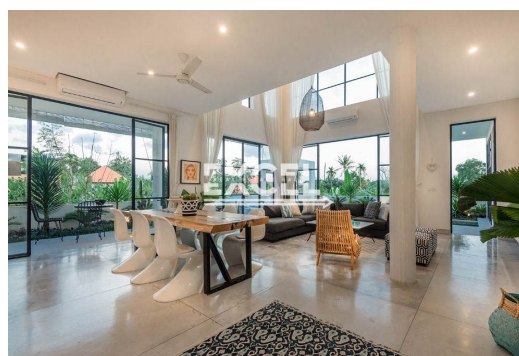


Contact

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Brand New Modern and Chic 4 Bedroom Villa in
Umalas/Bumbak

Property Information

Ref.ID	: UMV-208
Location	:
Title	: Leasehold July 2049
Bedrooms	: 4
Bathrooms	: 4
Build Size	: 300 sqm
Land Size	: 381.2 sqm
Year Build	: 2020
Price	: IDR 7,040,319,850

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Fantastic investment opportunity not to be missed!

A fantastic opportunity for you to purchase a dream villa in paradise! Stunning, luxurious 4 bedroom villa located in the heart of Umalas.

Just a short drive to chic Seminyak and hip, fashionable Canggu.

Interiors designed and decorated by leading international interior designer behind many successful villa projects both in Europe and Bali.

Professionally built with the 5-year structural warranty by experienced Bali-based Australian contractor – over 30 villas in Bali built to date.

Perfect family home or great investment for both short- and long-term rental – 10% yield on long term easy rental.

The villas benefit from an abundance of natural light with a large void area above the living room that magnifies the open living space. The villa is elevated and features strong steel frames and French doors and windows which allow the breeze to flow throughout the whole villa.

A spacious master bedroom enjoys a glamorous bathroom with large bathtub, shower, and double basins.

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Remaining 3 luxury bedrooms all benefit from well-fitted en-suite bathrooms.

Buyer can adjust finishes, size of the pool, etc to their desired taste for early-stage purchase. Tina Kirschner is also available to work with the buyer to offer additional tailored services for interior design to customize to their needs!

Furniture package available upon request at extra cost. BUILDING: 4 Bedrooms | 4.5 bathrooms; 5 Year structural warranty, Australian build quality; Quality cabinetry and quality finishes throughout including kitchen, bedrooms, and bathrooms; Well equipped kitchen; high-ceiling, spacious and open plan living, dining and kitchen area; 9 x 3 meter swimming pool (size can be increased at extra cost); Established easy care gardens; Fully air-conditioned in bedrooms and living area; Staff area with laundry room; and Private carport; Semi-furnished; price includes fitted bathrooms and kitchen. Loose full furniture package spec and cost available upon request for easy move-in; 1660 watts 3 phase electrical Key points: Easy stage payments over 12 months; High-value commercial license for rental included in price; High rental yield of 10% based on USD419,000 sale price; Long lease of 30 years + 30 years guaranteed extension; Prime location in Umalas; very close to the hip and fashionable Seminyak and Canggu; Interior designed and decorated by internationally renowned interior designer; Developed by Bali based Australian builder, over 30 villas built in Bali to date

This leasehold property is priced to sell for \$439.000 USD.

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SPECIAL DISCOUNT price for first villa sold at \$399,950 USD (12 months construction time to hand over)

(IDR 5,632,000,000 using XE Currency Converter September 25, 2019)

Lease until July 2049 + 30 years guaranteed extension.

Great ROI, projected minimum of 10% on either long or short-term rentals.