

VILLA SABA 10

UMALAS

A HIDDEN GEM MINUTES FROM SEMINYAK & CANGGU

THE CREATIVE MINDS BEHIND VILLA SABA 10



Walter F. Wagner

ARCHITECT

Founder of Habitat5, an international architecture practice based in Bali since 2000, Walter F. Wagner brings over 20 years of experience designing luxury residences, boutique hotels, villas, and commercial spaces across Southeast Asia. His architectural philosophy is rooted in the belief that each site has its own “language”—shaped by energy flow, sunlight, wind, and views. His work combines tropical modernism with a deep respect for context, creating spaces that balance functionality, aesthetics, and sustainability.

Saba Steck

ARTIST & INTERIOR DESIGNER

An accomplished Swiss artist and interior designer, Saba Steck divides her time between Switzerland and Bali. Originally known for her evolving body of work from naturalistic to abstract forms, she brings a distinctive artistic perspective to interior design. Her approach centers on mood, emotion, and storytelling, creating spaces that feel both elegant and soulful. Inspired by Bali’s tropical atmosphere, she blends local elements with contemporary aesthetics to craft interiors that are personal, authentic, and deeply connected to their surroundings.





MORE THAN A VILLA: A MODERN LIVING EXPERIENCE

Villa Saba 10 is a refined take on modern tropical living—where minimalist design meets warmth, texture, and intentional detail.

Located in Umalas, just minutes from Seminyak, Canggu, and the beaches of Batu Belig and Berawa, the villa offers a balance of privacy and proximity to Bali’s most desirable destinations.

Fresh white walls, creamy terrazzo floors, soft grey furnishings, and abundant natural light create a calm, sophisticated atmosphere, while Saba Steck’s artistic touches bring depth and a quietly soulful character to each space.



A CULINARY HAVEN IN THE HEART OF THE VILLA

At the center of the home, the kitchen is both functional and beautifully designed.

Refined matte cabinetry, a polished stone island, and warm ambient lighting create a space that feels modern yet inviting.

More than just a place to cook, it serves as a natural gathering point - seamlessly connected to the dining and living areas, where meals and conversations unfold with ease.





LIVING AT THE HEART OF THE HOME

Step into the heart of Villa Saba 10—an expansive open-plan living space designed to bring people together. The lounge, dining, and kitchen areas flow effortlessly, creating a harmonious setting for both everyday living and entertaining.





Thoughtfully designed seating areas offer versatility: one oriented towards the TV, pool, and Koi pond, centered around a stylish coffee table beneath statement artwork; another features a unique swing couch overlooking the pool and fire bowl.

Fully open to the surrounding garden and pool, the space welcomes natural light and gentle breezes, blending indoor comfort with Bali’s signature open-air lifestyle.

WHERE CONVENIENCE MEETS LIFESTYLE

Located in Umalas, a peaceful residential neighborhood with convenient access to Bali’s vibrant lifestyle destinations.

• Trendy cafés, world-class restaurants, quality retail shopping, day spas, Gyms, Yoga and Padel centers are all conveniently located just minutes away.

