

VILLA PANJI – SINGARAJA

Updated : 04 July 2013

Price :	Rupiah 2.8 Billion
Legal Status :	Freehold Title
IMB :	Complete
Location :	Mountainside
Year Built :	2007
Situation :	Available
Building Area :	200m2
Gross Land Area :	2,000m2
Bedrooms :	3 / 4
En Suite :	1
Bathrooms :	2
Floors :	Mutli-level
CCTV :	Camera System

Description:

200m above sea level, cool rain forest location with constant running mountain water around the property, complete with waterfall. Constructed to western standards, beautifully presented with attention to detail throughout.

Room Sizes:

Master bedroom 5 x 4.5m2 with veranda 2.5 x 4m2 En-suite toilet, wash stand 2 x 1.7m2 Office area 2.7 x 2m2 Rooftop lookout 3.5 x 3.5m2 Second bedroom, 4.5 x 3.8m2 Veranda 4.7 x 4m2 Lounge TV room 3.8 x 5.3m2 Kitchen with breakfast bar 5 x 4.5m2 Half in half out shower room 2.8 x 3.2m2 Utility Room 2.6 x 1.7m2 Outside covered "L" shaped Veranda 10.3 x 3.8 x 3.7 x 7.2m2 Spiral stairwell 1.8 x 2m2 Garage with off road parking Storeroom off stairwell.

Utilities:

2.2kw electricity with 1.5kw back-up generator, Voltage regulator Wired to western standards including 2 breaker boxes, Filtered mountain water to water capture tank 2,500litres 2 pump system (one back-up) excellent water pressure in excess of 40psi throughout Waste via septic tank.

Home Features:

2000 sqr feet of living space on various levels Safety sockets and dimmer switches throughout, Two concealed safes, Lightening conductor, Gas hot water heater in main shower room, Gas cooker in the kitchen, Pipe work to western standards, Furniture included Satellite TV via Indovision.

Outside Features:

Swimming Pool (concealed pump room) with balancing tank 7.2 x 4.3m2 Bali Begong 2.3 x 2.3m2 Separate annex with bedroom, shower room, Veranda and own access 2.5 x 3.5m2 The grounds are paved and maintain the natural surrounding environment Hi-fi speakers and night lights throughout the garden.

Best View(s):

North West, lowlands and ocean view, stunning views and sunsets.

Neighborhood:

Local Village environment with a few expatriates in the area. Very quiet and peaceful, just the sound of running water from the mountain.

Distances:

Singaraja 8KM Lovina 14KM

Comments:

Cooker, fridge, freezer Included. Metal rails are a removable safety feature for small children. A personal favorite, a lot of though has gone into this home.