

BALI - INDONESIA



TUMBAK BAYUH VILLA

by BIOMBO ARCHITECTS



Where relaxed luxury and natural lifestyle meet in paradise.

Modern LuxuryTropical Villa in Bali – 4BR | Private Pool

Designed by BIOMBO ARCHITECTS

Discover the perfect harmony of tropical charm and contemporary design in this stunning 4-bedroom, two-storey villa, created by the renowned architectural firm BIOMBO ARCHITECTS.

Located in Tumbak Bayuh, Bali’s new premium residential area, this villa offers the best of both worlds: a peaceful neighborhood, yet only 10 minutes by scooter from Pererenan Beach, and with easy access to Canggu, with its vibrant restaurants and boutiques, as well as Seminyak, Ubud, Tanah Lot, and The Green School.

Built on a 3.8 are plot, the property features:

- 250 sqm of built area across two floors
- A 60 sqm private tropical garden
- A 45 sqm L-shaped swimming pool
- A 30 sqm private access area with parking

Inside, the villa includes:

- 4 spacious en-suite bedrooms, including a Master Bedroom with a circular bathtub
- A multifunctional space designed as a cinema room or private retreat, ideal for remote work or relaxing in privacy
- Staff quarters with a staff guest room, laundry area, and staff toilet
- An elegant open-plan living room, dining area, and fully equipped kitchen, which can be fully enclosed with concealed sliding glass doors

Built using high-end materials and premium finishes, the villa is thoughtfully designed for both style and comfort. Whether you’re looking for a luxury home to live in, with all the conveniences of a real sanctuary, or a high-yield investment in Bali’s booming real estate market, this property offers a rare and compelling opportunity.

Construction begins in July 2025 and completion is expected by December 2026.



Property Summary – Modern Tropical Villa in Bali

Location: Tumbak Bayuh, Bali (10 min to Pererenan Beach)

Nearby: Canggu, Seminyak, Ubud, Tanah Lot, The Green School

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Property Type: Modern Tropical Villa – 2 Storeys

Land Size: 3.8 are

Built Area: 250 m²

Garden: 60 m²

Pool: 45 m² (L-shaped)

Parking Area: 30 m²

Bedrooms: 4 en-suite (incl. Master with circular bathtub)

Extra Room: Cinema room / multifunctional private space

Living: Open-plan living, dining & kitchen (fully enclosed with sliding glass doors)

Staff Quarters: Guest room, laundry, staff toilet

Construction Start: July 2025

Completion Target: December 2026

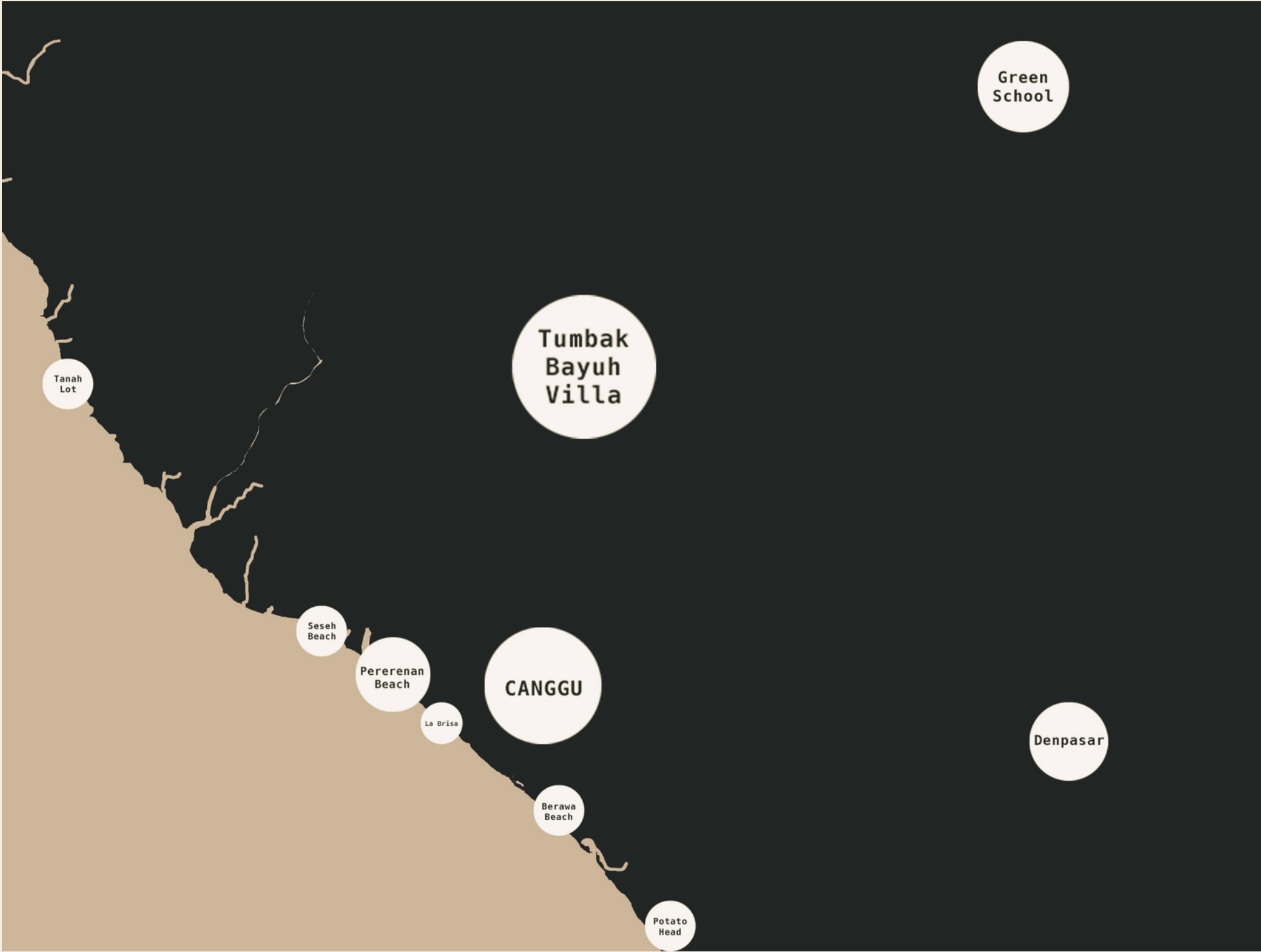
Usage: Ideal for personal living or high-return investment

