



🏠 144 m<sup>2</sup> 📄 Tumbak Bayuh, Indonésie 📄 295 000 USD / 6 101 190 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7949</b>	Price	<b>295 000 USD / 6 101 190 CZK</b>
Address	<b>Tumbak Bayuh, Indonésie</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>144 m<sup>2</sup></b>
Number of rooms	<b>3 rooms</b>	Land area	<b>90 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Yes</b>
Parking	<b>Yes</b>	Terrace	<b>Yes</b>
Swimming pool	<b>Yes</b>	Lift	<b>No</b>

## About real estate

We are pleased to present a 3-bedroom villa with a total area of 144 m<sup>2</sup>, part of the intimate The Bayuh Oases project—a boutique collection of six private villas situated in the quiet residential area of Tumbak Bayuh, near the popular town of Canggu.

The villa is designed in an elegant modern style with an emphasis on clean lines, practical floor plans, and the comfort of everyday living. It offers two separate bedrooms, a spacious living area with a kitchenette, a private pool, and modern smart home technology. The property is sold fully furnished, including all furniture and appliances, and is ready for immediate occupancy or rental.

Tumbak Bayuh offers an ideal combination of privacy, tranquility, and an authentic Balinese atmosphere with beautiful views of rice fields. At the same time, it offers excellent access to key locations—Pererenan Beach is approximately an 8-minute drive away, and the center of Canggu is about 12 minutes away. The location is sought after not only for its residential charm but also for its growing investment potential and appeal for both short-term and long-term rentals.

The project is currently approximately 70% complete, with a planned handover date in August 2026. The villas are offered as leaseholds for 30.5 + 34 years, secured by a notary. Construction is financed from the developer's own funds, which contributes to the project's high level of credibility.

The offer also includes the option of professional property management, including rental arrangements, with an estimated annual return on short-term rentals of approximately 17–19%.

A Czech-speaking real estate agent will guide you through the tour and, if you are interested, will provide comprehensive services related to the purchase, management, and subsequent rental of the property in Bali.