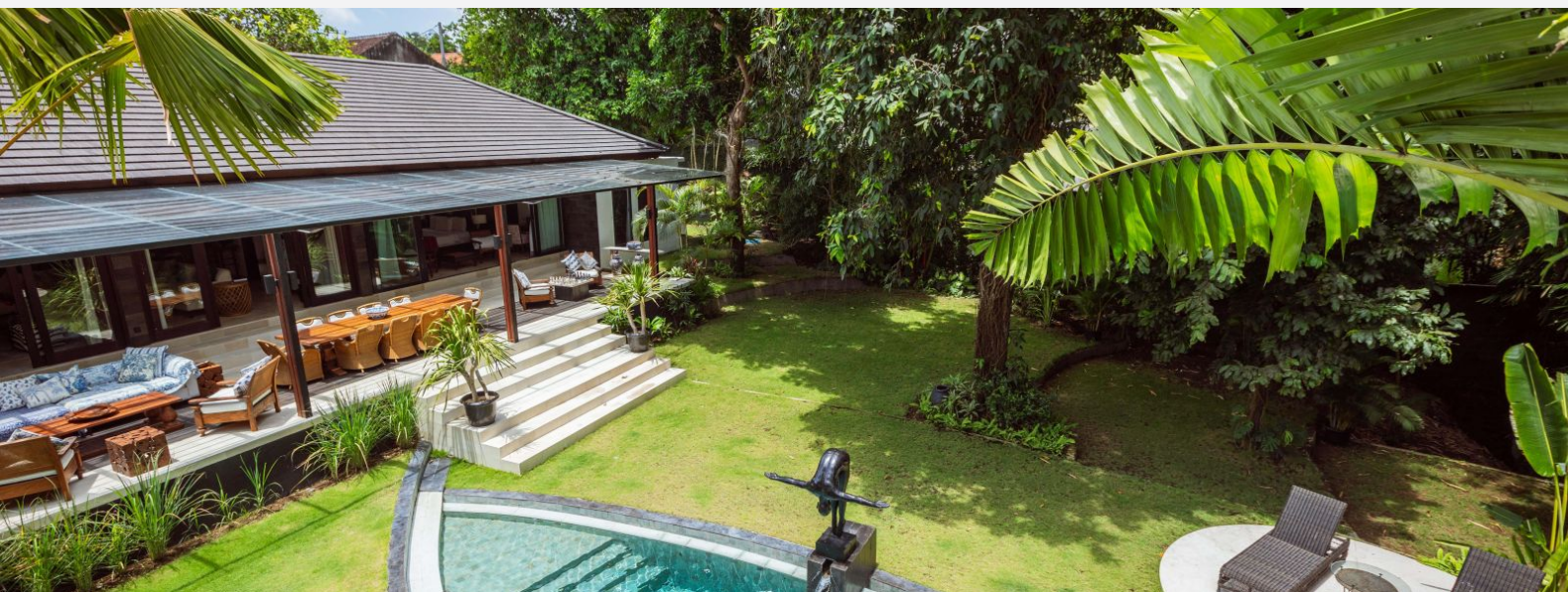


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PROPERTIES LISTINGS | KEROBOKAN EXCLUSIVES | LUXURY SANCTUARY VILLA



LUXURY SANCTUARY VILLA SEMER, KEROBOKAN

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 750,000	IDR 15,391,000,000	Leasehold	12 years
USD 86,000	IDR 1,366,000,000	Yearly Rental	
BEDS / BATHS	LEVEL	YEAR BUILT	
4 / 4.5	1	2023	
LAND SIZE +/-	LIVING SIZE +/-	DESIGN	
2,000 sqm 20.00 are	670 sqm 6.70 are	Eclectic	
CERTIFICATES	ZONING	VIEWS	
Akta PBG/SLF	Residential	Bamboo forest River	

* Available 9th January 2025

* Includes staff, garden and pool maintenance, consumables for pool and water system, government water, internet, banjar, garbage, fish food.

"Ubud forest feel" right in the middle of town—a quiet and serene area yet accessible to the Canggu/Seminyak area. An extensive rectangular 2000 sqm plot with bamboo forest and river running along the bottom of the property comes with a 670 m2 single-story build. A leaf-shaped pool, a large fish pond, and terraced lawns with a quiet sitting area complement the zen of the property—a lush green forest-like garden throughout.

Spacious master suite with his and her walk-in and extensive bathroom. Three bedrooms on suite with walk-ins. Air conditioning throughout the villa, as well as ceiling fans.

