

54990 – Modern 3 Bedroom Single-Level Villa for Sale in Kaba-Kaba, Tabanan

Description

? **Location:** Kaba-Kaba, Kediri, Tabanan Regency, Bali *(Tranquil Luxury Lifestyle District)*

An extraordinary contemporary eco-luxury sanctuary set on a sprawling **1,240 sqm (12.4 Are)** land parcel with **21 years leasehold security**. Built to high structural standards in **2026**, this single-level residence offers **250 sqm** of refined interior architectural design, seamlessly integrating enclosed air-conditioned living spaces with open-air tropical living areas. Featuring a massive 4 × 14-meter private lap pool, a 10-unit solar energy infrastructure, and an expansive private garden compound, this property represents an outstanding turn-key investment or private family sanctuary.

Property Specifications & Features

- **Total Land Footprint:** 1,240 sqm / 12.4 Are
- **Total Built Area:** 250 sqm (Single Level Layout)
- **Bedrooms & Bathrooms:** 3 En-Suite Bedrooms + 1 Guest Powder Room
- **Living & Dining Configuration:** Enclosed air-conditioned main lounge with hybrid open/enclosed kitchen & dining layout
- **Private Lap Pool:** 4 × 14-meter private pool framed by sun terraces and tropical landscaping
- **Furnishing & Condition:** Brand new (2026 Construction), fully furnished with bespoke contemporary interiors
- **Utility & Service Spaces:** Dedicated maid quarter, staff storage room, security post, and solar battery storage room
- **Energy & Technical Infrastructure:** 10-unit solar panel array, 13,200 Watts electrical supply, drilled well water filtration, and high-speed fiber optic connectivity
- **Parking & Climate Control:** Enclosed garage parking for 1–2 vehicles, equipped with 4 air conditioning units throughout

Pricing & Lease Terms

- **Asking Leasehold Price (21 Years):** IDR 5,500,000,000 (5.5 Billion Rupiah) — Approx. **USD 343,750** *(calculated at ~IDR 16,000 / USD)*

Key Investment Advantages & Strategic Highlights

- **Unrivaled Land-to-Building Ratio:** A rare 1,240 sqm land plot for a 3-bedroom home, providing extreme privacy, lush natural surroundings, and space for future estate expansion.
- **Eco-Conscious Energy Infrastructure:** An integrated 10-panel solar energy system drastically reduces monthly operating costs, supporting sustainable eco-luxury living.
- **Brand-New 2026 Build Quality:** Single-level layout built to modern tropical architectural standards, minimizing immediate maintenance costs and maximizing rental readiness.
- **Serene Development Corridor:** Nestled in the quiet residential sanctuary of Kaba-Kaba with rapid access to Pererenan, Canggu, and local amenities.

? 250 sqm built / 1,240 sqm land, 3-bedroom eco-luxury villa with a 4×14m pool and 10 solar panels at Kaba-Kaba in Tabanan Bali.

? **Interested in this property?** Contact us to inspect title and lease agreements, view architectural floor plans, or schedule a private site viewing.

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