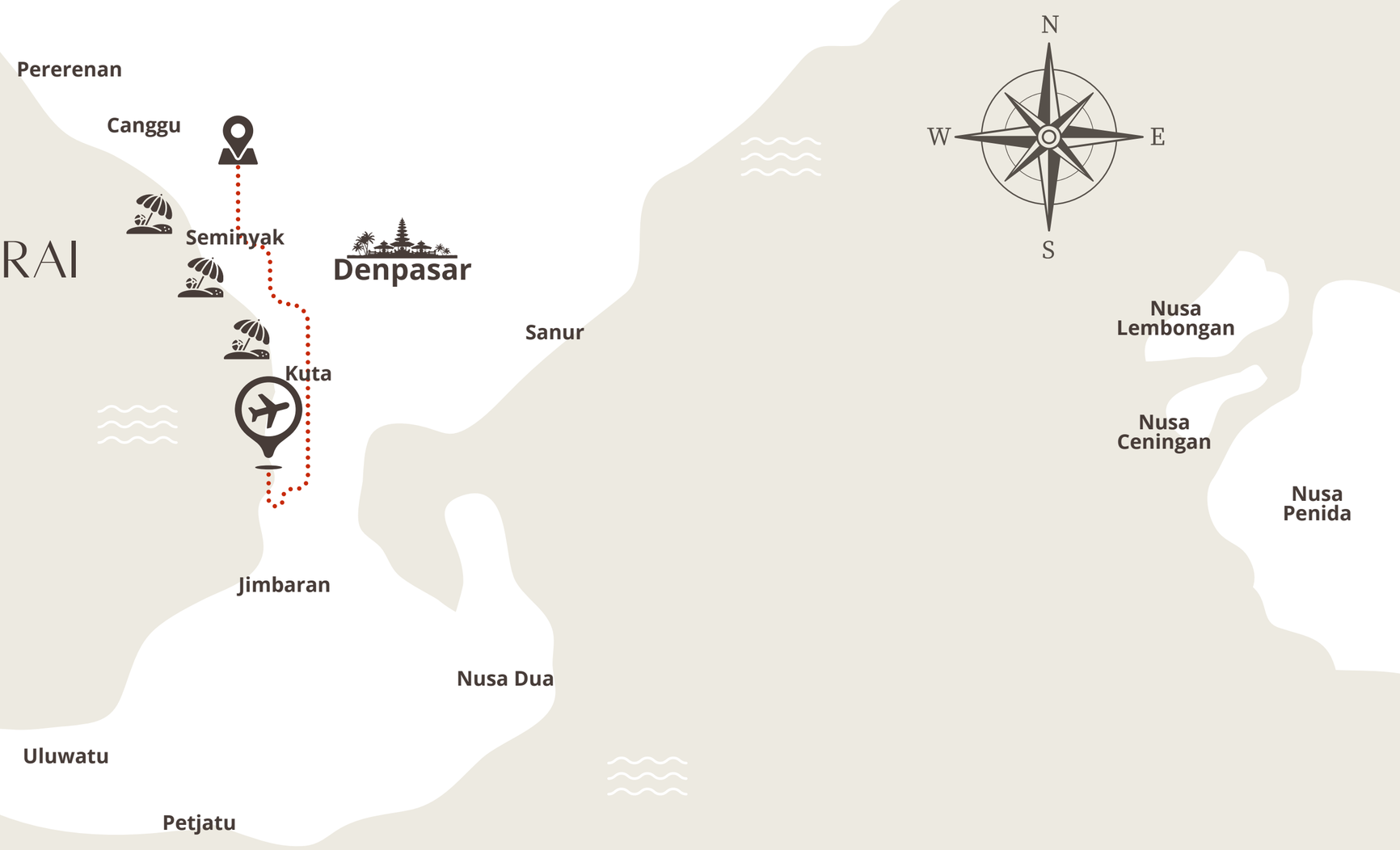
• International schools and expat-friendly community, highly attractive for families, expatriates and long-term residents.

• Easy access to Bali’s famous beaches and shopping districts and a short distance to the popular areas of Seminyak and Canggu.

• Only 1 minute from Lycée Français de Bali (The French School). A major advantage for families seeking one of Bali’s leading international schools.



