

VSMS15

Land size: 750 sqm

Land status: Freehold Certificate

Building size: 330 Sqm

Selling price: **USD 640,000 Semi Furnished**

Beautiful modern style villa with single roof located on a peaceful area of Seminyak. 2 AC bedrooms downstairs with en-suite bathroom and shower. One AC Master bedroom upstairs, en suite bathroom with bath up and shower. Nice verandah facing to the rice field. One studio with big balcony. Dinning and living room with over looking to the swimming pool and nice garden. Modern style kitchen, Garage for two cars, separate servant quarter and service area.

Location : Seminyak, Kuta Bali Indonesia.

Seminyak is one of developed area and established community in Bali. Situated amongst many luxury villas owned by long term residents and expatriates.

20 minutes from the International airport of Ngurah Rai.

5-7 minutes drive to the famous beaches at Double 6 (66), shopping centre and

Restaurants.

Building details :

First Floor

- Entrance lotus pond with water feature and roof terrace
- Car park for two car
- Marble floor living and dining areas by glass sliding door and veranda by palimanan stone (white stone)
- Guest toilet.
- Built in modern western kitchen with kitchen cabinet.
- Private area for laundry, dry area and storage adjoining to the maid quarter.
- 2x AC Bedrooms with luxury en-suite bathroom, featured marble and shower. Veranda overlooking to the swimming pool and nice garden.
- 3.5 x 8 meters infinity swimming pool with Balinese Gazebo
- Hidden open shower with natural stone.

SECOND FLOOR:

- Roof Terrace cover with pergola
- One AC Master bedrooms with balcony overlooking to Beautiful rice field
- En-suite modern style bathroom with bath up and shower.
- One Studio/Study room with AC

Building specifications

- Under ground water supply
- 10,600 VA. Power supply
- Single roof with iron wood
- Marble in all bathrooms, bedrooms, studio, living and dining room.
- Kitchen and wash basin bench with black granite.
- Modern & contemporary fixtures and fittings.
- Ceramic tile at laundry area, storage, and maid quarters.
- Swimming pool with green stone and top border with lave stone
- Nice door handles locks and exposed hardware such as hinges, taps, slider, etc.
- Good quality of sanitary of TOTO
- Natural stone at carport floor.
- Pool deck with white stone
- Modern and good quality electric plugged by clipsal
- Railing Bangkirai wood at up-stair balcony, and stairs.
- Timber bingkirai wood for doors, windows and others
- 100 litre electric heaters
- 1,000 litre stainless water tank
- Circulation pump
- Wardrobe in every dressing room
- Nice garden with tropical plans

Payment will be made in Indonesian Rupiah or American USD based on the daily rates.

The villa purchase doesn't include the following:

1. Government Tax of 5% levied on the purchaser (Buyer Tax).
2. Notary Fee 1% levied to the purchaser.