They said the kitchen is the heart of the property. This Eclectic Sanctuary contains a large entertainment kitchen and pantry room, a fully equipped modern kitchen with multiple gas and electric ovens and hobs, and multiple fridges/freezers with a spacious back kitchen and laundry area. The property has two water sources: a government water PDAM and bore water into a 40,000L tank that goes to the water filtration system. Last but not least, it comes with an additional drinking water system in the kitchen.

Another value in the property is a gym room that could be converted to an extra bedroom with a bathroom if preferred. Also, it has a large carport and drive area.

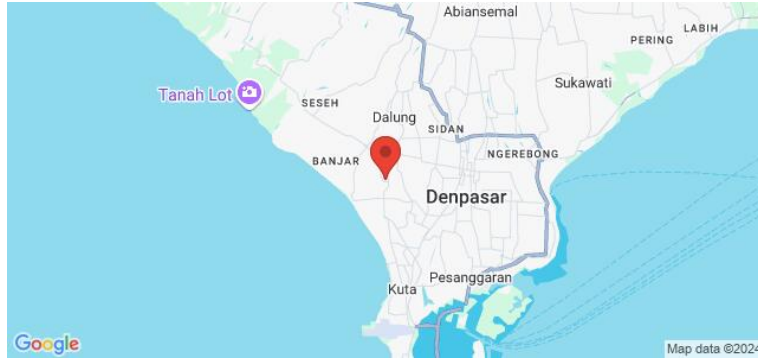
Garden | Gym | Laundry Room | Private Parking | Swimming Pool

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Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.

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OVERVIEW

REGULAR, RENT

OWNERSHIP: LEASEHOLD

STATUS: GOOD CONDITION

DESIGN: ECLECTIC

LAND SIZE: 2,000 sqm / 20.00 are

LIVING SIZE: 670 sqm / 6.70 are

LEVEL: 1

BED / BATH: 4 / 4.5

VIEWS: BAMBOO FOREST, RIVER

FURNISHING: FULLY-FURNISHED

INCLUDE STAFF: YES

PAYMENT TERM: NO

CERTIFICATION: AKTA, PBG/SLF

ZONING: RESIDENTIAL

AMENITIES

- ✓ GARDEN
- ✓ GYM
- ✓ LAUNDRY ROOM
- ✓ PRIVATE PARKING
- ✓ SWIMMING POOL

OTHERS

- ✓ VERY LARGE DINING AND SITTING ROOM THAT IS ENCLOSED, AS WELL AS DINING AND SITTING ROOM OUTSIDE ON UNDERCOVER DECK
- ✓ HUGE MASTER BEDROOM WITH HIS AND HER WALK-IN AND LARGE BATHROOM
- ✓ THREE BEDROOMS ON SUITE WITH WALK-INS
- ✓ AC THROUGH OUT THE VILLA, AS WELL AS CEILING FANS
- ✓ GYM ROOM OR EXTRA BEDROOM WITH ITS OWN BATHROOM
- ✓ LEAF SHAPED POOL AND LARGE FISH POND WITH QUITE SITTING AREA
- ✓ LUSH GREEN FOREST LIKE GARDEN THROUGH-OUT
- ✓ TERRACED LAWNS
- ✓ BACK YARD GARDEN
- ✓ A LARGE ENTERTAINMENT KITCHEN AND PANTRY ROOM
- ✓ MULTIPLE GAS AND ELECTRIC OVENS AND HOBS
- ✓ MULTIPLE FRIDGE/FREEZERS
- ✓ POWDER ROOM
- ✓ LARGE BACK KITCHEN
- ✓ LAUNDRY ROOM
- ✓ TWO SOURCES OF WATER - GOVERNMENT WATER AND BORE WATER INTO 40,000L TANK AND WATER FILTRATION SYSTEM ADDITIONAL DRINKING WATER SYSTEM AT KITCHEN
- ✓ LARGE CAR PORT AND DRIVE AREA
- ✓ ELECTRICITY IS 3 PHASE WITH POWER STABILISERS (ROUGH COST PER MONTH 5MILL.)

