

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 +/-	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.

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

PETTINET 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



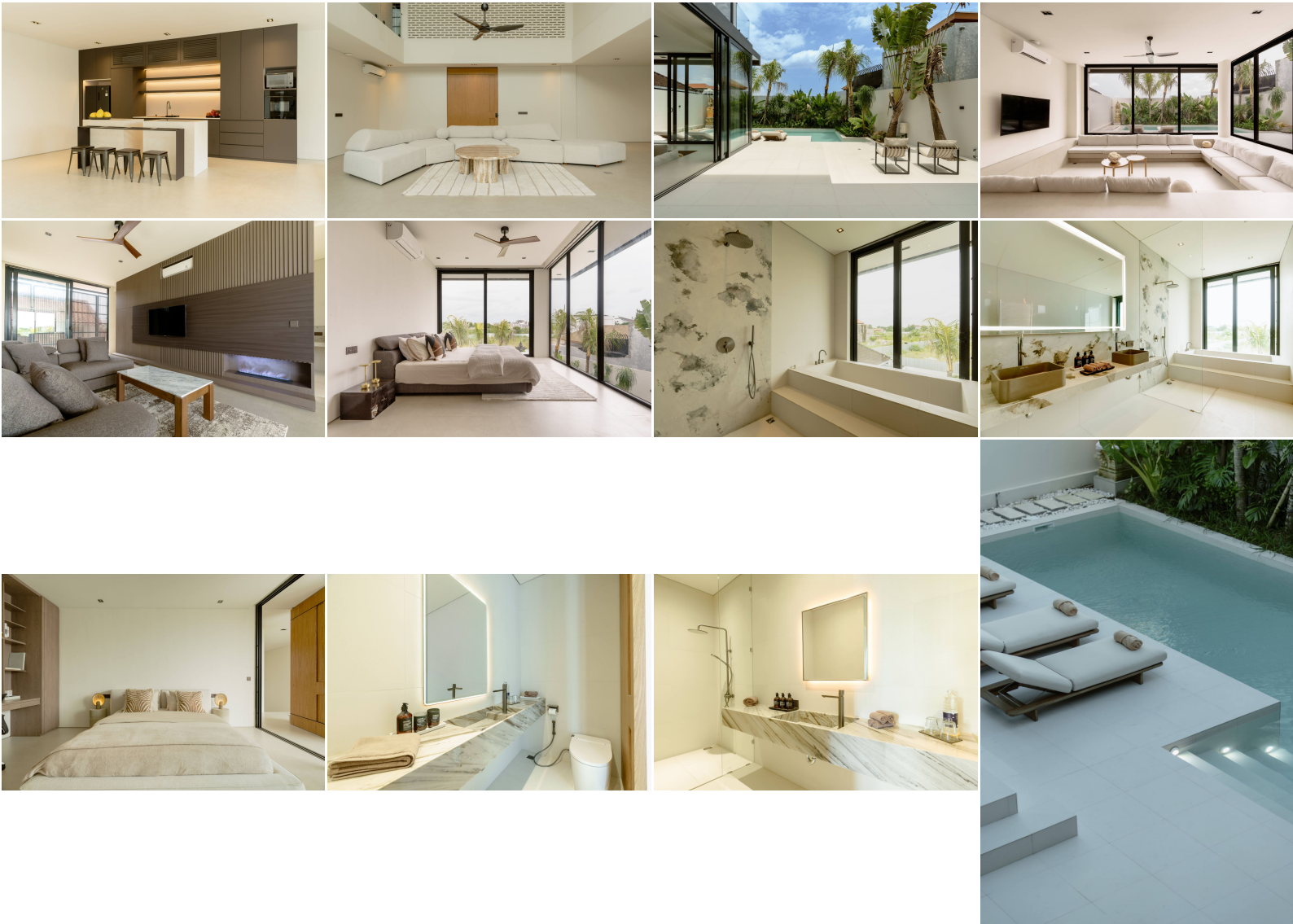
GD&ASSOCIATES by Gilles Demunter

©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.