

Tropical Homes, Bali's Best Properties



THE RESIDENCE

SEMINYAK

The Residence Seminyak consists of just twelve luxury villas right in the heart of Seminyak, built to the very highest specifications and, uniquely in Seminyak, sold on a five year lease with a fixed price extension available for a further 50 years. Designed by Joghier Architects, this small exclusive development represents exceedingly good value for money and a fantastic investment opportunity.



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Seminyak is by far the most popular area of Bali with a myriad of top hotels, restaurants, shopping and entertainment on its doorstep. Although several developments of excellent quality are underway in the area, The Residence Seminyak is the only high-quality development offering a 50 year lease, thus giving it an unbeatable edge over other properties in the area and ensuring an unsurpassed capital growth opportunity as well as an excellent rental return.

The Nirwana Group also has a highly successful villa rental business which has been established in Bali for many years and currently its occupancy levels are running above 70%. At the same time, the management team is one of the very best in Bali today, ensuring that your property will be professionally maintained during your absence.

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Only 12 villas are available at The Residence Seminyak and as with all Nirwana developments, only the best materials are used and the design is timeless and elegant. In short, The Residence Seminyak offers a truly unique opportunity and is sure to be a highly profitable investment.



Villa Specifications

- Three x 2-bedroom villas with private swimming pools, 150 SQM built space, on 300 SQM lots at US\$250,000
- Six x 3-bedroom villas with private swimming pools, 250 SQM built space, on 400 SQM lots at US\$325,000
- Four x 4-bedroom villas with private swimming pools, 350 SQM built space, on 700 SQM lots at US\$435,000

All villas are built to the highest specifications using marble flooring, full air-conditioning throughout, fully fitted kitchens, landscaped gardens and top quality fittings and finishes. All villas have private, covered parking and your villa is fully managed and serviced and can, if so desired, be rented out in your absence. The Residence Seminyak is situated in the middle of Seminyak, just 700 meters from Petitenget Beach and 20 minutes from the airport.