



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



Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 229,680.96

Τοποθεσία

Χώρα:	Indonesia
Νομός/Περιοχή/Επαρχία:	Bali
Δημοσιεύθηκε:	14/04/2026
Περιγραφή:	

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****

Κατάσταση: Excellent
Κατασκευάστηκε: 2024

Κοινά

Κρεβατοκάμαρες: 2
Μπάνια: 3
Τελειωμένα τετραγωνικά πόδια: 115 τ.μ
Μέγεθος αυλής: 111 τ.μ

Room details

Indoor Features: Fitted kitchen

Building details

Parking: Ναί
Outdoor Amenities: Pool
Αριθμός ορόφων: 2

Rental details

Furnished: Ναί

Lease terms

Date Available:

Επιπλέον πληροφορίες

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