- **Annual Rental Price:** IDR 160,000,000 / Year (*Negotiable*)

Nearby Locations & Key Advantages

- **Unobstructed Dual-Aspect Views:** Permanent green rice field views at both the front and rear of the residence, ensuring constant fresh breezes, natural sunlight, and privacy.
- **Strategic Batubulan Location:** Positioned in a quiet enclave off Jl. Pasekan, providing efficient access to Sanur beaches, international schools in Renon/Denpasar, and central Ubud.
- **Generous Building Footprint:** Offers a substantial 350 sqm living area that caters comfortably to family living or long-term remote work arrangements.
- **Turnkey Infrastructure:** Fully functional deep well water system, high electrical capacity, and secure covered garage parking.

? **Rental Price:** IDR 160,000,000 / Year (*Negotiable*)

? Fully furnished 350 sqm 3BR Balinese tropical villa with permanent rice field views and 2-car garage in Batubulan.

? **Interested in this property?** Contact us to schedule a private viewing or to negotiate lease agreement terms.

Date Created

2026/10/23

Author

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