



A Contemporary Organic Tropical Home in the Heart of Umalas

IDR 2.75 Billion — Negotiable

2 Bedrooms | 2 Ensuite Bathrooms | 200 m² Land | 150 m² Building | Private Pool | Fully Furnished | Leasehold to February 2044

What If Your Bali Home Actually Felt Like Home?

There is a particular kind of Bali property that looks beautiful in photographs.

And then there are the properties that make you quietly think:

“I could live here.”

this villa is one of those properties.

Set on **200 m² of land in a quiet residential pocket of Umalas**, this fully furnished 2-bedroom residence has been thoughtfully renovated and upgraded for real everyday living.

It is calm without feeling isolated.

Connected without feeling hectic.

Beautiful without feeling precious.

You can sit down to work in the morning, take a swim when you close the laptop, spend the afternoon on the sun deck above the gazebo, cook dinner in your bespoke kitchen, and be at the beach, a great restaurant, the gym or an international school within minutes.

That is what makes this villa compelling.

It isn't simply somewhere to stay in Bali. It is somewhere you can build your life.

A HOME FOR THE WAY YOU WANT TO LIVE

Imagine a normal day here.

The morning starts quietly.



Coffee in your own kitchen. A few hours of focused work at your dedicated desk with fast fiber internet. No commute. No rush.

When work is finished, you step outside.

The pool is right there.

A quick swim. A little time on the upper deck in the sun.

Later, perhaps dinner at home around the custom marble dining table. Or a short drive to one of the restaurants around Umalas, Batu Belig or Seminyak.

Then you come home.

The street is quiet.

The pool is still.

And everything you need for tomorrow is already here.

This is the kind of Bali lifestyle this villa was made for.

THE FEEL OF this villa

The villa follows a **Contemporary Organic Tropical** design direction, combining warm natural timber, soft neutral tones, textured surfaces, curated artwork and clean contemporary lines.

The result is understated and comfortable.

Nothing feels excessive.

Nothing feels designed simply for a photograph.

The spaces have been put together to make you want to **sit down, stay longer and actually use the home.**

It is a single-storey residence, making the layout easy and natural to navigate.

The enclosed, air-conditioned living room forms the centre of the home, connecting the living, dining, kitchen and outdoor areas into one cohesive living environment.

THE LIVING & DINING AREA

The living room is where the personality of this villa really comes through.

Two custom sofas create a relaxed place to read, talk or simply switch off, while the dining area sits naturally within the same space.

At the centre is a **custom marble dining table with six custom chairs**.

Large windows bring daylight into the room and maintain a visual connection with the pool and gazebo.

The space is fully air-conditioned, but the ceiling fan and generous glazing also allow the home to feel naturally connected to the tropical environment.

And because the villa is being sold fully furnished, you don't have to start from an empty room and spend the next several months making it yours.

It already feels finished.

THE CONTEMPORARY ORGANIC BESPOKE KITCHEN

The kitchen is not an afterthought.

It is one of the home's most useful spaces.

The **Contemporary Organic Bespoke Kitchen** combines warm timber cabinetry with light marble-look surfaces, generous preparation areas and extensive storage.

It has been designed for someone who genuinely intends to cook, entertain and live here.

Included with the sale:

- LG refrigerator/freezer
- Built-in oven
- Beko integrated dishwasher
- Samsung microwave
- Gas cooktop
- 6-step reverse-osmosis water filtration system

The kitchen opens naturally into the living and dining area, so preparing dinner doesn't mean disappearing into another room.

You can cook while still being part of the conversation.

TWO BEDROOMS. TWO DIFFERENT CONNECTIONS TO THE HOME.

Both bedrooms are air-conditioned and have their own ensuite bathrooms.

Bedroom One — Wake Up to the Pool

The first bedroom has **direct access to the swimming pool**.

Imagine waking up, opening the door and stepping straight outside.

No corridors. No shared facilities.

Just your pool, your home and the morning air.

Bedroom Two — Connected to the Living Space

The second bedroom has **direct access to the living room**, making it particularly practical for family members, guests or anyone who prefers a closer connection to the home's main living area.

The second bathroom also includes a **bathtub**.

A HOME THAT LETS YOU WORK WITHOUT FEELING LIKE YOU'RE AT WORK

For many people moving to Bali, the dream isn't simply escaping work.

