



54728 – 3-Bedroom Luxury Leasehold Villa for Leasehold Near Kedungu Beach, Bengkel – Tabanan

Description

? **Location:** Kedungu, Tabanan, Bali (Close to Kedungu Beach, Ulaman Eco Luxury Resort, and local educational facilities)

An exceptional off-plan or turnkey luxury villa opportunity situated in the highly sought-after lifestyle and surf corridor of Kedungu, Tabanan. Featuring a modern 2-story architectural design, this property spans a **200 sqm building area** on a **271 sqm freehold-equivalent leasehold plot**. The villa offers **3 bedrooms, 4 bathrooms**, an open-plan living and dining area, a fully equipped modern kitchen complete with a dishwasher and washing machine, and spacious interior hallways. Designed for ultimate wellness and tropical comfort, outdoor and recreational amenities include a **private 27 sqm swimming pool**, a **42 sqm private garden**, a **42 sqm private parking area**, plus exclusive personal wellness facilities featuring a **private sauna and ice bath**. Fully secured under a leasehold tenure valid for 29 years until July 25, 2055 (with extension options) and backed by complete legal compliance including PBG and SLF permits. Offered at **USD 290,000 (Approx. IDR 4,640,000,000)**.

Property Specifications

- **Total Land Area:** 271 sqm
- **Building Size:** 200 sqm across 2 stories
- **Bedrooms & Bathrooms:** 3 Bedrooms & 4 Bathrooms
- **Ownership / Tenure:** Leasehold for 29 years until July 25, 2055 (extendable)
- **Legal & Licensing:** Fully licensed with complete PBG and SLF building permits
- **Indoor Features:** Living room, dining area, open-plan kitchen, washing machine, dishwasher, and wide structural hallways
- **Outdoor Amenities:** Private swimming pool (27 sqm), private garden (42 sqm), and private parking bay (42 sqm)
- **Wellness Facilities:** Dedicated private sauna and ice bath

Key Investment Advantages & Strategic Highlights

- **Prime Kedungu Lifestyle Corridor:** Located just minutes from the pristine shores of Kedungu Beach and world-class eco-resorts like Ulaman, capturing high demand from digital nomads, surfers, and luxury villa renters.
- **Complete Wellness Amenities:** Rare incorporation of a private sauna and ice bath directly inside the residence, catering perfectly to the exploding wellness tourism market in Bali.
- **Guaranteed Legal Compliance:** Fully secured with verified PBG and SLF permits, ensuring immediate peace of mind for commercial rental operation or secure family ownership.
- **Long Lease Tenure:** 29-year secure leasehold duration running through 2055 with clear extension provisions for long-term capital preservation.

? **Asking Price:** USD 290,000 (Approx. IDR 4,640,000,000)

? Luxury 3BR villa with private pool, sauna, and ice bath on 271 sqm land with 29-year leasehold and complete SLF/PBG permits in Kedungu, Tabanan.

? **Interested in this property?** Contact us to inspect legal title documents, review floor plans, or schedule a private site viewing.

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