



SKUT1019 - Seminyak Area

Modern Minimalist 1 Bedroom Studio Apartment – KUTA

This beautiful, affordable one bedroom studio apartment, offers a high quality, comfortable retreat within the heart of popular Kuta.

Located just a few minutes walking distance from Hard Rock Cafe, Beachwalk Shopping Mall & famous Kuta Beach, this tastefully furnished, well appointed apartment, combines modern, simplistic decor within a warm, inviting ambiance. The decor has soft, gentle, neutral tones & added soft lighting enhances the modern, minimalist look, giving the apartment a wonderful, serene, cozy feel.

As you enter this apartment, you are instantly attracted to the overall size & spaciousness that awaits you. To the left of the

Property Information

Bedrooms	: 1
Price (IDR)	: 700.000.000
Equivalent (USD)	: 53.250
Title	: Leasehold
Land Size	: 2,875 sqm
Building Size	: 600 sqm
Other Features:	

Contact:

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



doorway is a small sitting area, with a 2 seater sofa, coffee table & bar fridge. A wooden partition partially conceals the bedroom from the sitting area.

The bedroom is delightfully furnished with a queen size bed, side-table, chaise lounge & study desk. Soft lighting under the bed, compliments the very romantic & relaxing aura for a peaceful nights sleep. A built in robe is just near the simple but elegant en-suite, which has both a standard shower & a rain shower head, standard western toilet, oval washbasin & small vanity mirror.

To the right of the bedroom area is the well equipped western kitchen with adequate cupboard space, medium size fridge, kitchen sink, microwave, electric kettle, kitchenware & utensils. A breakfast bar with 2 swivel bar stools is a casual place to wine & dine or open the large glass sliding doors & sit outside on your own private terrace for a pleasurable dining experience. In the afternoons, why not take a swim or relax beside the oval shaped rooftop pool. You can enjoy late evening cocktails in the poolside lounge, whilst you embrace the beauty of the tropical sunset.

This apartment is ideally located in a busy area of Kuta, close to all the popular restaurants, bars, clubs, boutiques, shopping malls, markets & beaches. It is an appropriate retreat for holiday makers, business people, retired couples or for anyone who loves the energy of Kuta, but also loves the peacefulness & relaxed lifestyle of a comfortable, cozy haven.

Apartment Facilities:

- Queen size bed & linens
- Towels & toiletries
- Study desk
- Private Bathroom
- Fully equipped Western Kitchen
- Air conditioning & ceiling fan
- Private terrace with seating
- Cable t.v. & wi-fi

Contact:

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



Built in robe
In room telephone
Electronic safe
Cozy living area

Complex Facilities:

Apartment guests rooftop swimming pool
Restaurant open for breakfast, lunch & dinner
Bar & lounge located near the guest pool
24hr. full room service/housekeeping
24hr. Internal security
Cleaning & maintenance service
24hr. front desk
Laundry & dry-cleaning services
Guest car parking

Under the management agreement:

A yearly maintenance/building insurance fee of USD1,100 is paid every November by the apartment owner.
When the apartment is not occupied, the management will arrange, in its sole & absolute discretion, the renting of the apartment. 30% of all rental income derived from the apartment, is payable by the owner to the manager.
This apartment comes with a 22 year lease, with a 25 year option for extension & is currently offered at IDR700.000.000 (AUD70,000 approx.)

Contact:

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