Sale price
\$ 750.000

ROI
20%
Payback in 5-6 years

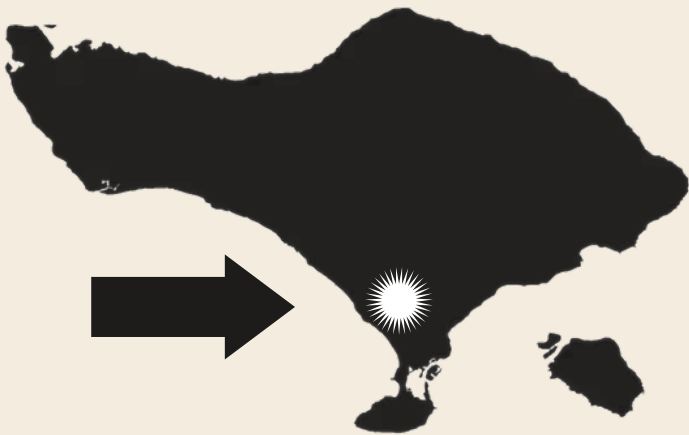
PRIME PRIVILEGED LOCATION

Quiet neighborhood, surrounded by rice fields and super well connected.



DRIVING TIMES

Canggu	12 Min
Pererenan Beach	8 Min
Berawa Beach	15 Min
Tanah Lot	18 Min
Green School	20 Min
Denpasar	25 Min
Ngura Rai Airport	35 Min



MATERIAL MOODBOARD

HI-END QUALITY PRIME MATERIALS



COLOR SCHEME

	WOOD SCREEN	FABRIC FOR UPHOLSTERY	
JOGJA RANDOM STONE			LEATHER
ULIN DECK			BAMBOO CONCRETE
	QUADRA KARANG MENJANGAN	QUADRA SABIA PANA	

