



## Modern 4-Bedroom Villa in Batu Bolong, Just Steps Away from the Beach



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 596,574.36

### Location

Pays:	Indonésie
État/Région/Province:	Bali
Soumis:	29/12/2025

### Description:

This contemporary villa in Batu Bolong offers a refined blend of modern minimalist architecture and subtle Balinese accents, set within one of Canggu's most desirable beachside pockets. Built in 2024, the home spans a generous 280 sqm of interior space on a 250 sqm land plot, creating a well-balanced layout suitable for both private living and high-performing rental use. The villa sits only 350 meters from the shoreline—just a five-minute walk—making it ideal for guests or owners seeking immediate access to Batu Bolong's surf, cafés, and lifestyle attractions. Large soundproof windows frame the tropical garden and pool, ensuring a calm environment while maintaining a strong connection to the outdoors.

The living spaces are designed with comfort and function in mind. A spacious 60 sqm enclosed living room forms the center of the home, featuring designer linear ceiling lighting with three customizable modes—general, accent, and work—allowing the ambiance to shift throughout the day. The interiors highlight clean lines, warm tones, and solid wood furniture that brings natural texture into the space. Sliding glass panels open toward the garden, where a 9 × 3.5 meter pool creates a refreshing focal point. Tall greenery surrounds the outdoor lounge areas, giving the villa a private and serene retreat feeling despite its prime urban setting.

Each of the four bedrooms measures 20 sqm, providing a well-proportioned layout suitable for families or groups. All bedrooms include ensuite bathrooms, along with an additional guest WC for convenience. The villa also provides a dedicated parking space for one car—an important feature in the busy Batu Bolong area. Every room benefits from high-quality soundproofing, making the interior quiet even with the lively surroundings of Canggu nearby. With its strategic location, thoughtfully curated design, and



resort-style outdoor areas, this villa stands out as a strong lifestyle investment. It offers a turnkey living experience within walking distance of the beach while delivering the design sophistication and practicality expected in Batu Bolong's growing luxury market.

Price : USD 600,000

Nouveau: Oui  
Année: 2024

### Commun

Chambres: 4  
Salle de bains: 5  
Pied carré fini: 280 m<sup>2</sup>  
Dimensions du lot: 250 m<sup>2</sup>

### Room details

Indoor Features: Fitted kitchen

### Building details

Parking: Oui  
Outdoor Amenities: Pool  
Nombre de pieds carrés: 2

### Rental details

Furnished: Oui

### Lease terms

Date Available:

### Information additionnelle

Lien URL du site web: [http://www.arkadia.com/RWEE-T3112/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/RWEE-T3112/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

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