



## SSEM1769 - Petitenget

Stylish 3 Bedroom Villa in Private Petitenget Complex

This well designed three bedroom villa in central Petitenget, is ideal as a private residence or investment property providing attractive returns. The villa has just been completely renovated to as new standard, meaning the new owners will have little to worry about other than where amongst tropical gardens and large poolside bale they wish to relax.

Just 250m from the beach, a short walk from the villa will bring you to the many great restaurants, flagship stores, beach clubs, hip nightspots and luxurious spas of Seminyak's hippest area.

The living/dining areas features a fully equipped kitchen with full size refrigerators, 8 seat dining

## Property Information

<b>Bedrooms</b>	: 3
<b>Price (IDR)</b>	: 4.900.000.000
<b>Equivalent (USD)</b>	: 349.000
<b>Title</b>	: Leasehold
<b>Land Size</b>	: 450 sqm
<b>Building Size</b>	: 300 sqm
<b>Other Features:</b>	

Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Garden

### Contact:

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table and large 3 piece sofa area. It is fully closable and air conditioned to escape the hot summer days.

The villa has 3 air-conditioned double bedrooms (complete with ceiling fans) and comfortably accommodates 6 people. All 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 outside area consists of a large private swimming pool, sundecks with reclining loungers, a poolside bale and guest bathroom/ shower

Full management services and generous personal use allocation for friends and family, assure years of pleasurable use with significant cash flow as well.

Details Villa :

Land Size 450 m2

Building Size 300 m2

Gourmet kitchen, Microwave

Tropical garden setting

3 Bedroom king size beds with en-suite bathrooms

Digital safety deposit boxes

Private swimming pool with teak wood deck

Secluded & fully self-contained

Property Title: Leasehold

Lease term left: 25 year lease term (until 19 September 2044)

Asking Price: IDR 4,900,000,000

For more information or to arrange a viewing please contact :

james@ppbali.com or call: +6281337311099 mobile / Whatsapp

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