



SMV-299 - Seminyak Area

Must See Stylish 4 bedroom Luxury Villa within a Prime Resort

The Layar is a spectacular design-led villa resort in the heart of chic Seminyak, moments from Bali's best restaurants, boutiques and sunset beach bars. Cutting-edge contemporary architecture and ultra-chic interiors characterise the 23 villas, which offer stunning living spaces sculpted by the planes of the architects' signature sloping roofs.

This must see four-bedroom villa has stone slabs across a lily pond. that lead into an open-plan living room that flows around contoured and angled walls towards the garden. A few steps up is a mezzanine media room where a glazed wall looks down over the living area; tucked below is a guest bedroom.

Property Information

Bedrooms	: 4
Price (IDR)	: 16.584.567.458
Equivalent (USD)	: 990.000
Title	: Leasehold
Land Size	: 1,081 sqm
Building Size	: 431 sqm
Other Features:	

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At one end of the living space is a raised dining area, beyond which is a breakfast bar and the fitted kitchen. At the opposite end is a sitting area open to the garden. A corridor leads to a guest cloakroom and second guest bedroom, while, discreetly tucked behind another feature wall is a third guestroom with doors to the garden.

Across the lawn is a large swimming pool with a separate jacuzzi at one end and a spa with massage room and shower at the other. Beyond the Bengkirai-wood pool deck, and very privately screened behind another curved wall, is the master bedroom suite.

The large split-level living room provides a perfect balance of sociable open-plan entertainment space and quiet get-away-from-it-all corners. On a raised platform of polished Merbau wood, a dining table for eight is separated from the well-equipped kitchen by a bar counter. On the lower level, sofas are arranged around a coffee table overlooking the garden and pool. Above is a mezzanine media room where sensually curved seating runs the full length of one wall.

There's more luscious lounging space in the garden, with oversized sunbeds languishing on the lawn and sun loungers and a circular love seat set on the pool deck. Submerged seating in the jacuzzi and shallow wings flanking the pool provide the perfect spots to stretch out and cool down. For sunset cocktails and alfresco meals there's a dining table for six set before a barbecue cooking station.

A curved display wall creates an imposing backdrop to the master suite's king-sized leather-and-wood bed which faces a bank of wardrobes and a desk set below a wall-mounted TV. A corner banquette looks onto a small garden open to the bathroom, where there's a terrazzo bathtub, vanity with twin basins, shower enclosure and second alfresco shower.

Discreetly tucked off the living room in the main villa are the three large, air-conditioned, guest bedrooms, each with a unique charm. One is multi-level, with the king-sized bed on a raised Merbau-wood platform facing the pool, and a dressing area and large garden bathroom (with twin basins, indoor and outdoor showers and a bathtub) on the lower level. The two other bedrooms – one with a king, the other with twin beds – look onto their own corner gardens and also have indoor/outdoor bathrooms with bathtub, shower enclosure, and twin basins.

With its cool design, hot location, and five-star service provided by 100+ staff, The Layar is designed for those with strong aesthetic principles seeking original experiences.

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The villa provides unlimited usage or become part of the professional management company to obtain rental returns throughout the year. This is a very good lifestyle investment where you can enjoy a five star property and the rental returns will cover operating expenses throughout the year and also providing spending money for your holidays here in Bali.

With a very attractive long term lease agreement until 15.01.2058 extendable for 40 years, this will prove to be a very satisfying investment opportunity. For a foreign investor the leasehold title can be registered directly into your family name and is 100% legal!

Property Details:

Unique Design.

Prime Location in Seminyak.

Professional Management Company.

Long Term Lease Agreement.

Private and Secure Resort.

5 Star Services.

Tastefully Fully Furnished.

17 meter Swimming Pool.

Beautiful Landscaped Gardens.

Straight Forward investment Opportunity.

Contact us today to obtain additional information and to arrange your satisfying inspection.

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