



Jl. Dewi Saraswati III, , Kec. Kuta, Kabup, Seminyak



## DESIGNER COLLECTION OF LUXURY VILLAS IN SEMINYAK

**Turnkey Investment | 15–20% ROI Potential | Prime Seminyak Location**

Imagine waking up to the sound of rustling palms, stepping out onto your private terrace, and plunging into your sparkling pool before breakfast. Welcome to SEM Village Bali – a rare and exclusive opportunity to own a stunning luxury villa in the heart of Seminyak, one of Bali's most vibrant and sought-after lifestyle destinations.

Perfectly balancing modern comfort with authentic Balinese charm, each villa is a sanctuary designed for relaxation, entertainment, and income generation. Whether you're seeking your own tropical hideaway, a high-performing holiday rental, or a blend of both these properties devlier

### Villa Features

- **Land Size:** Choice from 122m2 to 224 sqm
- **Build Size:** 93m2 to 153 m2
- **Bedrooms:** 2 spacious king suite with luxury finishes

🛏 2 🍽 2

|                      |             |
|----------------------|-------------|
| <b>Price</b>         | \$208,000   |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 1372        |

### AGENT DETAILS

Tosa Sitepu - 82167301080

### OFFICE DETAILS

Local Property Team  
1300 040 728

PROPERTY TEAM

- **Bathrooms:** 2 sleek, modern bathrooms
- **Living:** Open-plan lounge & dining with seamless indoor–outdoor flow
- **Kitchen:** Fully equipped, modern design with premium appliances
- **Outdoor:** Private swimming pool, landscaped tropical garden, sun lounging deck
- **Parking:** Secure onsite parking

## Location

- **Prime Location:** Only minutes from **Seminyak Beach**, world-class dining, trendy boutiques, and buzzing nightlife.
- **Fully Managed:** Sit back while your villa is professionally managed for maximum returns and minimal hassle.
- **Proven ROI:** Estimated annual returns of **15–20%** based on strong rental demand.
- **High Demand:** Select units already sold – limited availability remains.

## Investor Advantages

- **Flexible Ownership Options** – tailored to suit both local and foreign buyers.
- **Turnkey Ready** – furnished, styled, and ready to rent from day one.
- **High Occupancy Potential** – Bali remains one of the world’s most sought-after holiday destinations.
- **Hassle-Free Process** – our team handles the entire purchase and set-up process for you.
- 

**Limited Villas Available** – Secure your piece of Bali’s golden coast today.

Ideal for:

- Short-term holiday rentals
- Long-stay luxury leases
- Personal tropical retreat

Price - 2.2B IDR | \$208K AUD | \$135 USD

**Enquire Now** for the full brochure, pricing breakdown, and to arrange a **private viewing** before these final villas are gone.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*