

"SUNSET VILLA" – PURI TIRTA ESTATE

Jalan Setra Gandamayu Tiga

Tanggung Benoa – Nusa Dua

Bali

About Sunset Villa

Puri Tirta is Balinese for "Palace on the water".

Sunset Villa is Beach front, in the group of 5 villas which make up the Puri Tirta complex.

It has (as its name suggests) uninterrupted views to the west for a beautiful romantic sunset all year round.

Facilities:

- 3 Bedrooms – all with individual A/C
- 3 full en suite bathrooms each with bathtub and separate indoor shower
- 3 outdoor private showers – one per bedroom
- 5 meter x 20 meter lap pool with JACUZZI
- Large outdoor dining pavilion
- Pool bale relaxation pavilion
- Tropical garden
- Large store room
- Pool side deck with loungers
- Kitchen – with guest bathroom
- Lounge with indoor/outdoor fountain – Fully A/C

Estate Facilities:

- 24 hour gated security
- Villa maintenance and rental income www.baliholidayretreat.com
- Only private jetty in Bali
- Twin 85 HP ocean going boat (NUSA 22)
- Full time skipper for boat
- 4 Kayaks for owners and guests



The villa is offered for freehold sale – fully furnished (excluding starling painting)

Site – 650 m²

Building size – 200 m²

Dining Pavilion – 15 m²

Gazebo- 10m²

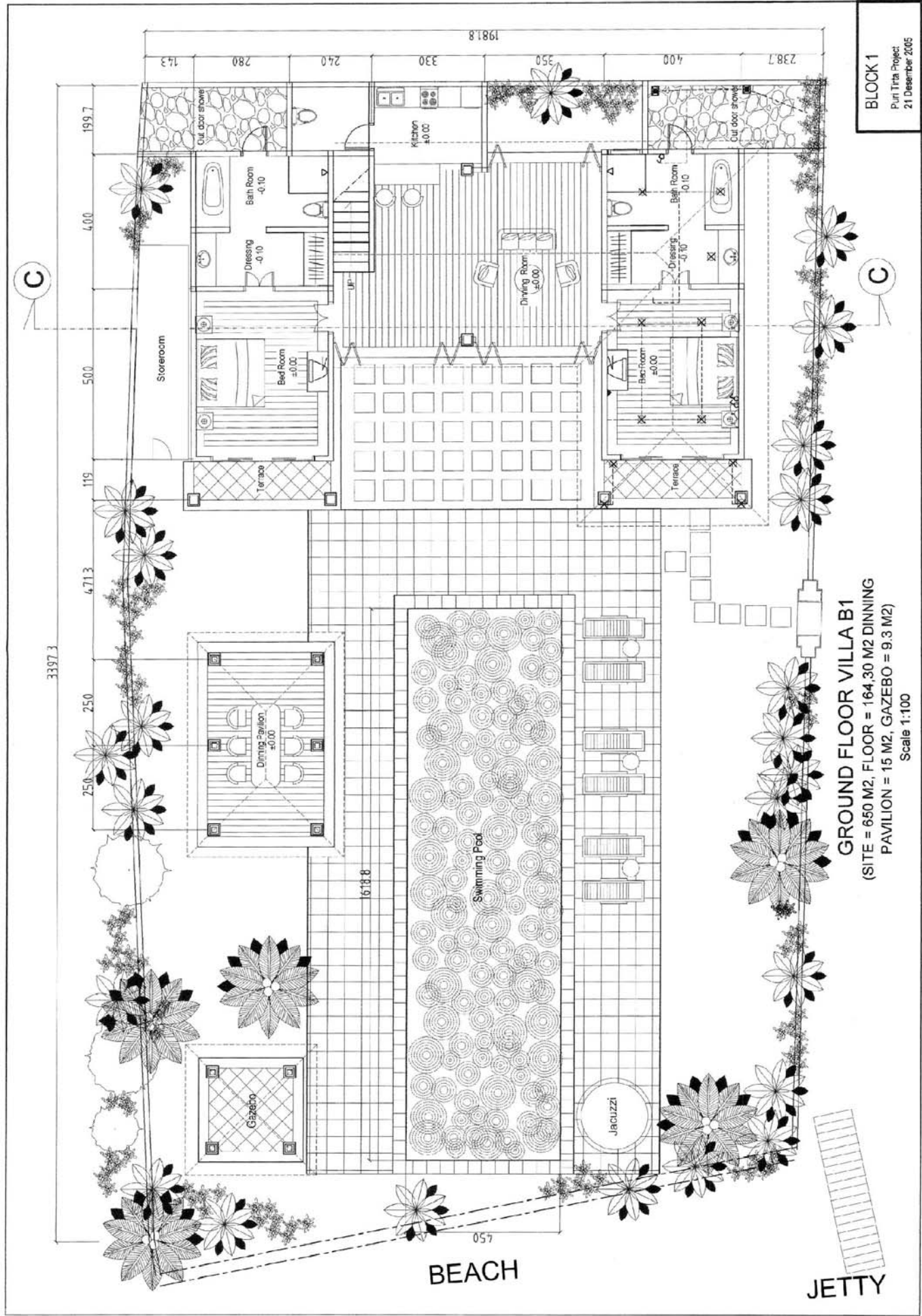
Purchase price USD \$995,000











BLOCK 1
Puri Tirta Project
21 Desember 2005

GROUND FLOOR VILLA B1
(SITE = 650 M2, FLOOR = 164.30 M2 DINNING
PAVILION = 15 M2, GAZEBO = 9.3 M2)
Scale 1:100

BEACH

JETTY

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Storeroom

Bath Room
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Dressing
-0.10

Bed Room
±0.00

Terrace

Kitchen
±0.00

Dining Room
±0.00

Bed Room
±0.00

Dressing
-0.10

Bath Room
-0.10

Terrace

Dinning Pavilion
±0.00

Gazebo

Swimming Pool

Jacuzzi

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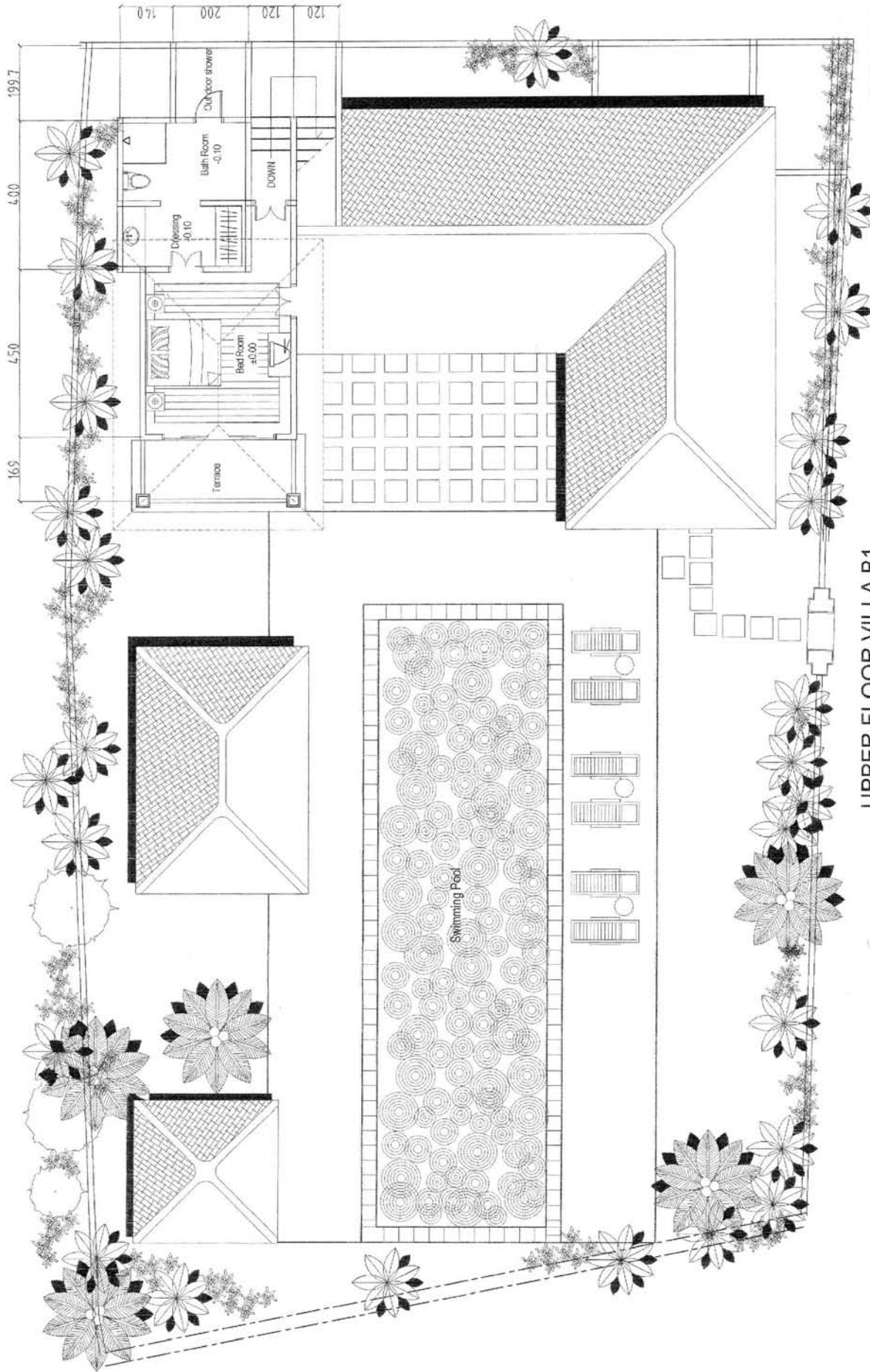
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BLOCK 1

