

GD&ASSOCIATES

PROPERTIES LISTINGS | SEMINYAK EXCLUSIVES | MODERN SIMPLICITY HOUSE



MODERN SIMPLICITY HOUSE

KUNTI, SEMINYAK

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 995,000	IDR 16,728,000,000	Leasehold	27 years
BEDS / BATHS	LEVEL	YEAR BUILT	
4 / 5	2	2026	
LAND SIZE +/- 440 sqm 4.40 are	LIVING SIZE +/- 475 sqm 4.75 are	DESIGN	
CERTIFICATES <i>Certificate Copy</i> <i>Notarial Deed</i> <i>PBG</i> <i>SLF</i>	ZONING <i>Residential</i>	VIEWS <i>Pool</i>	

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.

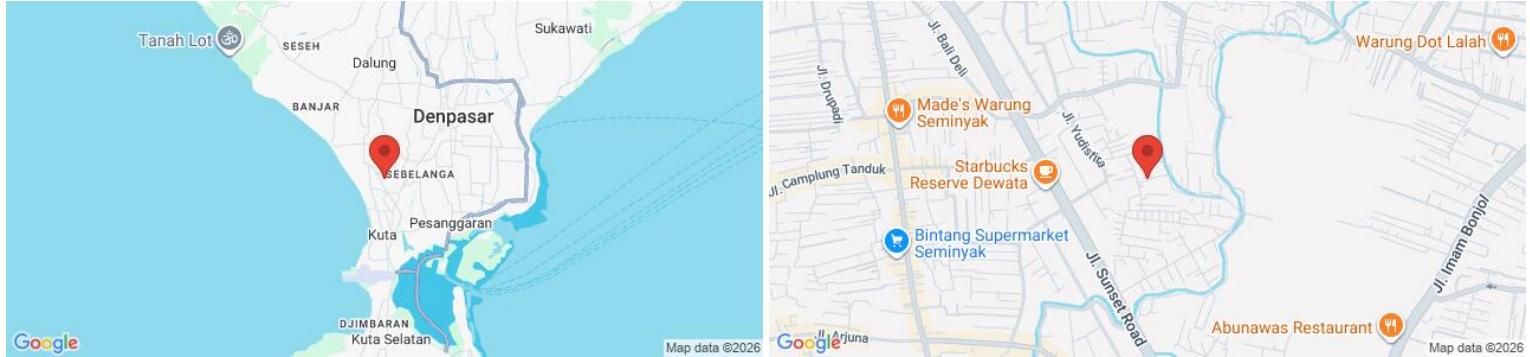
GD&ASSOCIATES *by Gilles Demunter*®

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

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.

GD&ASSOCIATES



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
PETITENGET 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

GD&ASSOCIATES by *Gilles Demunter*®

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

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.

GD&ASSOCIATES



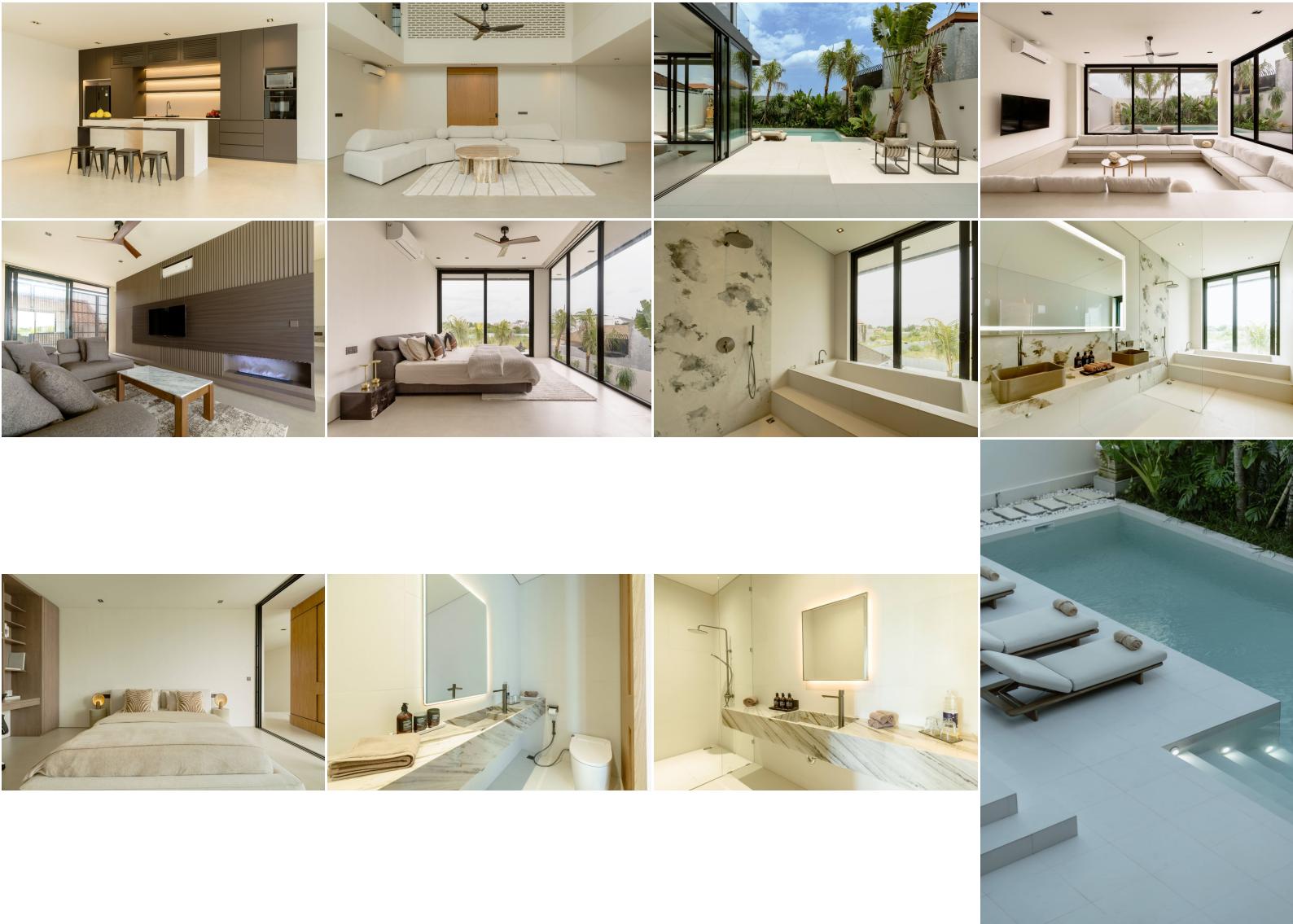
GD&ASSOCIATES by Gilles Demunter

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

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.

GD&ASSOCIATES



GD&ASSOCIATES *by Gilles Demunter*®

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

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.

GD&ASSOCIATES



GD&ASSOCIATES *by Gilles Demunter*®

©2021 PT SURGA TROPIS HIDUP. ALL RIGHTS RESERVED

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.