



STAB1641 - Tabanan

Balian Dream Villa by the Ocean

Dream Villa in Balian – Only 80 meters from the beach!

This Villa generates 10% ROI with holiday rentals and is also used by the owners as a holiday home.

The Villa was designed and built in 2014/2015. The unique design mixes high quality international standards and building materials with exclusive reclaimed teak and a beautiful traditional building style to create an outstanding residence.

Perched on top of the main living area, a 150 year old teak Limasan was placed that creates the stunningly crafted master suite. With his and hers bathrooms, a private lounge area with television and uninterrupted

Property Information

Bedrooms	: 4
Price (IDR)	: 5.903.000.000
Equivalent (USD)	: 400.000
Title	: Leasehold
Land Size	: 1,000 sqm
Building Size	: 550 sqm
Other Features:	
Built-In Wardrobes, Close	to
Shops, Close	to
Transport, Garden, Secure	
Parking, Polished Timber Floor	

Contact:

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panoramic sea views, this luxurious haven will be sure to instill true Balinese tranquility.

Two further ensuite bedrooms sit alongside the pool area. Both are generously proportioned, with one boasting a sea view veranda and feature bathtub. There is also an insulated games room with provisions for a home cinema.

The breezy Bale is the perfect spot for al fresco eating, complete with professional BBQ and comfy lounging area, all overlooking the stunning infinity pool. Just 5 minutes walk through the garden of Frangipani trees is a quiet beach, with surfing and yoga retreats just a further 15 minute walk down the sand.

The Land and Surrounding area

The 1000 square meter plot was leased March 2013 for a period of 25 years with an optional 20 year extension at market price. This is for the land only and not the dwelling.

Balian is a hidden gem, with its unspoiled 3km beach offering world class surfing and kite surfing. The surrounding area has a selection of hotels, bars and restaurants, yoga centres and a quiet village where one can get the essentials.

Approximately a 2 hour drive along the coast from the airport through villages and rice fields offering stunning views. Complete turnkey property, both as an investment and as a holiday home.

Property features

Located in Balian, West Bali is a 3/4 bedroom (all ensuite), custom built villa which was completed in May 2015.

Total area under roof is 550 square meters. Surrounded by coconut palms and uninterrupted views of the beach and ocean.

Fully Furnished

40 Square meter infinity pool with automated maintenance and pump system

Carport for 2 cars and motorbikes

Ground well water

7,700 Kw of mains power

Gas bottles for water heaters, stove cooking and outdoor BBQ

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2 Large store rooms

The Villa is offered with a leasehold title for 20 years (until March 2038) and comes with an option to extend for a further 20 years at market price.

All offered for only: IDR 5,903,000,000 (USD 400,000)

For further information or to make an appointment for a viewing, please contact Amadeus: amadeus@ppbali.com or call +6287860053153 (whatsapp)

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