








# Modern luxury villa in Badung (006184)



# 446 850 €

 Floor area	<b>239 m<sup>2</sup></b>
 Number of rooms	<b>3 bedrooms</b>
 Furnitures	<b>Full</b>
 To the beach:	<b>m</b>
 Location:	<b>Indonesia, Bali</b>
 To the airport:	<b>km</b>
 To the city centre:	<b>km</b>

## Options

- ✓ White goods
- ✓ Furniture
- ✓ Balcony/ Terrace
- ✓ Swimming pool
- ✓ Private territory
- ✓ Security

## Description

The villa included in your request offers superior accommodation for those seeking luxury and comfort on the island.

### Main characteristics of the villa:

- Area: The total area of the villa is 239 m2.

- Location: The villa is located in a privileged area offering exquisite views of the surrounding nature and the ocean.
- Living Room and Kitchen: The spacious living room and kitchen create the perfect space for family gatherings or entertaining.
- Pool and Garden: The villa has a private swimming pool and a well-kept garden where residents can relax and enjoy quiet moments.
- Parking: For the convenience of the owners, a parking space of 20 square meters is provided.
- 3 floors (including roof).
- 3 rooms
- Living room 42.20m<sup>2</sup>
- 4 bathrooms (1 guest, 3 ensuite)
- Swimming pool 17.86m<sup>2</sup>
- Garden 22.41m<sup>2</sup>
- Form of ownership: freehold (the villa is registered to our company).

**Construction stage:** the villa will be ready in approximately 3 months.

**The price of the villa depends on the method of its acquisition:**

- **When purchasing through a company:** The cost of the villa is \$480,000, which is approximately \$2000 per square meter. This includes all taxes and the only additional fee is 1% for notarization of the transaction.
- **When purchasing with a foreign citizen's passport from Hak Pakai:** The cost of the villa is \$480,000 plus 5% of the cost for the census of the certificate of ownership, as well as 1% for notarization of the transaction.

This villa represents the perfect combination of luxury, comfort and privacy, making it an attractive option for investors and those looking for the perfect holiday or permanent residence.

**Information updated: 18.10.2024**

## Photo gallery



