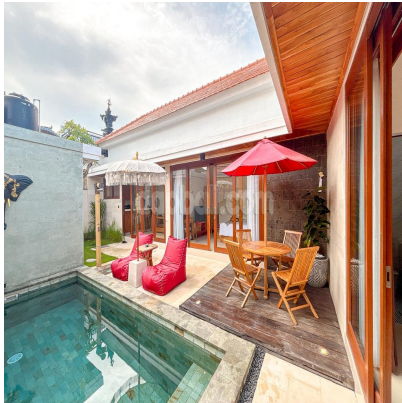




45467 – Modern Balinese Twin Villas for Sale or Lease – Profitable Investment in Prime Location of Seminyak, Bali

Description

Immerse yourself in the essence of Balinese culture while enjoying modern luxury. Whether you're seeking a peaceful retreat or an adventure-filled vacation, this villa offers the perfect balance of comfort, convenience, and style. An exceptional opportunity to own or lease a pair of beautifully designed modern Balinese villas located in the heart of Seminyak, one of Bali's most desirable and high-demand areas. Blending elegant local ornamentation with contemporary architecture, these villas offer an ideal combination of tropical charm, luxury, and investment potential. Positioned just behind the main road, the property enjoys private and secure access, ensuring tranquility while maintaining proximity to Seminyak's vibrant lifestyle — world-class restaurants, boutique shops, beach clubs, and the famous Seminyak Beach are all just minutes away. This is a rare chance to acquire a well-performing property with proven high occupancy rates and strong rental returns.

Property Overview

This offering includes two independent villas built side by side on a total land size of 3 are, each thoughtfully designed for comfort, privacy, and aesthetic appeal. Both villas are fully furnished and ready to operate immediately — either as a private residence, vacation home, or rental business.

Each villa features:

- 2 spacious bedrooms with ensuite bathrooms
- 1 guest toilet
- Open or enclosed living area adaptable to Bali's tropical climate
- Fully equipped kitchen with dining space
- Private swimming pool with sun deck
- Garage and storage room
- Elegant interior design with a touch of modern Balinese art and natural materials.

Additionally, the property includes a dedicated staff office, supporting seamless management for daily rentals or long-term stays.

Design and Ambiance

These villas reflect the essence of modern Balinese luxury — open spaces, natural light, and fine craftsmanship. The interior design combines earthy tones, natural stone, and warm wood accents, creating a soothing tropical atmosphere. Large glass doors connect the living area to the pool, allowing a seamless indoor-outdoor experience perfect for Bali's sunny weather. The open-concept living and dining spaces can easily transform into enclosed air-conditioned areas, offering flexibility depending on guests' preferences. The bedrooms are designed for ultimate relaxation, featuring high-quality furnishings and direct access to the pool area. The private swimming pools are the centerpiece of each villa — a refreshing oasis framed by tropical plants and a sunbathing area that invites relaxation throughout the day.

Investment Highlights

This property is not just a beautiful home — it's a high-performing investment asset. With consistent occupancy and excellent guest reviews, it has proven to deliver strong rental income in Seminyak's thriving short-term rental market. Whether you're seeking a profitable investment, a residence to share with family, or a dual-purpose property combining personal use and income generation — this listing offers incredible flexibility and value.

Location Advantages

Strategically situated in central Seminyak, this property offers easy access to everything that makes the area one of Bali's most desirable addresses. In just minutes, you can reach:

- Seminyak Beach and Double Six Beach
- Petitenget's fine dining and beach clubs (Potato Head, KU DE TA)
- Seminyak Village and boutique shops
- Fitness studios, spas, and supermarkets

Despite being close to the action, the villa sits on a quiet private lane, ensuring a peaceful environment for residents and guests alike. These twin modern Balinese villas represent an ideal blend of lifestyle and investment. Their strong rental record, elegant design, and prime location make them a rare find in Seminyak's competitive property market. Whether you choose to own them freehold for long-term capital appreciation or lease them for 15 years to generate steady income, this property is ready to deliver both financial and lifestyle rewards. A timeless tropical retreat — and a smart investment — right in the heart of Bali's most dynamic destination.

Specifications

- Total land size: 300 sqm
- Consists of 2 units private villa each with 2 bedrooms ensuite + 1 guest toilet, garage, storage, open/close living room, open/close kitchen & private pool
- Fully furnished
- Ownership: Leasehold or Freehold

Freehold Price: IDR 12 billion (for both villas + total land 3 are)