VILLA PLANS



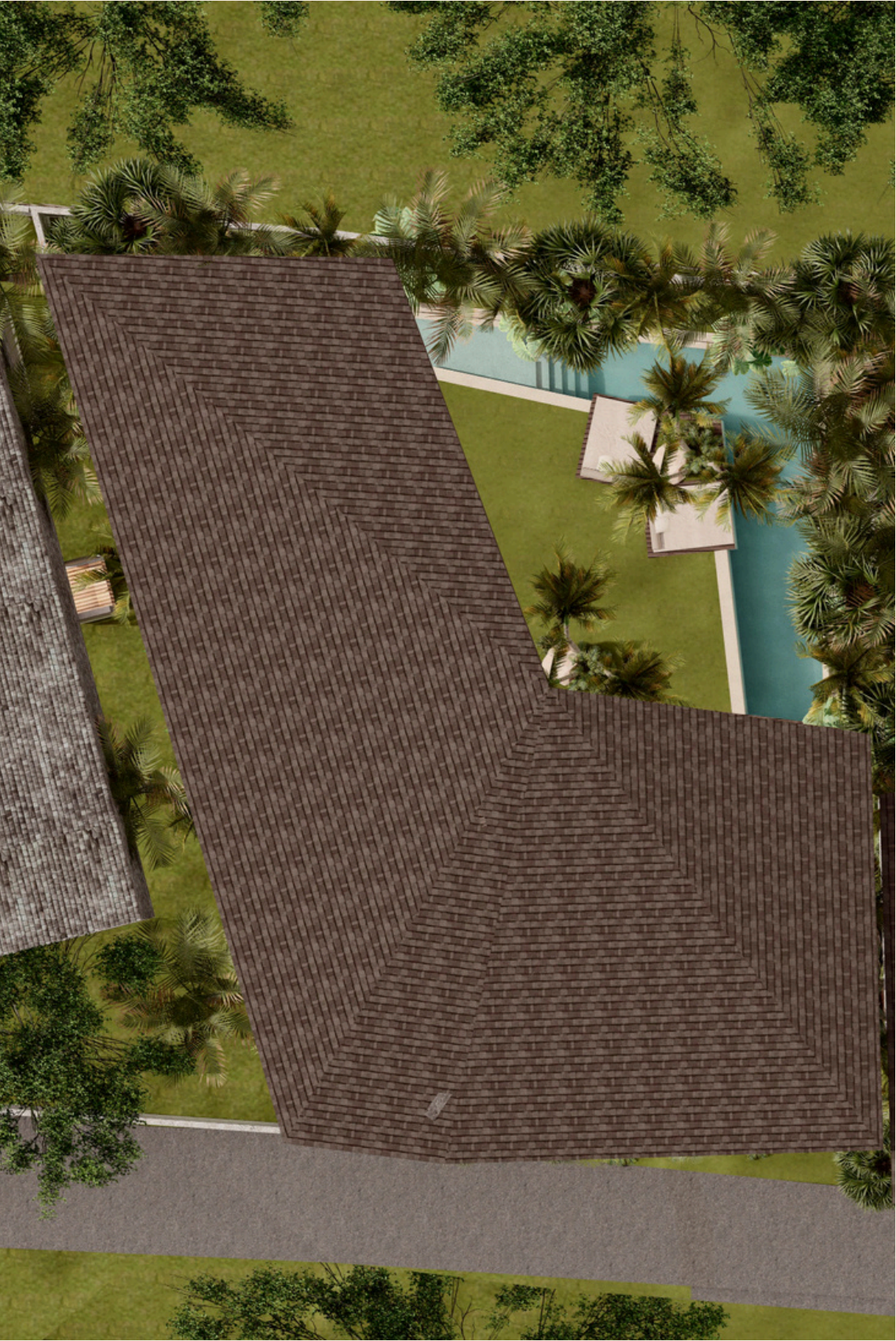
001 GROUND PLAN



002 FIRST FLOOR PLAN



003 ROOF PLAN



ENTRANCE

004 ENTRANCE



004 ENTRANCE



GROUND LIVING ROOM

005 GROUND LIVING ROOM



005 GROUND LIVING ROOM



GROUND OUTDOOR

006 GROUND OUTDOOR



006 GROUND OUTDOOR



006 GROUND OUTDOOR



006 GROUND OUTDOOR



006 GROUND OUTDOOR



006 GROUND OUTDOOR



KITCHEN

007 KITCHEN



007 KITCHEN



007 KITCHEN



007 KITCHEN



007 KITCHEN



GROUND MASTER BEDROOM

008 GROUND MASTER BEDROOM



008 GROUND MASTER BEDROOM



008 GROUND MASTER BEDROOM



008 GROUND MASTER BEDROOM



GROUND MASTER BATHROOM

009 GROUND MASTER BATHROOM



009 GROUND MASTER BATHROOM



GROUND TOILET

