## SSEM530 - Seminyak Area

Luxury Villa in the heart of Petitenget – Walking distance to the

Beach – Seminyak

This new offering is a well designed three-bedroom villa of superior construction on 600m2 of land 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

## Property Information

**Bedrooms** : 3
**Price (IDR)** : 8.100.000.000
**Equivalent (USD)** : 600.000
**Title** : Leasehold
**Land Size** : 600 sqm
**Building Size** : 450 sqm
**Other Features:**
Close to Shops,Close to Transport,Garden,Terrace/Balcony

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and a large poolside bale. Bedrooms are air-conditioned with ensuite
bathrooms, marble floors, spacious wardrobes, flat screen TVs with integrated DVD system 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 6 adults and has air-conditioned bedrooms (complete with ceiling fans) each with 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!
Leasehold title for 32 years
Villa Features:

600m2 land
Secluded & fully self-contained
Gourmet kitchen
Tropical garden setting
3 king size beds
Teak wood deck
Private swimming pool (9m x 4m)
Ensuite bathrooms
Microwave
Air conditioning
Digital safety deposit boxes
IDD telephone

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