



## SUBD1676 - Ubud

Luxurious 4 Bedroom Villa set amidst a Lush Tropical Jungle –

Leasehold – 3 Km North of Ubud Center

This luxurious split-level villa set amidst the lush tropical jungle offers the ultimate in relaxed resort-style living. The villa is divided into 2 sections:

### UPPER TERRACE VILLA

The main villa has 3 spacious bedrooms, the largest of which is a fully self-contained private honeymoon style suite. Bedrooms 1 & 2 are both 60 sqm, each complete with a king size bed, large ensuite, walk-in closet, fridge, water machine, air con, fan, Smart TV, desk and lounge chairs.

Room 3 or The Master Suite, is 78 sqm, complete with a king-size bed,

## Property Information

<b>Bedrooms</b>	: 4
<b>Price (IDR)</b>	: 14.000.000.000
<b>Equivalent (USD)</b>	: 980.000
<b>Title</b>	: Leasehold
<b>Land Size</b>	: 1,450 sqm
<b>Building Size</b>	: 600 sqm
<b>Other Features:</b>	
Built-In	Wardrobes, Close to Shops, Garden, Secure Parking, Terrace/Balcony

### Contact:

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





large ensuite, walk-in closet, pantry, fridge, water machine, well equipped kitchenette, air con, fan, Smart TV, and a daybed style sofa with 4 large bi-fold windows which has views to the garden. The master villa also has its own private entrance.

All bedrooms have large sliding glass doors which provide access to the terrace overlooking the swimming pool and lush valley. All bedrooms have international power points. The en-suites are semi indoor/outdoor with private baths, large showers, and a garden. Current bedding configuration consists of two single beds, covered with a king-size bed topper.

The 3 bedrooms can sleep up to 7 people comfortably. Each bedroom has its own gas water heater for instant hot water. In the main villa's living space, the kitchen boasts a gorgeous stainless steel bench, with an extra-large central island for dining preparation. The kitchen area contains modern appliances, a microwave, a four-door fridge and freezer, and a five burner gas stove top and gas oven.

The 3.7m x 1.2m wooden table in the dining area comfortably seats 12 guests. The lounge room has a beautiful couch where you can watch TV with built-in sound bar or relax while enjoying the beautiful outside view.

Just inside the main entrance to the villa, there is a wheelchair accessible toilet/powder room and a 16 sqm lock up office space.

On the upper terrace there is a 12m x 4.5m pool which overlooks the lush jungle. Here, you will find ample space to relax amidst the large open-plan day bed lounges that stretch over 8m. This is a perfect spot for socialising, resting, reading, or working with the help of a super-fast 45 Mbps wifi.

#### LOWER TERRACE HONEYMOON VILLA

On the lower terrace, there is a newly finished luxurious 1 bedroom honeymoon villa. Access to the villa is via a private pathway on the right of the main villa and entrance is gained by a private card reader. Inside, you will find a modern designed bungalow.

This villa is the ultimate in style and comfort and has been built with the finest quality materials. It boasts a private swimming pool and a large wooden deck where you can tan on the day beds or read in a swinging chair. Above the deck is a rooftop

#### Contact:

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

Tel: +62 (361) 737 357

info@ppbali.com

www.ppbali.com



canopy providing protection from the sun.

The villa has an open living area with beautiful teak wood floors, a fully equipped kitchen including an induction stovetop, fridge, and a hot & cold water dispenser.

The bedroom boasts a king-size bed with a wrap-around mosquito net and a block-out curtain for privacy, with big windows that overlook the jungle. The bathroom is spacious and open, offering a large terrazzo bath and a double shower head. There is a walk-in closet with a lot of space and a large mirror.

The villa has its own booster feeding wifi, and you will find multiple international power points and USB points throughout.

\*\* Please note: there are 2 unfinished project areas that are attached to the master building on the 2nd floor. The original intention of the owner was to build a music recording studio with a full bathroom, kitchen and lounge area. However, this area could also be turned into another guest apartment with private access from the main entrance gate.

Similarly, the second space underground beside the pool, could be converted into a smaller 25 sqm optional bedroom space, or a massage/spa room with an en-suite bathroom.

Also included on the property is a 40 sqm laundry area including a bathroom, a 12 sqm lockable storage room, a lockable 8 sqm tool shed/workspace for maintenance staff, and a vegetable garden.

There is a 70m deep bore water spring pump feeding clean water to 2 main water tanks on the roof.

Lastly, at the entrance to the villa, there is a spacious undercover car parking area (fit for 2-3 cars & 20+ motorbikes).

It's hard to believe that this modern villa exists only a short ride away from the center of Ubud. This property is the embodiment of modern luxury and refinement. It can either be a perfect family home with all of the facilities that you need for a comfortable life, or it can be utilized as a solid revenue stream investment business.

Please contact Maria for further information or viewing appointments: Mobile +62811397918, email: maria@ppbali.com

**Contact:**

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

Tel: +62 (361) 737 357

info@ppbali.com

www.ppbali.com