It is being able to **work well while living better**.

this villa has been set up specifically with that in mind.

The dedicated workspace includes:

- Sitting desk
- Standing desk
- Two office chairs
- Two computer monitors
- 300 Mbps fiber-optic internet via Global Extreme

- Storage
- Air conditioning

You can have a proper working environment without sacrificing the feeling that you're actually in Bali.

Finish the workday and you're already home.

YOUR OWN PRIVATE OUTDOOR RHYTHM

The **3 × 6 metre private swimming pool** sits at the centre of the outdoor living area.

A gazebo with seating provides a shaded place to relax, while an elevated deck above the gazebo gives you another private outdoor space for **sunbathing and unwinding**.

One bedroom opens directly toward the pool, strengthening the connection between the indoor and outdoor areas.

The landscaping is intentionally simple and low maintenance, using carefully placed potted tropical plants rather than a large garden.

That means more time enjoying the property and less time maintaining it.

ACTIVE LIVING, MADE EASY

The villa gives you the space to slow down, recharge, and make movement part of your everyday routine.

When you want more variety, Umalas puts gyms, fitness studios and padel facilities close to home.

The lifestyle here doesn't require planning.

Work. Swim. Train. Eat. Relax. Everything is within reach.

THE WORK HAS ALREADY BEEN DONE

One of the things that makes this villa particularly attractive is what you **don't** have to do after buying it.

The property has undergone significant civil, technical and furnishing upgrades.

Exterior Waterproofing

Gurtex waterproofing has been applied to all exterior walls, with approximately 3–4 years of warranty remaining.

Rising Damp Treatment

Gurtex high-pressure wall/slab injections were completed in **May 2025** to address rising damp.

Electrical Upgrade

Electrical capacity has been upgraded to **7,700 VA**.

Renovation

The principal renovation is approximately **two years old**, with additional technical improvements completed subsequently.

For the next owner, that means less uncertainty, less disruption and less money spent turning an existing property into the home you actually wanted.

A significant amount of the work has already been done.

FULLY FURNISHED. WALK IN AND LIVE.

this villa is being sold **fully furnished**.

That includes the furniture, artwork, curtains, mirrors, plants, lighting, appliances and work-from-home equipment currently in the home.

Included Furniture & Interior

- 2 beds
- 2 custom sofas
- Custom marble dining table
- 6 custom dining chairs
- Rug
- Sitting desk
- Standing desk

- 2 office chairs
- 2 computer monitors
- All hung photographs
- All curtains
- All mirrors
- All lamps
- All potted plants

Included Appliances & Equipment

- 2 × 1 PK air-conditioning units
- 1 × 2.5 PK air-conditioning unit
- LG refrigerator/freezer
- Built-in oven
- Beko integrated dishwasher
- Samsung microwave
- Samsung front-loading washing machine
- Dryer
- 2 air purifiers
- 2 dehumidifiers
- 6-step reverse-osmosis water filtration system

There is something particularly appealing about buying a home where the decisions have already been made.

You don't have to furnish it.

You don't have to hunt for a desk.

You don't have to install a dishwasher.

You don't have to work out how to make the living room feel right.

You can simply arrive and start living.

UMALAS: CLOSE TO EVERYTHING, AWAY FROM THE NOISE

The location may ultimately be one of the biggest reasons to buy this villa.

Umalas sits between **Seminyak and Canggu**, putting two of Bali's most active lifestyle areas within easy reach while giving you a quieter place to come home to.

This is particularly valuable if you intend to live here rather than simply visit.

Your morning coffee can be close to home.

Your child's school can be minutes away.

Your workout doesn't require a long drive.

The beach is close enough for an afternoon escape.

And dinner in Seminyak or Canggu is an easy option whenever you feel like going out.

Selected Nearby Destinations

Destination	Approx. Distance / Time
Lycée Français de Bali	290 m / approx. 2 min
Nook	700 m / approx. 2 min
P4P Dojo	900 m / approx. 3 min
Amare Padel Club Umalas	1.1 km / approx. 3 min
Pepito Express Umalas	1.5 km / approx. 4 min
Batu Belig Beach	2.7 km / approx. 9 min
Petitenget Beach	2.8 km / approx. 11 min
Berawa Beach	3.3 km / approx. 11 min

Travel times are approximate and can vary depending on traffic.

