

The North Bali Beach Front Villas



Most people think first of the South of Bali when they consider buying a villa in Bali. The popular areas of Seminyak and Canggu show a high activity in villa projects, like somebody said "sprouting like mushrooms". Of course the South of Bali has a lot the modern villa owner wants, plenty of restaurants and shops around. Beach villas in this area are not for everyone though; villa prices of 800.000 to even 3 million USD are not uncommon, and probably they are worth every cent.

If you like **living on the beach in Bali**, and don't mind a 2.5 hour trip from the airport, you may want to consider the alternative we have to offer in North Bali. The North of Bali still has a village atmosphere, and is a bit "like Kuta was 25 years ago" as someone once said. Its an ideal place to live on the beach for people who like a laid back kind of life style, while still having everything you need at hand in Singaraja, the former capital of Bali.

The beach villas we have build along the North coast of Bali, currently *more then 40*, are not only nice to live in, but an increasing number of owners also rent out their beach villas while they are away. Some owners are quite succesful, and achieve high occupancy rates. Of course it takes a bit more effort to get a good rental income from a villa in North Bali then it does in the more known areas like Seminyak, Legian, Sanur and Kuta, but we notice an increase in interest from people for the North, since the South of Bali has become such a busy place.

The prices of the villas start at **around 100.000 USD** for a beach front home, while the average spend is around 145.000 USD, including a pool.... Yes, all beach front...



Bali Beach Villas (this is the 'large villa' with extra covered terrace)

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We have different types of villas you can choose from, but if you require a different design, don't hesitate to ask us, we are very flexible, and none of the villas we have build are the same! The basic designs here are just to give you an idea, we are more then happy to incooperate your wishes.

The design is unique in Balinese architecture combined with western comfort. Please note that **all villas are directly located at the beachfront** and build in compliance with local customs and regulations. The design of the 'Large Villa' is based on a big straw roof of 21,9 x 12,5 meters (it covers 260 square meters with the highest point of 8.60 meters). The veranda is 60 cm high and is fully tiled with 40 x 40 cm white marble look tiles, or a type of tile that you choose.

Many options are available for your beachfront plot, guesthouses, wooden beach houses (lumbung), ponds etc etc.

Prices quoted here are approximates and subject to change.

The Bali Beach House Totally beachfront! It has two or three bedrooms, two bathrooms, a kitchen and a living room directly connected to the terrace witch provides a nice ocean view. Interior space is about 120m2. The interior design is standard and can be changed to suite your own taste or style, but it helps make you feel comfortable and familiar in your new house and its surroundings. Later you can change the interior as you like. The villa is fully furnished, decorated and supplied with air conditioners, refridgerator, lighting, kitchen equipment and so on. You may want to make changes in the floorplan or finishing of this villa, we would be happy to discuss this with you...

The typical price for the above villa, on 10 are (1000m2 or a quarter acre), without pool is around 102.000 USD, (111.000 USD with pool) all in, ready to move in. Larger plot sizes for this villa are available too, from 15 are to more then 40 are.

The Octagonal Villa In July 2002 we started the development of a new round Villa type. This type is a creative design a little bit smaller then the other villa types and has a floor size of about 135 square meters. It has two bedrooms, one bathroom, a kitchen and a living room directly connected to the terrace witch provides a magnificent view. The interior design is standard and can be changed to suite your own taste or style, but it helps make you feel comfortable and familiar in your new house and its surroundings. Later you can change the interior as you like. The villa is fully furnished, decorated and supplied with air conditioners, refridgerator, lighting, kitchen equipment and so on.

The typical price for the above villa, on 10 are (1000m2 or a quarter acre), with pool is around 120.000 USD, all in, ready to move in. Larger plot sizes for this villa are available too, from 15 are to more then 40 are.

The Bali Holiday Villa A nice villa with 4 or 5 bedrooms, so very suitable for larger families or holiday rentals. 160 square meters of interior space and open kitchen. Many variants possible for the floorplan. The interior design is standard and can be changed to suite your own taste or style, but it helps make you feel comfortable and familiar in your new house and its surroundings. Later you can change the interior as you like. The villa is fully furnished, decorated and supplied with air conditioners, refridgerator, lighting, kitchen equipment and so on.

The typical price for the above villa, on 10 are (1000m2 or a quarter acre), with pool is around 120.000 USD, all in, ready to move in. Larger plot sizes for this villa are available too, from 15 are to more then 40 are.



The Bali Beach House



Octagonal Villa Bali



The Bali Holiday Villa

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The Large Villa This type of villa offers a big living room, a kitchen with an extra small kitchen, 2 bedrooms adjoining a bathroom with bathtub, a shower and toilet, a corridor that houses a separate toilet and a study room or if you wish it could be changed to a bedroom with a shower in it. In the kitchen is a built-in standard sink, a gas hot plate, hot and cold running water, a refrigerator, a cabinet which contains pans, forks and spoons, plates and cups, glasses and all other things you need in a kitchen. In the big open living room you will find a table and adjoining 4 chairs, one 2-seater sofa and one 3-seater sofa, a cabinet and a lounge table. An AC with remote control is built into both bedrooms and in the study room. The bedrooms are furnished with a double bed, bed linen head pillows and a wardrobe. In the big bathroom there is bathtub, a shower, two washing basins, a toilet and a mirror. In the study room is a writing desk and a cabinet. The villas are supplied with curtains. The electric power is 220 volt and there is running water. The hot water comes from an electric water heater.

