



🏠 100 m<sup>2</sup> 📄 Sayan, Bali, Indonésie 💰 234 000 USD / 4 982 094 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Monika Suchánek**

FOREIGN PROPERTY SPECIALIST

[monika.suchanek@luxent.cz](mailto:monika.suchanek@luxent.cz)

+420 770 380 377

Order number	<b>N7945</b>	Price	<b>234 000 USD / 4 982 094 CZK</b>
Address	<b>Sayan, Bali, Indonésie</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>100 m<sup>2</sup></b>
Number of rooms	<b>2 rooms</b>	Land area	<b>100 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Yes</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We offer for sale a fully completed and furnished 1-bedroom villa (2-room layout with a living room and kitchenette) located in the      and sought-after area of Sayan, in the heart of green Ubud, Bali. The property seamlessly combines modern architecture with the authentic atmosphere of the Balinese landscape, making it an ideal blend of private residence and investment opportunity.

The villa, with an approximate area of 100 sqm, is designed with an emphasis on a smooth transition between indoor and outdoor living and maximum use of open views. The layout consists of a separate bedroom and a living area with a kitchenette, which opens onto a terrace with a private swimming pool. The bedroom faces lush greenery, and the property is completed by an elegant bathroom. The interior feels clean, balanced, and is ready for immediate use without the need for any additional investment.

The residence also offers shared amenities, including a coworking space and a fitness center, enhancing both everyday living and the potential for combining personal use with short-term rentals.

The project has received international recognition in prestigious competitions, including the Asia Pacific Property Awards (American Standard Interior Design 5-Star, 2023-2024), Muse Hotel Awards 2023, iF Design Award 2024, WD Awards 2023, and The Knights Award, confirming the high level of architectural and design quality.

The property is offered under a long-term leasehold until 2072. Professional property management and rental services are also available, ensuring smooth operation and efficient use of the investment potential. Viewings can be arranged with a Czech-speaking agent who will guide you through the entire process and provide full assistance.

Sayan is one of the most desirable areas in Ubud, known for its unique combination of tranquility, nature, and proximity to the town center. The surroundings are characterized by tropical greenery and rice fields, with popular venues such as Alchemy Ubud, Sayan House Restaurant, and Bridges Bali nearby. Ubud is widely regarded as the cultural and spiritual center of Bali, offering year-round demand for accommodation, a strong international community, and a stable investment environment.