



## SSEM017 - Seminyak Area

Unique 3 Bedroom Villa Located within a Secure Villa Estate

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. Each individual villa is set within a private landscaped garden with large swimming pool, and from one to four spacious bedroom suites oriented for privacy.

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.

## Property Information

<b>Bedrooms</b>	: 3
<b>Price (IDR)</b>	: 8.655.412.500
<b>Equivalent (USD)</b>	: 525.000
<b>Title</b>	: Leasehold
<b>Land Size</b>	: 608 sqm
<b>Building Size</b>	: 251 sqm
<b>Other Features:</b>	
Close to Shops,	Close to
Transport,Garden,Secure	
Parking,PDAM,	City Center,
Swimmingpool	

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The three-bedroom villa features striking changes of floor level to create interest and define spaces. The huge open living and dining room fans out from a raised platform alongside the kitchen, widening to the garden and pool area at the front. Secluded on separate sides of this vast living area, the three bedroom suites each enjoy complete privacy and outdoor space in the form of a deck, terrace or bathroom garden.

A light-flooded living and dining area, defined by dramatic overlapping roofs and a mix of angled and curved walls forms the heart of the villa. Handsome furniture rests on the acid-washed marble floors that flow unrestricted from the edge of the pool to a raised area of polished Merbau-wood opening onto a very well equipped kitchen.

Edging right into the living area for toe-dipping convenience is the Jacuzzi and shallow section of the swimming pool. Another social space is created by the pool deck and garden with sun-loungers and sunset views

The design intelligence so noticeable in the villa creates an unprecedented sense of privacy for all three king-sized bedrooms, which lie off the main living area behind statement walls of stone or via well-screened entrances set at an angle or on different levels. The spacious master bedroom enjoys a glamorous bathroom with large bathtub, shower, double basins and a private garden. The guest bedrooms are just as enticing and secluded, with equally gorgeous indoor/outdoor bathrooms, many also featuring their own private garden areas.

The investment provides an option for permanent usage or become part of the professional management rental pool 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.

The villa owner receives 60 days per year usage free of charge. With a very attractive long term lease agreement of 36 years and the option to extend for further 40 years this is as good as freehold ownership. For a foreign investor the leasehold title can be registered directly into your family name and is 100% legal!

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