The typical price for the above villa, on 10 are (1000m² or a quarter acre), with pool is around 125.000 USD, all in, ready to move in. Larger plot sizes for this villa are available too, from 15 are to more then 40 are.

L Shaped Villa This Villa features a large open style bathroom, and an balcony 'with a view' above the the main living area. The balcony provides a relaxing spot for an evening diner while having nice views over the ocean. The large pool is great for doing laps. The villa has 3 bedrooms, and two ensuite bathrooms. A large covered terrace is perfect as a daytime living area. The design incooperates a smart placed staircase leading to the balcony. Interior space of this villa is about 215m², while the roof spans close to 300m². The interior design is standard and can be changed to suite your own taste or style, but it helps make you feel comfortable and familiar in your new house and its surroundings. Later you can change the interior as you like. The villa is fully furnished, decorated and supplied with air conditioners, refrigerator, lighting, kitchen equipment.

The typical price for the above villa, on 15 are (1500m² or a third acre), with pool is around 198.000 USD, all in, ready to move in. Larger plot sizes for this villa are available too, from 20 are to more then 40 are.



The Large Beach Villa



New: L Shaped Villa

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Bali Villa

First of all, we would like to meet you, and off course you would like to meet us. Building a villa is something you don't decide overnight. We explain everything to you and show you the villas we already have built. **We want to hear your wishes and tell what is possible.** We talk about the location of the villa. When we both think that its a good idea to build your new villa we start. Payments are made in 3 or 4 installments, the first installment is 30% of the price and should be paid of at the signing of the contract, 20% at the beginning of building the villa. The third installment is 40%, and paid when the building work has been completed. The last part is 10%, will be due when you get the key of your villa. You should pay in USD or EUR through the ABN-Amro Bank in Denpasar Bali, to the account of our notary J.M. Dharma Tanaya SH or directly to the builder. During the building process we notify you about the progress, we make pictures of the different stages you villa is in and send them by email or show them on a website. The building process usually takes 6 to 8 months.

Your average monthly costs will be around 150-250 USD, depending on size and occupancy of your villa.

Insurance of you villa is around 1000 USD per year, including fire and natural disaster insurance.



Bali Beach Villa

It is, for now, impossible for a foreigner to own property in Indonesia. There is a chance that this will change in the future. The Indonesian government has taken a more and more flexible point of

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view on this matter. In the mean time you will have to use a contract that is strong enough to give you the legal protection you need for your property. The advantage of this contract is that you don't have to pay the 5% handling tax. Another advantage of this contract is the simple adjustments needed in the contract when you want to buy a villa with other persons. (villa-sharing) In Indonesia the land has to be registered in the name of an Indonesia citizen. We will use someone with whom we have already done business with for several years, and has long proven to be 100% trust worthy. We offer you a legal construction that will give you full protection.

The contract is made out of 4 parts that contain the agreements of cooperation. According to Indonesian law there has to be a balance between the two parties. Our contact will give you his services and for that you will honor him namely in payments. You will pay him Rp. 100.000,- per month for his legal protection for your property. In this way you have created the needed balance according to Indonesia law.

Contract Part 1 - Describes that the foreigner will supply the money to the Indonesian citizen in order to buy the land and the villa on the land. The Indonesian citizen will give, out of free will, the land and villa on it permanently to the foreign citizen to take use of it as his home. The Indonesian citizen is owner, so he has his share of responsibility in care of the property. All mail that is related with the land and villa will come through him to you, the bills for electricity and water will be directed to him too. For this he will receive payments as described above. He will also receive 5% of the profit made when you decide to sell your property. Further it states that the Indonesian citizen has given you his permission for selling, renting, and eventual changes to the villa. There are procedures of arrangements in the contract that have to be made in case your properties are inherited, and that the cost for water, electric, and property taxes (20 USD per year) will be the responsibility of the foreign citizen.

Contract Part 2 - This part describes in detail the actions that have to be taken when you want to sell your property and that the Indonesian counterpart fully gives his/her permission to sell the property.

Contract Part 3 - Here it says clearly that the foreign citizen is allowed to lease or rent out the property.

Contract Part 4 - This part describes that, when it is possible for the foreign citizen to become owner of a property when the Indonesian law changes, the Indonesian counterpart will have to abide by his duty to help / cooperate in changing the contracts so you will be owner of the property, and in case there is a change in the law that would negatively effect you, that the contract of agreements with your Indonesian counterpart will be changed into a lease contract for a long time period of 50 years with the right and option for extending it. If you at any time decide to stop your contract with our contact, and cooperate with another Indonesian counterpart, the Indonesian has to cooperate. In this circumstance it is your duty to pay him his losses, namely his monthly payments for the period of 25 years. Usually this no more then around 3500 USD.



Your New Bali Beach Villa? Prices from around 100.000 USD

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Please send an email through the website for more information or an appointment. When you are in Bali you can call us (0812-3844680) for an appointment, we will pick you up and show you the villas we already have build, and the new beach front locations where we could build a villa for you.

Link to send an email:

<http://www.bali-information.com/contact-bali-villa.php>