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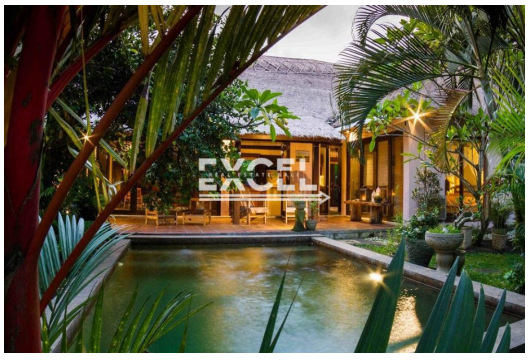



Cozy 2 Bedroom Villa South of Ubud – Leasehold

Property Information

Ref.ID	:	UDV-212
Location	:	
Title	:	Leasehold until 2041 exter
Bedrooms	:	2
Bathrooms	:	2
Build Size	:	250 sqm
Land Size	:	770 sqm
Year Build	:	
Price	:	IDR 4,883,570,300

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The Villa is a charming "cottage-like" home set back from the road, which offers both comfort, privacy, and practicality. Come home to this river-side paradise in a very serene setting, ideal for a couple or a small family.

Upon entering the house, you'll step into a beautifully striking, bright, wide-open living space, comprised of vaulted ceilings, a spacious kitchen, dining room, and sitting area. The kitchen comes fully equipped with a double sink, good sized fridge/freezer, gas oven, 4 gas burner stove, small toaster oven, and ample counter space, cabinets, and storage. The sink offers a separate faucet for drinking water (UV light filtration system).

The dining and relaxing sitting area overlooks the beautiful lush tropical gardens, covered patio, and refreshing swimming pool. The surrounding glass doors provide versatility and light (west and east side). Open up to a cooling cross breeze and expansive feeling of combined indoor/outdoor living or close for that added feeling of coziness and secure comfort while being able to still enjoy the vibrant surrounding nature. The adorable library/study/office space (south-facing) with a little reading nook includes double bookshelves, desks, as well as colourful area rugs. This space can be separated from the living area by two large sliding glass doors, offering extra quietude and privacy when needed. Multiple windows in this room give access to inspiring garden views from your creative workspace. There is ample shelving for your books, personal items, or arts and crafts materials. The reading nook faces West and is ideal for some late afternoon downtime. All rooms are very well ventilated and never require air-conditioning. Ceiling and floor fans, as well as optional sunshades, are enough to keep the indoor temperature comfortable on warm sunny days.

There are two bedrooms with air-conditioning and ceiling fans, each offering a private en-suite bathroom with shower, toilet, sink, full-length mirror, and ample storage space. Each bedroom has a very large built-in wardrobe and shelving tucked away behind wooden sliding doors. One of the wardrobes also has a built-in safe for your valuables. Currently, the guest bedroom

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is arranged as a private space for Sound Healing and meditation. The healing table, composed of two stackable teak lounge chairs, can be utilised for side-by-side poolside lounging instead. The Master Bedroom offers a large queen-sized bed with a comfortable mattress, mosquito net, and full bedding.

A rare feature in the houses in Bali: you'll find a very handy attic/loft above the bedroom wardrobes. High enough to stand in, and large enough to store all of your suitcases and bags.

The large garden offers plenty of shade with its fragrant frangipani and palms, a beautiful Balinese temple, as well as a very handy, retractable covered drying space for your laundry. At the other end of the pool, a thatched roof bale' invites you to take in the colourful garden wildlife with its abundant array of butterflies, birds, and squirrels. Perhaps enjoy other quiet time activities there such as afternoon tea.

The Villa also comes with a flourishing organic vegetable garden with a double compost bin set up. There are two large waist-high raised beds (each 3 meters long) and two smaller raised beds, currently growing an abundance of cherry tomatoes, long/snake beans, broccoli, sweet peppers, carrots, pumpkin, eggplant, spinach, and bok choy. A diverse variety of flowers and edible plants are found throughout the gardens: aloe vera, lemongrass, pineapple, passionfruit vine, Balinese chili vine, soursop, Caya, a variety of herbs for cooking, tea, or salads, as well as saplings of avocado, Australian bay cherry, lemon, lime, pomegranate, pomelo, papaya, snake fruit, and dragon fruit.

This villa is close to the Pelangi and Harmony schools and down the street from Setia Darma Mask and Puppet Museum. A five-minute walk takes you to a paved path through stunning rice fields and Balinese temples. Conveniently located, just over 4 km to Ubud where you'll find all the best restaurants, quaint boutiques, grocery stores, and shops for all your personal needs. Being located south of Ubud means easy access to main roads leading to Sanur, the airport, and the south of Bali.

The full lease period is for 21 years (end of the lease is l22/12/2041 but is extendable).
The Villa sits on 770 square meters (8288 square feet) of land.
Size of the building: 250 sqm.
Price: EUR 245.000 (fully furnished, washing machine, garden tools, kitchen appliances, and cookware).