



## SSEM1512 - Seminyak Area

Beautiful 2 Bedroom Villa for Sale in Seminyak

Substantial Price Reduction! From \$ 270.000 USD to \$ 250.000 USD now \$ 225.000 USD!!

This villa is within walking distance to the beach, restaurants, boutique shops and Seminyak Beach. It will take you a 30 minute drive to Ngurah Rai International Airport.

This two storey villa consists of two huge bedrooms with king sized beds, and beautiful bathrooms. There is a large living area and huge gourmet kitchen to satisfy even the most discerning chef. A mature tropical garden is the backdrop for the large private pool and bale. All the rooms open out onto the pool terrace for a wonderful tropical ambience.

## Property Information

<b>Bedrooms</b>	<b>: 2</b>
<b>Price (IDR)</b>	<b>: 3.300.000.000</b>
<b>Equivalent (USD)</b>	<b>: 225.000</b>
<b>Title</b>	<b>: Leasehold</b>
<b>Land Size</b>	<b>: 400 sqm</b>
<b>Building Size</b>	<b>: 140 sqm</b>
<b>Other Features:</b>	
Built-In	Wardrobes, Close to Shops, Garden, Secure Parking, Formal Lounge, Separate Dining

### Contact:

Jl. Sunset Road no. 9A, Seminyak 80361, Bali  
Tel: +62 (361) 737 357  
info@ppbali.com  
www.ppbali.com



In the generous open plan living area,

there is a state of the art surround sound system with ipod dock. There is also the latest in TV technology with a large DVD and music library. A safety deposit box is located in each bedroom for extra security.

The outdoor area has a large private 8 x 4 meter swimming pool with bale and sun lounges.

Details about the property:

Land Size: 400m<sup>2</sup> (4 Are)

2 Bedrooms With En Suites

Guest Bathroom

Enclosed Living With Dining And Kitchen Area

Fully Equipped Kitchen

Pool 8.0 X 1.8 Meters With Bale And Sunbathe Area

1 Storey

Fully Furnished

Private Parking

140 M<sup>2</sup> Building

Leasehold 18 Years Until 2035

Plus Option To Extend The Lease For Another 25 Years

Shared Pondok Wisata

Residential Zoning, Imb Pondok Wisata

Asking Price: \$225.000USD

Lease : Until 2035 + option Extended

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