010 GROUND TOILET



010 GROUND TOILET



1ST FLOOR MASTER BEDROOM

011 FIRST FLOOR MASTER BEDROOM



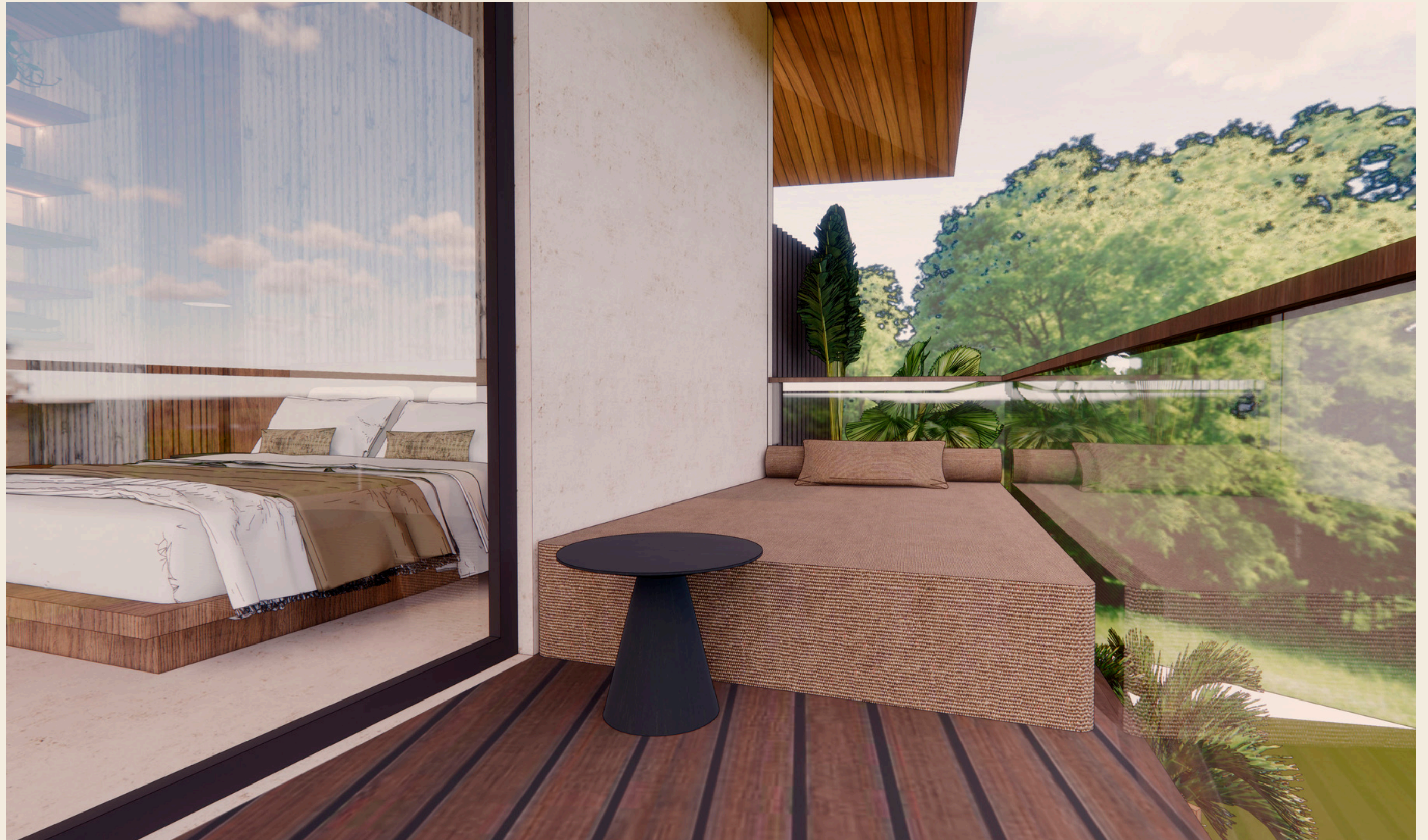
011 FIRST FLOOR MASTER BEDROOM



011 FIRST FLOOR MASTER BEDROOM



011 FIRST FLOOR MASTER BEDROOM



1ST FLOOR MASTER BATHROOM

012 FIRST FLOOR MASTER BATHROOM



012 FIRST FLOOR MASTER BATHROOM



1ST FLOOR BEDROOMS 1&2

013 FIRST FLOOR ROOMS 1&2



013 FIRST FLOOR ROOMS 1&2



013 FIRST FLOOR ROOMS 1&2



1ST FLOOR BATHROOMS 1&2

014 FIRST FLOOR ROOMS 1&2 BATHROOM



1ST FLOOR CINEMA ROOM

015 FIRST FLOOR CINEMA ROOM



015 FIRST FLOOR CINEMA ROOM



015 FIRST FLOOR CINEMA ROOM





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