



## Modern Two Bedroom Villa + An Office in Babakan, A Great Investment Opportunity



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 228,811.24

### Standort

Land:	Indonesien
Staat/Region/Provinz:	Bali
Veröffentlicht:	14.04.2026

### Beschreibung:

Situated in the increasingly desirable Babakan area of Canggu, this contemporary two-bedroom villa with a dedicated office offers a well-rounded investment opportunity for both lifestyle buyers and rental-focused investors. Constructed in 2024, the property is located in a quiet yet strategically placed neighborhood, providing easy access to Batu Bolong, Berawa, and central Canggu while avoiding the heavy traffic of main roads. The area continues to attract strong demand from long-term residents, digital nomads, and short-term holiday renters, making it an ideal choice for consistent occupancy. The villa occupies 115 sqm of land with a thoughtfully designed 111 sqm building, optimizing space without sacrificing comfort or functionality.

The villa includes two roomy bedrooms, each with its own ensuite bathroom, plus a guest powder room for added convenience. A notable feature is the dedicated office space, catering to the increasing need for remote work-friendly homes in Bali. The enclosed living, dining, and kitchen areas are styled with a modern tropical design, blending clean architectural lines with warm natural materials. Large glass doors create a seamless connection between the indoor space and the outdoor terrace, allowing natural light to fill the villa. The private swimming pool (4.5 x 3 meters), outdoor shower, and small garden provide a comfortable setting for daily living and guest stays, while the balcony terrace offers an additional area for relaxation.

From an investment standpoint, this villa provides a solid base for both short-term and long-term rental plans. The Pondok Wisata zoning permits daily rental operations, a crucial factor for maximizing returns in Bali's rental market. The property holds a 28-year leasehold with an option to extend, ensuring long-



term security for investors. As a standalone villa with protected surroundings, it enjoys enhanced privacy and a reduced risk of disruptive nearby developments, a common concern in fast-growing areas like Canggu. Equipped with high-speed fiber optic internet, storage space, and an efficient layout, this villa is well-suited to attract a steady flow of tenants or guests, making it a practical and sustainable investment in one of Bali's most dynamic property markets.

**\*\*Price: IDR 3,950,000,000\*\***

Zustand: Ausgezeichnet  
Gebaut: 2024

## Allgemein

Schlafzimmer: 2  
Badezimmer: 3  
Fertige m<sup>2</sup>: 115 m<sup>2</sup>  
Grundstücksgröße: 111 m<sup>2</sup>

## Zimmerdetails

Innenausstattung: Fitted kitchen

## Gebäudedetails

Parkplatz: Ja  
Außen-Ausstattung: Pool  
Anzahl Etagen: 2

## Mietdetails

Möbliert: Ja

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/RWEE-T3387/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/RWEE-T3387/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: bpvl02980



IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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