30 MINUTES FROM NGURAH RAI INTERNATIONAL AIRPORT



The villa is conveniently located just 30 minutes from Ngurah Rai International Airport, ensuring easy access for both international and domestic travel.
Nearby highlights include:

- Petitenget and Seminyak for dining, shopping, and nightlife
- Finns Beach Club, Potato Head, KU DE TA for beachfront entertainment
- Canggu's vibrant lifestyle scene
- A quieter stretch of coastline ideal for sunset walks and relaxed seaside dining











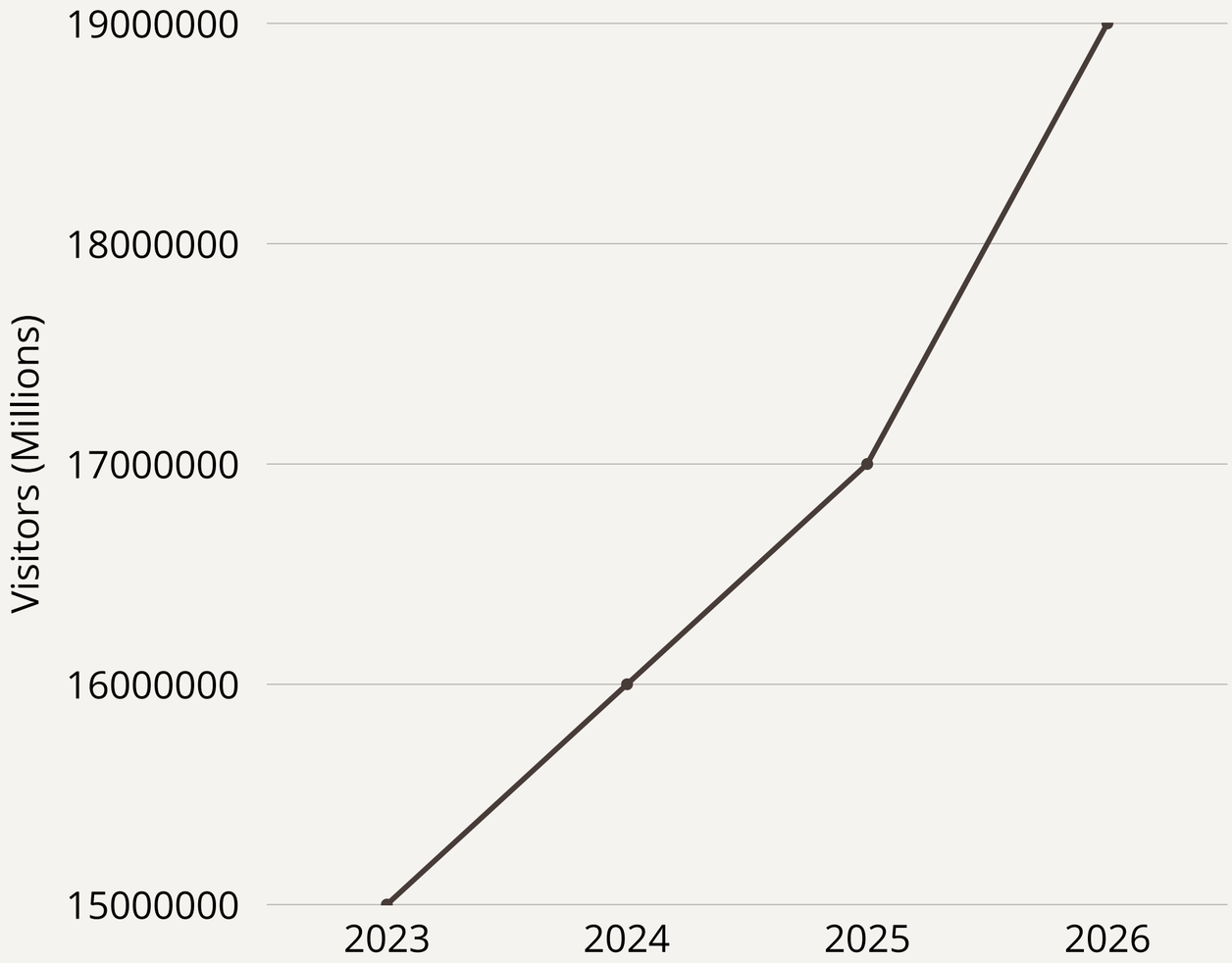
BALI'S TOURISM GROWTH

Why This Matters for Villa Investment

Bali continues to experience steady growth in tourism, with visitor numbers increasing year on year.

