



54600 – 3-Bedroom Luxury Villa for Leasehold Prime Sea View Investment Ungasan, Near Melasti

Description

? **Location:** Ungasan, South Kuta District, Badung Regency, Bali (*Minutes from Melasti Beach, GWK Cultural Park, and Uluwatu luxury dining hubs*)

An exceptional long-term leasehold opportunity featuring a modern 2-story luxury villa with a private rooftop spanning an **184 sqm (1.84 Are)** plot with a total built-up area of **279 sqm**. Positioned in the desirable Ungasan enclave near Melasti Beach, this property delivers sweeping panoramic views of the ocean and the GWK landmark. Designed for high-end residential living or premium holiday rental operations, the villa features 3 en-suite bedrooms (3+1 bathrooms), a 6m x 3m private swimming pool, a rooftop relaxation zone with a gazebo and BBQ area, and complete premium furnishings. Backed by robust utility infrastructure including an 11 kW power supply and multi-stage water filtration, this property is offered under highly attractive tiered long-term lease rates starting from **IDR 120,000,000 per year** (for terms 30+ years). With local market rental rates averaging **IDR 275M to 300M per year**, this villa presents a high-yield sub-lease arbitrage or passive income investment.

Property Specifications

- **Land Area:** 184 sqm / 1.84 Are
- **Building Area:** 279 sqm
- **Building Design:** 2-Story Villa Structure + Dedicated Private Rooftop
- **Bedrooms & Bathrooms:** 3 En-Suite Bedrooms (3 Main Bathrooms + 1 Guest Powder Room)
- **Vistas & Views:** Clear ocean views and elevated GWK monument vistas
- **Outdoor & Leisure:** Private Swimming Pool (6m x 3m), Rooftop Terrace, Gazebo, and Dedicated BBQ Entertainment Area
- **Furnishing:** Fully Furnished (*Turn-key residential condition*)
- **Utilities & Mechanical Systems:**
 - **Electrical Power:** 11,000 Watt (11 kW) PLN connection
 - **Water Systems:** Central PDAM supply with inline water filtration system
 - **Water Storage:** ~8 m³ (8,000 Liter) Underground Tank + 1,000 Liter Rooftop Tank
 - **Hot Water:** 200-Liter Central Solar/Electric Water Heater System
- **Parking & Access:** Private Carport accommodating 1 vehicle and up to 3 motorbikes

Transaction & Leasehold Terms

Tiered Leasehold Rates

- **10-Year Lease Term:** IDR 200,000,000 / Year (*Total Investment: IDR 2,000,000,000*)
- **15-Year Lease Term:** IDR 180,000,000 / Year (*Total Investment: IDR 2,700,000,000*)
- **20-Year Lease Term:** IDR 160,000,000 / Year (*Total Investment: IDR 3,200,000,000*)
- **25-Year Lease Term:** IDR 140,000,000 / Year (*Total Investment: IDR 3,500,000,000*)
- **30+ Year Lease Term:** IDR 120,000,000 / Year (*Starting Total: IDR 3,600,000,000*)

Key Investment Advantages & Strategic Highlights

- **High Yield Sub-Lease Potential:** With local market annual rental rates commanding **IDR 275M – IDR 300M/year**, securing a long-term lease at IDR 120M–140M/year locks in immediate upside for sub-lease operators or Airbnb managers.
- **Prime Coastal Location:** Minutes from Melasti Beach, one of South Bali's top beach club destinations, driving consistent high occupancy and strong nightly rates.
- **Complete Utility & Storage Infrastructure:** Fully integrated water filtration, dual storage tanks (9,000L total capacity), 200L central water heating, and a high 11 kW power supply ensure smooth daily operations without guest disruption.
- **Rooftop Sea View Deck:** Outdoor rooftop gazebo and BBQ setup capitalize on the elevated sea and GWK view corridors, enhancing guest rental appeal.

? **Lease Rate: Starting from IDR 120,000,000 / Year** (*Tiered rates based on lease duration: 10 to 30+ years*)

? Fully furnished 3BR ocean-view rooftop villa (279 sqm building) with private pool, 11 kW power, and water filtration near Melasti Beach.

? **Interested in this property?** Contact us to inspect the legal lease contract, review sub-lease permissions, or schedule a private site viewing.