



## SSEM1585 - Seminyak Area

3 Bedroom Beachfront Apartment – 188 Year Lease

This fabulous 3 bedroom beachfront apartment is strategically located in the opulent & upscale lifestyle area of Legian, bordering stylish Seminyak & surrounded by fashionable retail stores, international dining venues, entertainment offerings & within a few steps to the beautiful Legian beach.

This 170m2 elegantly designed ground floor apartment is spaciouly appointed & combines modern simplistic decor with contemporary elements & soft neutral furnishings. The lounge/living area offers space & comfort along with a fully equipped kitchenette which consists of a microwave, refrigerator, cook-top, electric kettle, kitchen sink & coffee/tea making facilities.

## Property Information

**Bedrooms** : 3  
**Price (IDR)** : 3.940.000.000  
**Equivalent (USD)** : 270.000  
**Title** : Leasehold  
**Building Size** : 170 sqm  
**Other Features:**

Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Secure Parking

### Contact:

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 info@ppbali.com  
 www.ppbali.com



The front terrace is well shaded & offers space & ample seating to relax with family & friends...the perfect spot to unwind & enjoy a late afternoon drink.

Resort Facilities:-

- 24 Hour Front Desk
- 24 Hour Security
- 24 Hour Concierge
- International Standard Day Spa
- Business Centre
- Childcare Services
- Swimming Pools
- Gift Shop
- Dining Choice of Mediterranean, Asian & European Restaurants
- Cafe, Bar & Lounge

Under the International Company Management Agreement:-

When the apartment is not occupied, the management will arrange, in its sole & absolute discretion, the renting of the apartment. 30% of all rental income derived from the apartment is payable by the owner to the manager.

This apartment has "Unlimited Stay" for the owner & comes with a "rare and extremely long lease" (Until Dec. 2206)

This leasehold property is priced to sell for: \$270,000 USD

For more information or to arrange an appointment please contact Michelle: [michelle@ppbali.com](mailto:michelle@ppbali.com) or call +6281236715786 mobile/Whatsapp

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