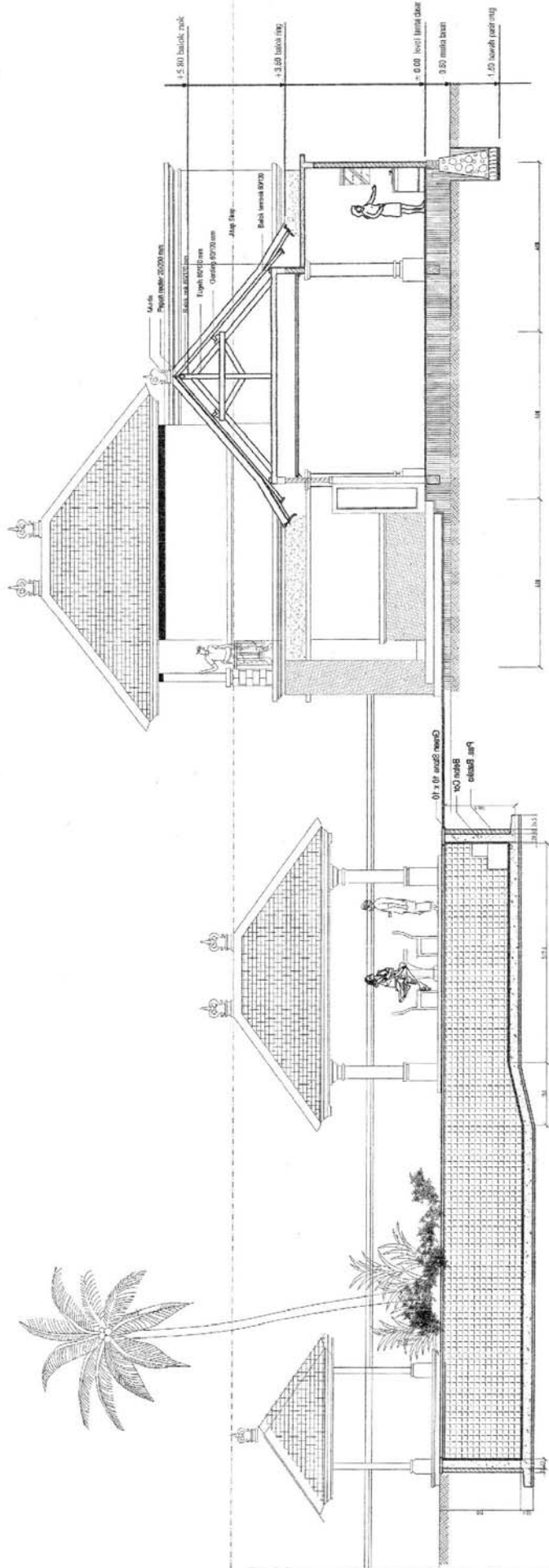
Puri Tirta Project
21 Desember 2005



UPPER FLOOR VILLA B1

(SITE = 650 M2, FLOOR = 33.6 M2)

Scale 1:100



SECTION A-A
 VILLA TYPE B1
 Scale 1:100