

snáffl

Villa





Detached villa with pool for sale

*Year of construction 2015,
European standard (German Constructor)
Permission for accommodation services*

- Size of property 360sqm, expendable up to 2140sqm
- Basement 145sqm
- Living space 180sqm (fully furnished)
- Living room
- Kitchen
- Gallery
- 2 big bedrooms
- 1 smaller bedroom or office
- 3 bathrooms
- 1 storage room
- Pool 3 x 6 meter
- Huge garden
- Air conditioning
- Hot water supply (heating boiler)



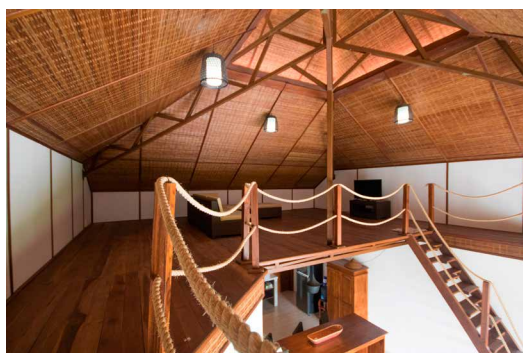
Overview

The indicated price includes the property of 360sqm with the fully furnished villa and the huge garden. The property can be extend up to 2140sqm. The price is negotiable.

The villa is located at the border of a little village called Medewi in west Bali, which is about 12 miles from the town Negara. From the villa you can enjoy an amazing view over the indian ocean.

If you are looking for a vacation resort in a beautiful, quiet and natural landscape with empty beaches, amazing sunsets and a romantic relaxing atmosphere – then you will find it in this place. The villa has 3 bedrooms and offers place up to 6 people. Via airbnb you can book one or several rooms, or the total villa for yourself.

The villa is about 80m from the beach. From the view of both living room and bedroom you can check the waves, as soon as the sun is up. Only 800 meter away you'll find Medewi Point – one of the most beautiful lefthander of Bali. In only 20 minutes by scooter you can find the spot Balean – one more highlight at the west beach. In between, you can explore plenty of other hidden spots and treasures of the island.



Teakwood gallery



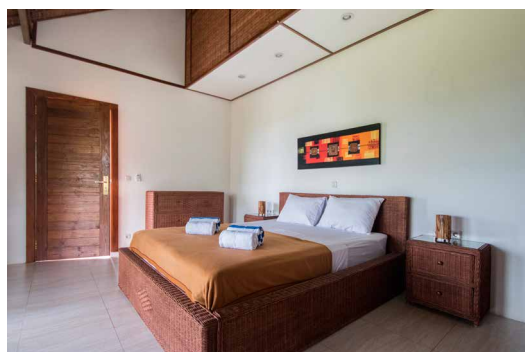
Open plan

Details to the living room and the kitchen

- Open plan and fully furnished living room with 37 sqm, with lockable roller blind and tiled floor
- Fully furnished kitchen with 20 sqm with sink, XL stove with 4 hotplates in comfortable height, 85 liter fridge, beautiful teakwood table bar with seats for 6 people and, of course, tiled floor.
- Above the kitchen you'll find the teakwood gallery with 35 sqm
- Three-piece suite with table, TV set and DVD player
- Electrical installation are accessible for maintenance through the gallery



Bedroom small



Bedroom 1



Bedroom 2

Details of the bedrooms

- Bedroom 1 of 20 sqm and a bathroom of 9 sqm
- Bedroom 2 of 21 sqm and a bathroom of 9 sqm

All bedrooms feature energy-efficient air conditioning. Power outlets in sufficient number and separate from ceiling light. Nightstand with reading light. Comfortable double bed size 1,60 x 2 meter. The bathroom is furnished with a chest of drawers, a cupboard and a desk with chair.

- Small bedroom or office with 15 sqm

Here you'll enjoy energy-efficient air conditioning as well. Power outlets in sufficient number and separate from ceiling light. Nightstand with reading lights. Two single beds with size of 1x1 meter. Cupboard a chest of drawer and a desk with chair.