NEARBY

BATU BELIG BEACH

BATU BOLONG BEACH

BERAWA BEACH

NELAYAN BEACH

ECHO BEACH

MAI MAIN PLAYGROUND

PETTITENGET BEACH

BALI EQUESTRIAN

DESA SENI

DEUS EX MACHINA

LIGA TENNIS

NIRVANA

POTATO HEAD

SAMADI

SANCTUARY

SOUVLAKI MILOS

CANGGU COMMUNITY SCHOOL

BALI BUDA CANGGU

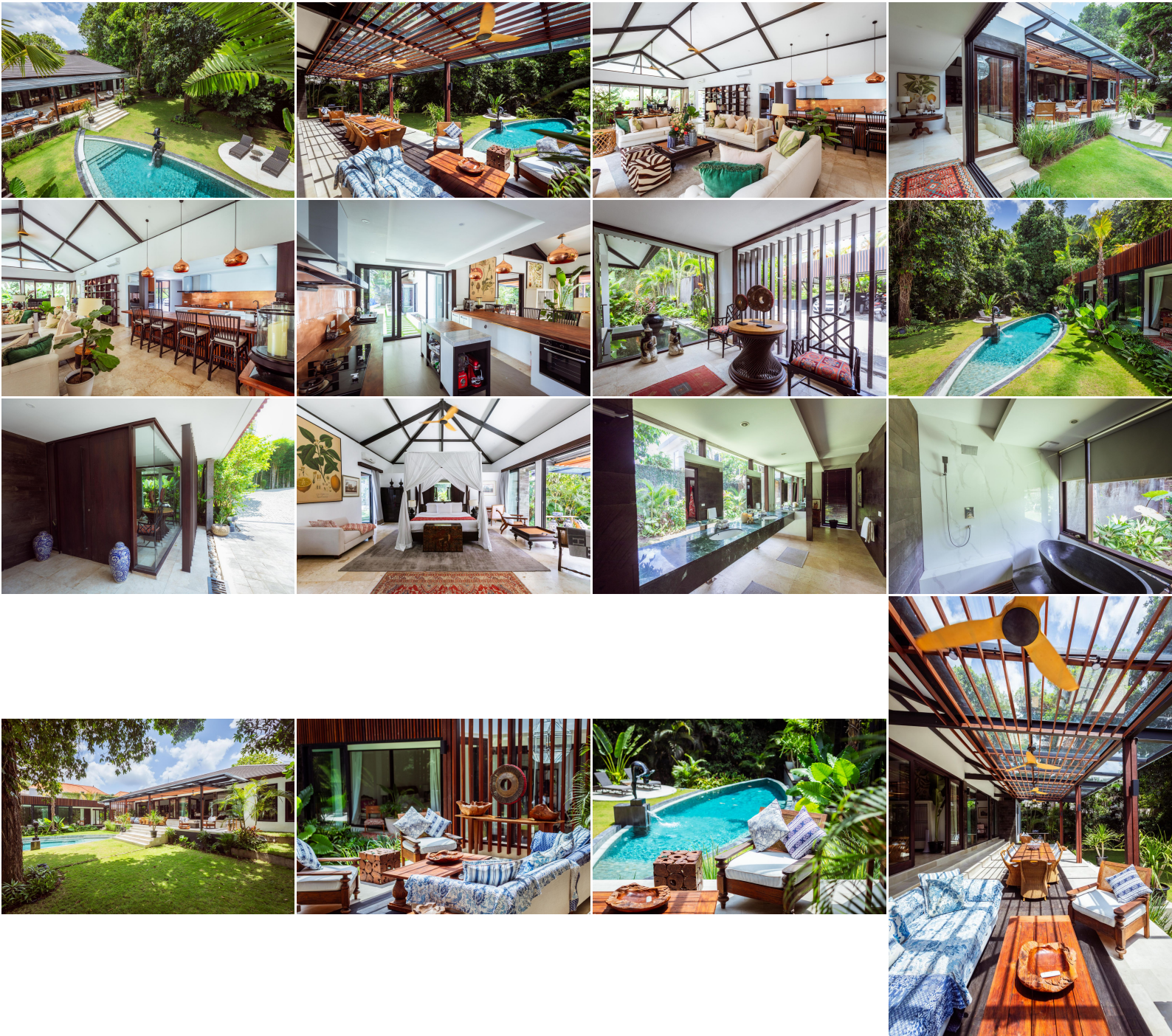
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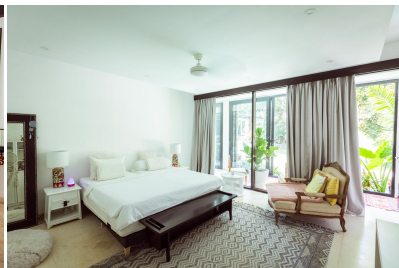
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