



## Modern 2 Bedroom Villa in Tumbak Bayuh – Smart Investment Opportunity



### Agent Info

Name: ArKadia  
 Company Name:  
 Country: United Kingdom  
 Phone:  
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
 Price: USD 167,855.01

### Location

Country: Indonesia  
 State/Region/Province: Bali  
 Posted: Mar 08, 2026

### Description:

Located in the growing residential area of Tumbak Bayuh, this thoughtfully designed 2-bedroom villa offers a comfortable balance between modern tropical living and practical functionality. Positioned just a short drive from Pererenan and central Canggu, the property benefits from strong rental demand while maintaining a quieter atmosphere preferred by long-term residents and holiday guests alike. The villa features a fully enclosed living area, providing privacy, air-conditioned comfort, and protection from the elements—an important advantage for both homeowners and rental operations. Large sliding doors allow natural light to enter, creating a bright and welcoming ambiance that connects smoothly to the outdoor pool area. At the center of the living space is a well-designed kitchen island complete with a marble sink, combining aesthetics with durability.

The island layout encourages social interaction while offering generous preparation space, making it ideal for hosting or everyday use. Both bedrooms are proportioned for comfort and functionality, with quality finishes and storage solutions. The master bathroom features a bathtub, adding a relaxing element that enhances guest appeal and long-term rental value. An outdoor shower complements the tropical lifestyle experience, allowing residents or guests to rinse off after enjoying the swimming pool or a day at the nearby beaches. The private swimming pool measures 5.25 x 2.75 meters—an efficient yet inviting size that supports both leisure and easy maintenance. Additional features include a dedicated storage area, ensuring practical organization for owners or property management needs.



The villa is also equipped with a water filter system, supporting clean and reliable water quality—an increasingly important consideration for both residents and investors in Bali. The layout has been designed with operational efficiency in mind, making it suitable for short-term rentals, long-term leasing, or personal residence. Tumbak Bayuh continues to attract attention due to infrastructure growth, proximity to lifestyle destinations, and consistent rental performance in the surrounding areas. With its enclosed living concept, private pool, marble kitchen island, bathtub feature, and functional storage, this villa presents a well-rounded investment opportunity in one of Bali’s steadily expanding residential pockets.

Price : USD 169,000

Condition: Excellent

Built: 2023

### Common

Bedrooms: 2  
Bathrooms: 2  
Finished sq. ft.: 64 sq m  
Lot Size: 100 sq m

### Room details

Indoor Features: Fitted kitchen

### Building details

Parking: Yes  
Outdoor Amenities: Pool  
Number of Floors: 1

### Rental details

Furnished: Yes

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/RWEE-T3287/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/RWEE-T3287/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: bpv102841



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