Bathroom



Pool

Details for the bathrooms and the pool

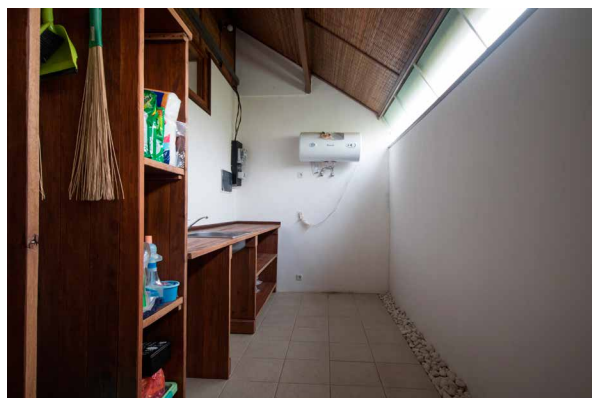
- Bathroom
The bathrooms are equipped with wash basin, a shower, a toilette, a chest of drawers and a connection for a bathtub
- Guest bathroom of 4sqm
The guest bathroom is equipped with wash basin, shower and toilette.
- Storage or engineering room of 10sqm
The fuse box for the house is located in the engineering room. There you'll find the hot water supply as well as a work bench. Besides, it offers a lot of space for towels and beddings, or a washing machine.
- Pool 3 x 6 meter
The 23 sqm resting area is tiled with natural stones
- The pump house has a size of 1,5 x 2,5 x 1,70 meter
Groundwater pump, pool pump system and electrical installation for the pool illumination
- Outdoor area
Every 6 meters there is a power outlet. 3 water taps outdoors.

Details for the construction

- High quality and energy efficient - future oriented building
- Masonry
Wall base is waterproof with bitumen, isolating the building from bordering rice fields. All cement work was done with clear, soft water.
- Base plate
Professional sealing with 3 mm tar welding line
Additional welding line in double layered steel grid
- Drainage
The complete building has a drainage system
- Waste water
All waste water is piped into the sewage tank for biological septic treatment.
- Steelwork
The basic framework of the house is made with high quality steel. All steel girders were sealed and painted.
- Doors and windows
A special manufacturing process renders them weather resistant. Everything is made of teakwood / Jati.
- Roof
 - Double aluminium lath roof with balanced air circulation to makes sure that hot air escapes from living room, kitchen or gallery, for a comfortable indoor climate
 - Constructure of the roof increases living endurance of bricks at least one third
 - 15 mm roof boarding
 - 3 mm roofing felt
 - drainpipe
- Thermal insulation
The roof and all rooms are equipped wiht 6cm insulation to keep away heat. This results in a comfortable indoor climate and saves energy (less air conditioning required).
- Walls
All walls are made of Ytong and are appropriately sealed
- Wood
All wood is well dried and is from old Jati trees
- Electrical installation
Distributed power outlets in sufficient number. All cables in appropriate conduits. European standard through high security of FI fusing. Separate electrical circuit for every rooms. 2-gang combination push switch/SCHUKO socket outlet. Living room light can be switched on and off with each of the 3 push switches. The complete electrical installation can be easily accessed for maintenance at any time.
- Water supply
Private well with plenty of soft ground water. Well depth is 42 meters
The high quality hot water supply (heating boiler) can serve 50 liters at once and provides the whole house with warm water.



Kitchen



Utility room



Location

The villa is located in a small town called Medewi / Yeh Sumbul, located approximately 70 km from the next big village Denpasar. It can be reached easily within 1.5 hours in normal traffic condition, as Medewi is located on the main route from Denpasar to Gilimanuk. One of Bali's most beautiful beaches is only 80 meters. In 10 minutes walking distance, you can reach the center of Yeh Sumbul, which provides for all your daily needs. In a close-by bay, you will find Medewi's famous surf spot – with probably the longest left point break in Bali.



Buying information

After we agree to terms regarding price and land size, buyer and seller must come to Indonesia to legally sign paperwork at Notaries. If you do not have Indonesian citizenship, you must announce a nominee (Indonesian citizen, or a foreign investment company under your name) on whose behalf the land will be acquired. To make sure, the land will be legally and rightfully under your possession, the notary will make a Nominee agreement and a Power of Attorney between you and your nominee. Payment deposit of at least ten percent must be made to demonstrate your seriousness, before notaries begin processing the case. Full payment happens after seller and buyer agree at notaries and sign the purchase agreement.