



## SSEM1511 - Seminyak Area

Beautiful 3 Bedroom for Sale at walking distance to Seminyak Beach

Substantial Price Reduction! From \$ 320.000 USD to \$ 300.000, USD now \$ 285.000 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 three huge bedrooms, each with air-conditioning and luxurious king size beds. Each bedroom has a spacious bathroom with an outdoor shower with views to the verdant

## Property Information

<b>Bedrooms</b>	: 3
<b>Price (IDR)</b>	: 4.175.000.000
<b>Equivalent (USD)</b>	: 285.000
<b>Title</b>	: Leasehold
<b>Land Size</b>	: 430 sqm
<b>Building Size</b>	: 220 sqm
<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



gardens.

The bathroom in the main bedroom has a modern bath with views to the tropical garden. There is a well appointed chefs' gourmet kitchen with ample cupboards and a four metre granite

bench. Adjoining the kitchen is a guests powder room. On the second level there is a tropical rooftop garden with a comfortable bale and top-of-the-range outdoor furniture so that you can experience the beautiful breezes.

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 9 x 4 meter swimming pool with bale and sun lounges.

Details about the property:

Land Size: 430 m2 (4.3 Are)

3 Bedrooms With En Suites

Guest Bathroom

Enclosed Living, Dining And Kitchen Area

Fully Equipped Kitchen

Pool 9.5 x 1.6 Meters With Bale And Sunbathe Terrace

2 Storey

Fully Furnished

Private Parking

220 Square Meter Building

Leasehold Until 2035

Plus Option To Extend The Lease For Another 25 Years

Shared Pondok Wisata

**Contact:**

Jl. Sunset Road no. 9A, Seminyak 80361, Bali

Tel: +62 (361) 737 357

info@ppbali.com

www.ppbali.com





Residential Zoning, Imb Pondok Wisata

Asking Price:\$285.000 USD

Lease : Until 2035 + option Extended

**Contact:**

Jl. Sunset Road no. 9A, Seminyak 80361, Bali

Tel: +62 (361) 737 357

info@ppbali.com

www.ppbali.com