This consistent upward trend drives demand across both short-term and long-term rental markets, supporting strong occupancy rates and reliable income potential.

Projected growth from approximately 15 million visitors in 2023 to 19 million by 2026 highlights Bali's enduring global appeal—reinforcing the long-term investment value of properties like Villa Saba 10.



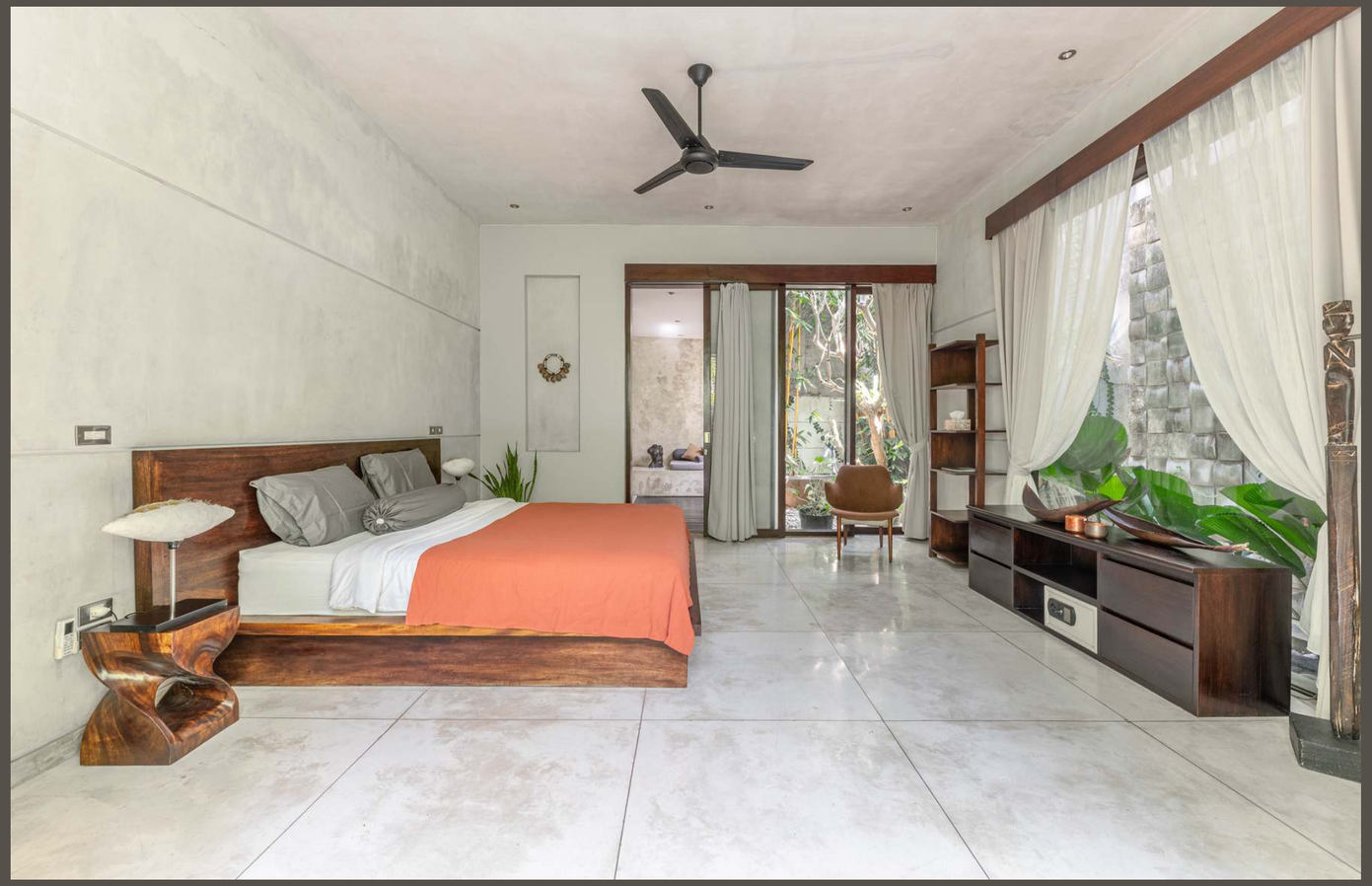

SPACIOUS & THOUGHTFULLY
DESIGNED BEDROOMS

FIVE BEAUTIFULLY APPOINTED BEDROOMS

• Three ground-floor bedrooms—each features a queen-size bed and an en-suite bathroom, combining modern comfort with elegant design.

• A grand 60 m^2 fourth bedroom upstairs, featuring 4.7 m high ceilings, abundant natural light, and garden views. Complete with a work desk, spacious designer sofa, coffee table, and en-suite bathroom, this space feels more like a private, self-contained apartment than a traditional bedroom.

• A fith adjoining bedroom—equipped with a single bed, air conditioning, and blackout curtains, making it ideal for children or additional guests. It also offers excellent potential as a private office.



Each room is thoughtfully designed to maximize natural light, airflow, and comfort, creating a serene retreat for residents and visitors alike.



A BALI VILLA WITH LIFESTYLE AND INVESTMENT VALUE

28-Year Leasehold with a 20-year extension option

Fully Furnished with Premium Interiors
Featuring bespoke design elements and modern tropical aesthetics, ready for immediate move-in or rental.

5 Bedrooms + 4 Bathrooms + 1 Guest Powder Room
Spacious, well-planned layout for family living or lucrative short-term rentals.

17 x 4-Meter Lap Pool

Annual ROI Potential: 10% - 11%
Annual rental income projection of USD 80–90K, supported by Bali's growing tourism .

Complete Legal Documentation
Includes IMB & Pondok Wisata for commercial rental permits, ensuring legal compliance and ease of operation.

