



## 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, sun decks 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

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

### Contact:

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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:

600m<sup>2</sup> 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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