

54773 – 5-Bedroom Luxury Designer Villa in Babakan, Canggu – For Yearly Rent / Freehold Sale

Description

? **Location:** Babakan, Canggu, Bali *(Minutes to Batu Bolong & Echo Beach)*

An exceptional, spacious designer villa situated in the peaceful neighborhood of Babakan, Canggu, combining quiet tropical ambiance with proximity to central Canggu and its beaches. Designed by renowned German architect Oliver Gehlen to high Western construction standards, this single-storey property spans an expansive **15.6 are (1,560 sqm) land size** with a **466.15 sqm building area**. Featuring **5 bedrooms, 4 bathrooms plus a powder room**, dual kitchens, a 12m x 3m private swimming pool, and manicured lawns, this turnkey residence is available for yearly/monthly rental or direct freehold acquisition.

Property Specifications

- **Total Land Size:** 15.6 Are (1,560 sqm)
- **Building Size:** 466.15 sqm (Single-storey layout)
- **Bedrooms & Bathrooms:** 5 Bedrooms & 4 Bathrooms + Powder Room
- **Master Suite:** Complete with ensuite and walk-in wardrobe
- **Guest & Staff Quarters:** Separate guest bedroom with bathroom and entertainment area, plus a maid's bedroom with bathroom
- **Living & Functional Spaces:** Games room/study/library, dry and built-in wet kitchens, bar with wine fridge, built-in 4-burner BBQ, laundry area, and storage
- **Outdoor Amenities:** Private swimming pool (12m × 3m / 36 sqm), manicured garden, and lawn
- **Parking:** Garage accommodating 2–3 cars plus bike parking
- **Technical & Utilities:** High-speed WiFi, AC units, premium audio and TV systems, deep well water, and robust electrical capacity
- **Architecture & Build Year:** Designed by German architect Oliver Gehlen (completed in 2018) to Western quality standards
- **Legal Status:** Freehold / SHM with complete IMB (issued 2018)

Transaction & Pricing Terms

- **Yearly Rental:** IDR 1,300,000,000 / year *(Approx. USD 81,250)*
- **Monthly Rental:** IDR 135,000,000 / month *(Approx. USD 8,437)*
- **Freehold Sale:** IDR 29,000,000,000 *(Approx. USD 1,812,500)*

Key Investment Advantages & Strategic Highlights

- **Prime Babakan Corridor:** Positioned in a tranquil residential enclave just minutes away from the vibrant dining, surf, and lifestyle hubs of Batu Bolong and Echo Beach.
- **Superior Western Construction:** Impeccably engineered single-storey structural design by Oliver Gehlen utilizing top-tier materials and premium finishing standards.
- **Turnkey & Versatile Setup:** Ideal as an ultra-luxury private family residence, high-end corporate retreat, or premium commercial holiday rental investment with strong yield potential.
- **Secure Legalities:** Clear freehold (SHM) title and IMB permits established in 2018, ensuring a streamlined transaction process.

? Designer 5-bedroom single-storey luxury villa with 12m private pool on 15.6 are of land in Babakan, Canggu.

? **Interested in this property?** Contact us to review legal certificates, inspect architectural blueprints, or schedule a private site viewing.

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