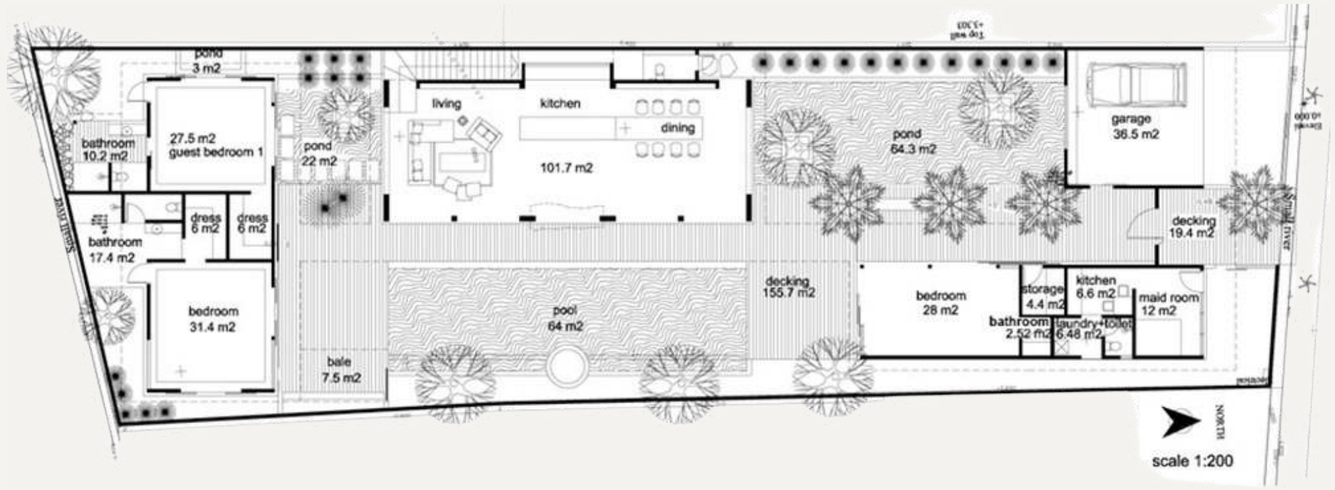
Sale Price: Available Upon Request

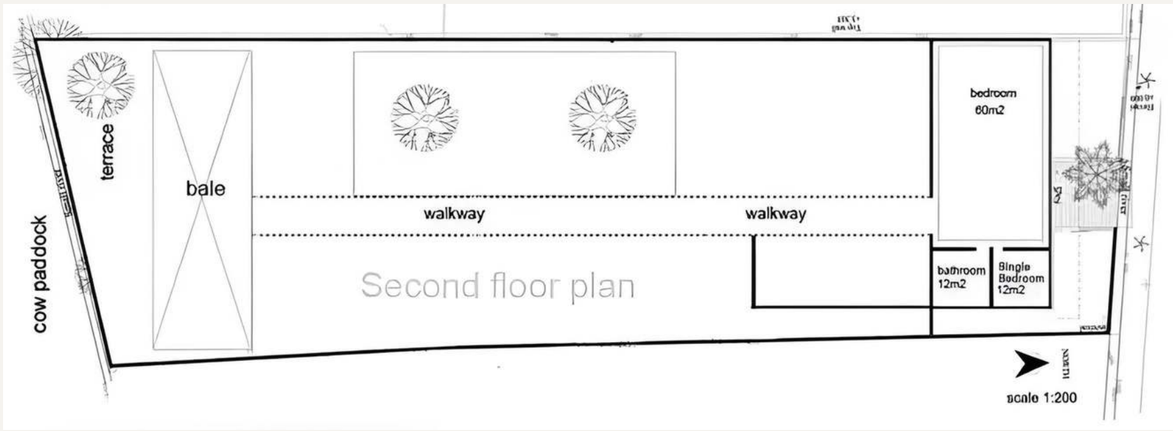

WHERE ARCHITECTURE MEETS THE
BREATH OF NATURE

WHAT SETS VILLA SABA 10 APART

650m2 | 800m2 | 4 ROOM | 5 ROOM | 17 x 4 Meter

Imagine a luxurious sanctuary where every corner is designed for elegance and comfort. Villa Saba 10 sits on an expansive 800 m^2 plot, featuring a stunning 650 m^2 build that redefines spacious living. This villa boasts 4 sophisticated bedrooms with en-suite bathrooms, a modern open-plan living area seamlessly connected to a contemporary kitchen, and a 17 x 4-meter lap pool that glistens like a sapphire amidst tropical greenery. To top it off, a private rooftop offers the perfect spot to witness breathtaking sunsets and endless Bali skies. The second level is architecturally designed and structurally built to add 3 more bedrooms or a gym, wellness area or cinema room for example.





AN EVENING SANCTUARY IN PARADISE

As day turns to evening, the villa transforms into a calm and atmospheric retreat.

By the pool, firelight reflects gently on the water while the tropical breeze moves through the surrounding palms. Whether shared with friends or enjoyed in quiet solitude, the space is designed for moments that feel effortless and memorable.





THE ROOFTOP: ELEVATED LIVING



Above it all, the rooftop offers a completely different experience of the villa.
This elevated space is designed as a tranquil sanctuary—ideal for morning yoga, quiet moments, or sunset gatherings surrounded by lush greenery and open skies.
Beyond its current use, the rooftop presents a rare opportunity for expansion.



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VILLA SABA 10

Jl. Umalas I, No. 43,
Kerobokan, Bali 80361

Google Maps location: Here

Contact Us

+62 878 628 05490

@villasaba10

vs10bali@gmail.com