The villa itself sits on a **quiet residential street with no construction currently nearby.**

That is an increasingly valuable combination in this part of Bali.

Close to everything you need. Quiet when you come home.

WHY THIS PROPERTY DESERVES YOUR ATTENTION

01 — IT FEELS LIKE A HOME

this villa is currently the seller's **primary residence**.

It has been set up for everyday living, not simply optimized for short-term rental photography.

02 — THE LOCATION DOES THE HARD WORK

International schools, cafés, restaurants, groceries, fitness facilities, padel and beaches are all close.

03 — THE PROPERTY HAS BEEN SIGNIFICANTLY UPGRADED

Waterproofing, damp treatment, electrical capacity, furnishings and amenities have all been addressed.

04 — YOU DON'T NEED TO START FROM ZERO

The property comes fully furnished and equipped.

The major purchases have already been made.

05 — IT FITS A MODERN BALI LIFE

You can work here.

Exercise here.

Swim here.

Cook here.

Entertain here.

And still be only minutes from the wider Bali lifestyle.

PROPERTY INFORMATION

Property Detail	Information
Property	this villa
Property ID	FIB046
Location	Umalas, Bali
Land Size	200 m ²
Building Size	150 m ²
Bedrooms	2
Bathrooms	2 ensuite
Pool	3 × 6 m
Orientation	North-facing
Parking	2 bikes
Zoning	Residential
Ownership	Leasehold
Remaining Lease	17 years
Lease Extension	Open to negotiation directly with landowner
Furnishing	Fully furnished

Internet	300 Mbps fiber optic
Water	Private well
Water Filtration	6-step reverse osmosis
Electrical Capacity	7,700 VA
Security	CCTV
PBG / SLF	Can be obtained for serious buyers
Asking Price	IDR 2.75 Billion — Negotiable

All available lease and property documentation is available for buyer due diligence.

The property previously passed legal due diligence by a notary when the seller entered into the lease.

A CLEAR LEASE STRUCTURE WITH AN EXTENSION OPPORTUNITY

The current lease runs from **2 February 2024 until 2 February 2044**.

The landowner is open to negotiating an extension directly with the buyer, although **no extension terms have been agreed**.

This means the current buyer knows exactly what is being acquired today, while retaining the possibility of negotiating a longer-term arrangement directly with the landowner.

OWNERSHIP COSTS

Standard ongoing property expenses include:

- Property tax

- Banjar/community fees
- General maintenance
- Pool and outdoor maintenance
- Utilities

this villa has been operated as the seller's personal residence, so **no rental income, occupancy or ROI figures are being presented.**

The property's value proposition is therefore based on the home itself, its location, condition, upgrades and long-term usability — rather than speculative rental projections.

WHY IS THE OWNER SELLING?

The seller is **relocating to another country.**

That is the reason this villa has come to market.

It is not being sold because the property needs a major renovation or because the home has become difficult to operate.

Quite the opposite.

The villa has been upgraded, furnished and lived in as a home.

The next owner simply gets the benefit of that work.

THE REAL VALUE OF this villa

The easiest way to describe this villa is this:

It makes Bali life easier.

You don't have to compromise between being close to everything and having somewhere peaceful to come home to.

You don't have to choose between working comfortably and enjoying the tropical lifestyle.

You don't have to spend months furnishing and upgrading a property before it feels like yours.



And you don't need to give up having a proper kitchen, a private pool, a place to exercise or a dedicated workspace simply because you're living in Bali.

Everything is already here.

The property isn't trying to be the biggest or most extravagant villa in Umalas.

It doesn't need to be.

Its appeal is that it gets the important things right:

The location.

The layout.

The design.

The pool.

The workspace.

The kitchen.

The upgrades.

The quiet.

The convenience.

And ultimately, the feeling of coming home.

READY TO SEE IT FOR YOURSELF?

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this villa is currently occupied by the seller and available for viewing with advance notice.

All viewings must be accompanied by a **369 Bali Properties agent**.

If you have been looking for a Bali home that allows you to **live, work, relax and enjoy the island without compromising on convenience**, this is a property worth seeing in person.

Because photographs can show you the pool.

They can show you the kitchen.

They can show you the furniture.

But they can't show you what it feels like to come home here.



369 BALI PROPERTIES

Confidence | Trust | Excitement

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