



## SLOV1568 - Lovina

### Forest Hillside Living – Ocean Views

This totally unique villa was built by a European builder to the highest standards of construction & finishes and is located in a beautiful valley just 2 Km uphill of the famous tourist town of Lovina. The villa surroundings are exceptionally quiet and private in the middle of tropical trees and even a small river runs at the foot of the property. The location is called Kayu Putih. This villa is so exceptional that you won't find another villa like it. Over 3200 sq/meters (33 Are approx.) with three main buildings, five separate bedrooms, a fully self-contained unit with western style kitchen & all en-suite & air conditioned, a huge swimming pool and most of all a breathtaking view over the forest nearby and Lovina. From the roof, you have a view over Lovina & the

## Property Information

<b>Bedrooms</b>	<b>: 6</b>
<b>Price (IDR)</b>	<b>: 9.606.220.545</b>
<b>Equivalent (USD)</b>	<b>: 690.960</b>
<b>Title</b>	<b>: Hak Milik (Freehold)</b>
<b>Land Size</b>	<b>: 3,300 sqm</b>
<b>Building Size</b>	<b>: 720 sqm</b>
<b>Other Features:</b>	
Garden, Secure Parking, Internet Based CCTV, 180.000 Litres of rain water underground tanks	

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ocean.

Lovina villa: The main villa has 2 floors. On the top floor are two separate bedrooms with ensuite & large balconies, and a lobby with access to the spacious entrance and parking. The bottom floor houses a brand new room (completed May '17) of over 85 sq/meters with loads of natural light, garden & pool views, balcony & an enormous ensuite bathroom with dual hand basins and a large open shower, toilet, etc. There is a separate walk-in robe with safe, luggage rack nook, desk, 1.5 KW AC, & sitting room area. Also on this ground level is the living room and reading/TV/games room with large couches, flat screen TV, Indihome entertainment channels, Sony PS3 player, etc.

On the properties, the central level is two pavilions of over 80m each, with a large 18-meter x 5-meter marble tiled pool in between. One pavilion gives room to a large western equipped kitchen with dining, pantry, powder room/toilet, large gas oven/cooktop & alfresco dining area (25 sq/meters) with wall mounted flat screen TV, lighting, ceiling fan, etc. & views out over the gardens & pool. The other is a super large pool pavilion with plenty of wardrobes, room safe and large marble lined bathroom with twin carved stone hand basins, large twin door shower, toilet, etc. On a lower level is a fifth and very large family room (over 90 sq/meters with extra-large ensuite & storage, a king size & queen size bed & private courtyard terrace. Also a new 2Kw air conditioner & private terrace/courtyard.

On the other side of the pool, below the kitchen area, is a fully self-contained apartment with bedroom, sitting, dining, new kitchen, large ensuite & walk in robe. Immediately outside is a semi-private landscaped courtyard with the good sized sitting area, water feature and growing privacy wall. This brand new room can be let as another private room, used for an on-site management couple or for you to occupy as you operate your successful 5 or 6 bedroom holiday rental business.

In the beautifully landscaped gardens of the property is a recently renovated Balinese hut, perfect for Yoga or massages or just to sit & read a good book. Complete with ceiling fan, lighting, blinds, & seating.

This property is unique for many reasons. It was built using concrete & steel and therefore is low maintenance & termite free. Use of plantation shutters rather than sliding glass doors gives the villa's a wonderful island holiday feel. The property has a thick file of environmentally sound credentials including over 180,000 litres of underground concrete water storage tanks which collect rainwater; high end filtering systems so you can drink the water safely from all house taps; (rare in Bali) Eco filtration

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ponds for clear wastewater after the septic tanks and into the river; 3 large fish ponds with filters, pumps & water features & much more.

The magnificent gardens were installed by a well-known landscape artist from Java in 2012. He has included many flowing layers, retaining walls, paths, wall carvings & a giant Buddha statue over which the infinity pool cascades its water. Many species of local & imported plants, shrubs fruits & now mature trees were planted with wonderful results.

The property has an IMB (building permits) & Pondok Wisata (rental license) and permits & drawings to build 5 new 1 & 2 bedroom private villas on the site. Own car park with carport & security guard house. Recently installed CCTV system allows viewing & recording of activity 24/7 from anywhere in the world.

In late 2017, this property proudly attained the "Certificate Of Excellence from Tripadvisor" & "Superhost" status from Airbnb. We are on target to repeat these awards for 2018. Quite an achievement in only a year from commencing operations as a holiday rental! The formal announcement in August 2017 of the new International Airport to be constructed in North Bali will position this sensational property within a 30 to 40-minute drive from this new facility which is expected to require accommodation far in excess of what the area currently has available. Lovina & North Bali have experienced consistent growth in tourism over the past 6 years and the future is guaranteed to explode with

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