



## SMV-292 - Seminyak Area

Prime Location Charming 3 Bedroom Villa with a Very

Attractive Lease Extension

This must see charming 3 bedroom villa is an elegant villa designed in such a way that it clearly reflects the beauty of a traditional Balinese property. The villa compound features separate buildings located in a tropical garden. As you enter the property, you will be greeted by Ganesha. The villa temple is also at the corner of the property. There is a stunning infinity pool right at the centre of the property and is adjacent to rice terraces. The garden features sun loungers as well as a large bale. You will definitely enjoy the utmost privacy of the villa due to the location on a private lane, off

## Property Information

<b>Bedrooms</b>	: 3
<b>Price (IDR)</b>	: 4.489.639.000
<b>Equivalent (USD)</b>	: 293.000
<b>Title</b>	: Leasehold
<b>Land Size</b>	: 500 sqm
<b>Building Size</b>	: 319 sqm
<b>Other Features:</b>	

### Contact:

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



Jalan Drupadi in Seminyak.

The villa is

located close to what is popularly referred to as 'eat street'. Right in the heart of Seminyak here you will find many famous restaurants, shopping outlets, spas and within walking distance to the beach. Also nearby is a popular street called Jalan Dhyana Pura. It is known for its lively music scene as well as trendy restaurants.

**Living Room**

The living space is the perfect area to relax and entertain guests. All complete with tasteful furnishings!!

**Dining Room**

On the first floor of the main building there is a spacious dining area, as well as a modern fully equipped kitchen. The dining area has a large dining table, suitable for long evenings of great food and entertaining guests. The dining area leads out to the stunning pool through sliding doors.

**Study**

Upstairs you will find an office space which has a desk and a sofa. This space leads out to the balcony where you can enjoy the view of the pool and the landscaped garden.

**Garden & Pool**

The villa has been designed to recreate the ambience of a traditional Balinese compound and is composed of separate buildings situated around a tropical garden. The garden is adorned with loungers and a large bale facing to swimming pool, pleasing those who want shady relaxation as well as those who prefer soaking up the tropical sunshine.

The villa has three spacious en-suite bedrooms. There are two bedrooms on the ground floor and one bedroom is housed upstairs.

**Property Details:**

Super prime location

Charming Balinese design

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Tastefully fully furnished  
Great for daily rentals with high ROI  
Very attractive terms for the lease extension  
Peaceful and secure.  
Experienced and professional staff in place  
All legal documents in order  
Walking distance to the beach  
Tropical gardens  
Inspections highly recommended  
Offering price USD 293,000

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

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