







# Unique Oceanfront Villa Development in Bali (008320)



**230 216 € - 278 178 €**

**🏠 Floor area      97 m<sup>2</sup> - 202 m<sup>2</sup>**

 Number of rooms	<b>1 bedroom</b> <b>2 bedrooms</b> <b>3 bedrooms</b>
 Furnitures	<b>Full</b>
 To the beach:	<b>500 m</b>
 Location:	<b>Indonesia, Bali, Bukit</b>
 To the airport:	<b>18 km</b>
 To the city centre:	<b>km</b>

## Options

- ✓ Sea view
- ✓ Furniture
- ✓ Balcony/ Terrace
- ✓ Swimming pool
- ✓ Private territory
- ✓ 0% installment
- ✓ Security
- ✓ Underground parking

## Description

Discover a luxurious lifestyle in a new premium oceanfront development in the picturesque Kutuh area of Bukit Peninsula, Bali.

This unique project offers villas with breathtaking ocean and jungle views, creating the perfect setting for relaxation and living.

The development is located close to some of Bali's best beaches, including the famous white sandy Pandawa Beach, which is one of the best surf spots on the island.

Top chain hotels such as Hilton and Kempinski are within walking distance of the development, as well as a variety of restaurants, bars, shops, fitness clubs and surf schools, providing all the necessary amenities for living and relaxing.

### **Complex features and infrastructure:**

- **Rooftop:** An open space on the roof of 400 sq. m., with panoramic views of the ocean and jungle, including a restaurant and an open-air cinema.
- **Pool:** An infinity pool where you can enjoy magnificent views of the ocean.
- **Bar:** A bar with snacks and soft drinks for your comfort.
- **Fitness center and SPA:** A modern fitness center and SPA for maintaining health and relaxation.
- **Surf school:** Excellent conditions for surfing with experienced instructors.
- **Shop:** Convenient shopping right on the territory of the complex.
- **Underground parking:** A safe place for your car.

### **Investment attractiveness:**

- **Management company:** Providing up to 20% of rental income.
- **Property Value Appreciation:** Expected 40% appreciation after completion.
- **Capitalization:** 50% appreciation in 5 years, taking into account the increase in land prices.
- **ROI:** 17.8% per annum.
- **Payment Terms:** 30% down payment and 12-month interest-free installments (seven payments of 10%).

### **Location:**

- Padang Padang Beach and Uluwatu Temple: 15 minutes by car.
- GWK (Garuda Wisnu Kencana): 5 minutes by car.
- Ngurah Rai International Airport: 25 minutes by car.

Villas are not just housing, they are an investment in the future.

The opportunity to live in one of the most beautiful places in Bali, enjoying comfort and prestige, as well as receiving a stable rental income, makes this project an ideal choice for those who value high quality of life and profitable investments.

**Information updated: 12.02.2025**

## Photo gallery

