



## SSEM534 - Seminyak Area

Luxurious 4 Bedroom Villa in Petitenget

This new four bedroom/five bath offering on the market is a true crowd pleaser. A smart four-bedroom villa of superior construction located within a highly functioning resort right in the center of Seminyak just 500 meters from the ocean. Luxurious design, chic and elegant decor, and the perfect location help to make this villa the perfect tropical retreat or entertainment venue. Featuring a private swimming pool, sundecks with reclining loungers, indoor/outdoor marble bathrooms with generous sunken baths, living/dining areas with fully equipped gourmet kitchens, the villa is surrounded by tropical gardens and a large poolside bale. Bedrooms are air-conditioned with ensuite bathrooms, marble floors, spacious wardrobes, flat screen TVs with integrated DVD system

## Property Information

<b>Bedrooms</b>	: 4
<b>Price (IDR)</b>	: 10.004.000.000
<b>Equivalent (USD)</b>	: 750.000
<b>Title</b>	: Leasehold
<b>Land Size</b>	: 740 sqm
<b>Building Size</b>	: 450 sqm
<b>Other Features:</b>	

Close to Shops, Close to Transport, Garden, Terrace/Balcony

### Contact:

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and satellite channels, IDD telephones, broadband and internet access and digital safety deposit boxes.

The living/dining areas feature fully equipped gourmet kitchens with full size refrigerators and fully stocked maxi bars. This villa caters for 8 adults and 4 children and has air-conditioned bedrooms (complete with ceiling fans), all have ensuite master bathrooms, marble floors, spacious wardrobes and study desks.

Full management services and generous personal use allocation for friends and family assure years of pleasurable use with significant cash flow as well! Lease term expires on 15 October 2047, with an option to extend for 40 years.

Villa Features:

- 740m2 land
- Secluded & fully self-contained
- Gourmet kitchen
- Tropical garden setting
- 4 king size beds
- Teak wood deck
- Private swimming pool (11m x 4m)
- Ensuite bathrooms
- Microwave
- Air conditioning
- Digital safety deposit boxes
- IDD telephone

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