



## SUBD1864 - Ubud

BEAUTIFUL VILLA IN A SMALL VILLA COMPLEX SOUTH  
OF UBUD – LEASEHOLD

This charming villa is located in a small unique villa complex south of Ubud, a 10 minutes drive to the center. The famous Yoga Barn is also in easy reach as well as a plentitude of shops, restaurants, spas, galleries etc. It has been designed by a high-end fashion team and offers privacy and unparalleled views of rice paddies.

Hand-made furniture inspired by Donna Karan ZEN Collection, a stunning bathroom with a fishpond, a modern kitchen with Modena stovetops and a beautiful Master bedroom with AC create the perfect dream home. The

## Property Information

Bedrooms	: 2
Price (IDR)	: 2.600.000.000
Equivalent (USD)	: 250.000
Title	: Leasehold
Land Size	: 200 sqm
Building Size	: 260 sqm
Other Features:	

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outdoor Bale doubles as an al-fresco bedroom and adds further flexibility and appeal. Fully furnished with

European spring mattresses, tailored mosquito nets, designer cushions and beautiful attention to details. Fiber-optic Wifi. From the private plunge pool and the terrace you overlook rice paddies. Another bigger pool in the communal area invites serious lap swimming. The whole complex is well-maintained.

This villa is a very successful rental business and has a perfect booking system in place. Furthermore there is a wonderful team of on-site staff with a charming and competent manager who will continue to make the stay of your guests and of course yourself very comfortable.

It is the perfect property for your own stay and a good rental business while you are away.

As a turn-key business it is profitable from day 1 and all systems are designed to ensure you spend your time enjoying this property.

The rental licence Pondok Wisata is shared with some other villas in the complex.

The adjoining villa can also be purchased and the 2 villas are joined by a shared gate (lockable on both sides) connecting the 2 terraces. If purchased together they provide a versatile accommodation solution adaptable to your changing requirements.

Each villa has a separate entrance and the shared gate can be open or locked according to your preference.

Leasehold period until 2039 with an option to extend.

Each villa is for sale individually at AUD 250,000 or together for AUD 479,000.

For viewing requests and more information please contact Maria by whatsapp +62811397918 or by email: [maria@ppbali.com](mailto:maria@ppbali.com)

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