

# GD&ASSOCIATES

PROPERTIES LISTINGS | SEMINYAK EXCLUSIVES | MODERN SIMPLICITY HOUSE



## MODERN SIMPLICITY HOUSE

KUNTI, SEMINYAK

|             |                    |           |          |
|-------------|--------------------|-----------|----------|
| PRICE USD   | PRICE IDR          | OWNERSHIP | PERIOD   |
| USD 850,000 | IDR 15,258,000,000 | Leasehold | 27 years |

|              |       |            |
|--------------|-------|------------|
| BEDS / BATHS | LEVEL | YEAR BUILT |
| 4 / 5        | 2     | 2026       |

|               |                 |        |
|---------------|-----------------|--------|
| LAND SIZE +/- | LIVING SIZE +/- | DESIGN |
| 440 sqm       | 475 sqm         |        |
| 4.40 are      | 4.75 are        |        |

|                  |             |       |
|------------------|-------------|-------|
| CERTIFICATES     | ZONING      | VIEWS |
| Certificate Copy | Residential | Pool  |
| Notarial Deed    |             |       |
| PBG              |             |       |
| SLF              |             |       |

Introducing a stunning luxury modern villa in the heart of Seminyak, set on 440 sqm of land within a medium-density residential (R-2) zoning. This beautifully designed property offers 4 spacious bedrooms and 5 bathrooms, perfectly blending contemporary architecture with tropical living. Expansive glass doors, high ceilings, and seamless indoor-outdoor integration create a bright and airy atmosphere, while the private swimming pool and generous terraces provide the perfect setting for relaxation and entertaining.

The villa features a total building size of 475.6 sqm, comprising 230 sqm on the first floor and 240 sqm on the second floor, plus a 5.6 sqm machine room. Designed for both comfort and functionality, the layout offers open-plan living and dining areas, a fully equipped modern kitchen, and well-appointed bedrooms with elegant finishes throughout. With 23,000 VA (3-phase) electricity and high-speed Global Extreme WiFi.

Offered on leasehold valid until 05 December 2053. This provides long-term security and peace of mind, making it an exceptional opportunity to own a prime villa in one of Bali's most sought-after locations.

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www.gillesdemunter.com | info@gillesdemunter.com | +(62)819-99-971-591

GD Headquarters @ Made's Warung Unit #5, Jalan Raya Seminyak, Seminyak, Kecamatan Kuta, Kabupaten Badung, Bali 80361, Indonesia.

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## OVERVIEW

REGULAR

OWNERSHIP: LEASEHOLD

STATUS: EXCELLENT

LAND SIZE: 440 sqm / 4.40 are

LIVING SIZE: 475 sqm / 4.75 are

LEVEL: 2

BED / BATH: 4 / 5.0

VIEWS: POOL

FURNISHING: FULLY-FURNISHED

PAYMENT TERM: NO

CERTIFICATION: CERTIFICATE COPY, NOTARIAL DEED,

PBG, SLF

ZONING: RESIDENTIAL

## AMENITIES

## OTHERS

## NEARBY

BATU BELIG BEACH

PETTENGET BEACH

POTATO HEAD

SANCTUARY

SOHAM WELLNESS

BRAUD CAFE

DOPPIO CAFE PINK

GUSTO GELATO

KANVAZ PATISSERIE

MAURI ITALIAN CONTEMPORARY CUISINE

OKAMURA JAPANESE RESTO

SANGSAKA

SOUVLAKI MILOS

AUSTRALIAN INDEPENDENT SCHOOL

BIMC KUTA

BIASA

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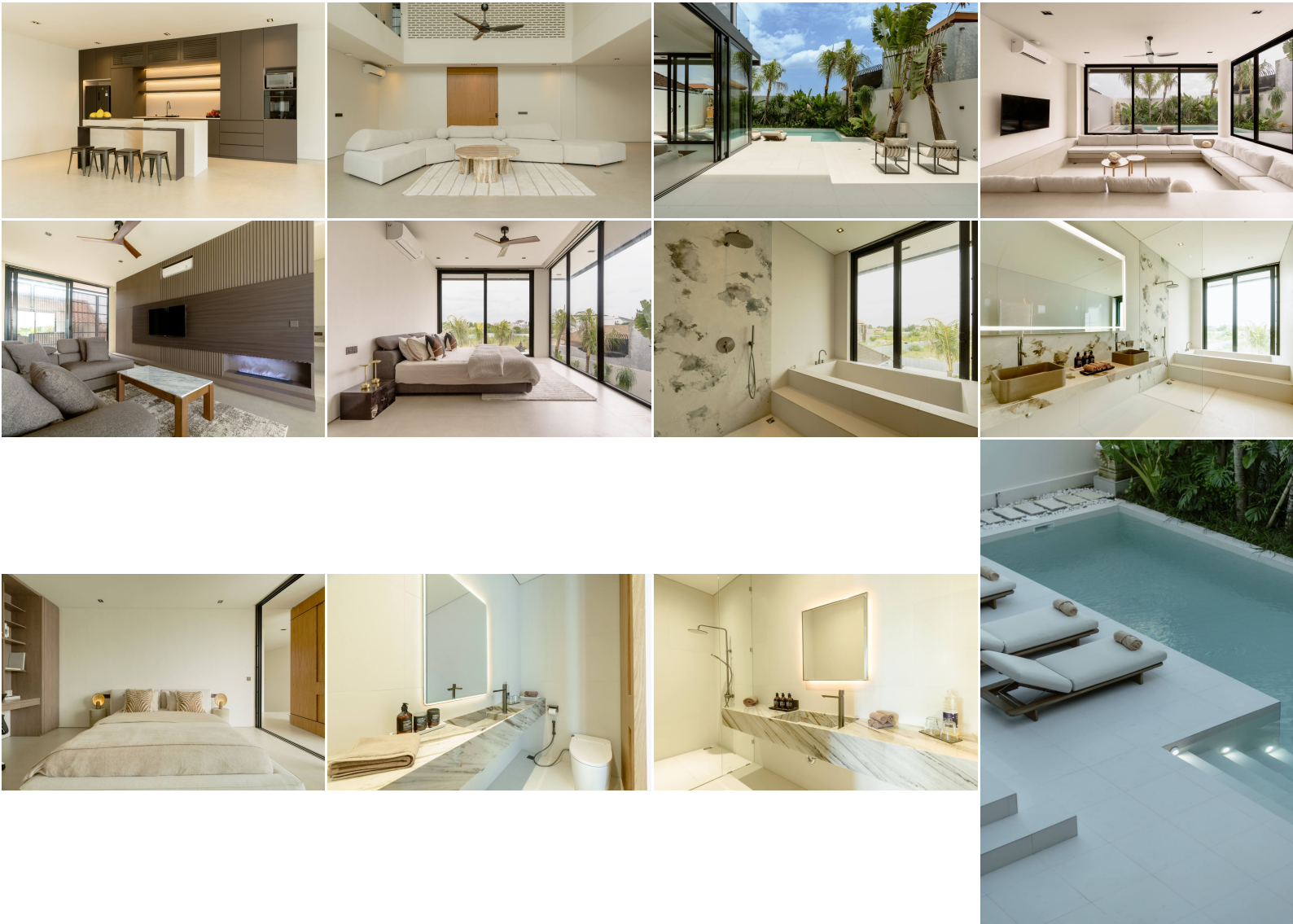
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