

# TEGAL CUPEK VILLA A

## LUXURY VILLA FOR SALE/LONG TERM RENT

4 Bedroom Luxury Freehold Home/Villa - Umalas Area - 9.5 Are  
Fully Furnished & Ready for Immediate Occupancy

US\$535,000



### SETTING

Peacefully located on a cul-de-sac in a prime country location close to Seminyak, international schools, and beaches.

### CONSTRUCTION

- Western Quality Design & Construction
- Lined Sirap Roofs
- Built-in Merbau Cabinetry
- Cabled for TV/Internet/Telkom
- 15,000 Kv Service/Genset

### FEATURES

- Bedrooms all with En-Suite Bathrooms
- High Quality Toto Bathroom Fixtures
- Fully Equipped Open Plan Kitchen
- High Pressure Water System
- Fully Air Conditioned
- TV/Entertainment Room
- 15 metre Swimming Pool (62 m<sup>2</sup>)
- Maids Quarters
- Laundry & Storage Areas
- Garden Bale

### OTHER CONSIDERATIONS

- Prime location with average land appreciation of 30% per annum over the past three years.
- Short/medium term vendor finance available to qualified buyers



Total Built Area	454 m <sup>2</sup>
Total Outdoor Area	492 m <sup>2</sup>
Total Land Area	945 m <sup>2</sup>
Year Completed	2008

### CONSTRUCTION SPACE M<sup>2</sup>

Bedroom A & En-Suite	48.5
Bedroom B & En-Suite	43.4
Bedroom C & En-Suite	39.3
Bedroom D & En-Suite	39.3
TV Room	21.8
Living, Dining & Kitchen Area	96.9
Day Bathroom	3.5
Maids, Storage & Laundry Area	22.8
Carport	36.0
Corridors	40.0