

3-Bedroom Villa for Sale in Central Kuta, South Lombok

Kuta Lombok, Lombok

PRICE

$265,000

EUR

EUR 242,661

IDR

IDR 4.82B

Indicative conversions at 1 USD = IDR 18,200 / EUR 0.916.

PROPERTY TYPE	OWNERSHIP	BEDROOMS
Villas for Sale	Freehold/HGB	3

BATHROOMS	BUILDING AREA	LAND SIZE
3	133 sqm	166 sqm

YEAR BUILT
2025

Information is provided for guidance only and may change without notice. Not an offer or contract.

Gallery









About this property

This 3-bedroom villa for sale in Central Kuta, South Lombok is a fully furnished property located just minutes from Kuta's restaurant district and close to MIS International School.

Built on 166 sqm of land with 133 sqm of living space, the villa offers a practical single-storey layout, private swimming pool, and modern tropical finishes throughout. The property is ready for immediate use, whether as a private residence, holiday home, or rental investment.

Property Overview

- Location: Central Kuta, South Lombok
- Property Type: 3-Bedroom Villa
- Ownership: HGB (Hak Guna Bangunan)
- Price: USD 265,000
- Land Size: 166 sqm
- Building Size: 133 sqm
- Fully Furnished
- Private Swimming Pool

Information is provided for guidance only and may change without notice. Not an offer or contract.

The Villa

The villa is built on a single level, creating a comfortable and functional layout that works well for both daily living and short-term stays.

At the centre of the home is an open-plan living and kitchen area that connects directly to the terrace and swimming pool. Large windows and sliding doors allow natural light and airflow throughout the property, helping the interior feel open and comfortable throughout the day.

The layout includes:

- 3 bedrooms
- 3 bathrooms
- Open-plan living and kitchen area
- Private swimming pool
- Outdoor terrace
- Fully equipped kitchen
- Fully furnished interiors

The villa offers enough space for families, long-term residents, or guests looking for a centrally located property close to Kuta's main amenities.

Design & Finishes

This 3-bedroom villa for sale in Central Kuta, combines modern tropical architecture with materials selected for durability and easy maintenance.

Natural stone cladding is used on selected exterior walls, while polished terrazzo flooring runs throughout the villa. Black aluminium-framed windows and doors bring in natural light, while timber details add warmth to the interior spaces.

Construction and finishes include:

- Natural stone wall cladding
- Flooring finished with granite tiles
- Black aluminium-framed glazing
- Solid timber internal doors
- Gypsum and timber ceiling finishes
- Terrazzo swimming pool
- European-standard electrical fittings
- Quality kitchen and bathroom fixtures

The combination of terrazzo flooring, natural stone, and timber finishes gives the villa a clean tropical feel while remaining practical for everyday living.

Location – Central Kuta, South Lombok

Located in Central Kuta, the villa sits within one of the most established residential areas in South Lombok.

The property is close to restaurants, cafés, gyms, schools, and daily conveniences, making it suitable for both full-time living and rental guests.

Information is provided for guidance only and may change without notice. Not an offer or contract.

Nearby destinations include:

- Approximately 500 metres to Kuta's restaurant and café district
- Close to MIS International School
- Around 20 minutes to Lombok International Airport
- Easy access to Kuta Beach and Mandalika
- Near supermarkets, gyms, and co-working spaces

The location offers easy access to Kuta's main lifestyle areas while remaining within a quieter residential setting.

Outdoor Living

The outdoor area is designed to be used as part of the everyday living space.

A private swimming pool sits alongside the terrace, creating a comfortable area for relaxing, dining, or spending time outdoors. The layout allows a natural connection between the indoor living area and the pool, making the villa well suited to Lombok's year-round climate.

Investment Potential

Central Kuta continues to attract both visitors and long-term residents, supported by tourism growth, improving infrastructure, and increasing demand for quality accommodation.

As a completed and fully furnished villa in a central location, the property can be used immediately without construction delays or additional setup costs. Its proximity to restaurants, schools, and lifestyle amenities supports both short-term holiday rentals and longer-term residential demand.

Key advantages include:

- Completed and ready-to-use property
- Fully furnished
- Established location in Central Kuta
- Suitable for both residential and rental use
- Growing demand for quality villas in South Lombok

Ownership

HGB (Hak Guna Bangunan)

The property is held under HGB title, providing secure ownership rights under Indonesian regulations.

The sale includes:

- Land
- Villa building
- Swimming pool
- Furniture
- Appliances
- Fixtures and fittings

Information is provided for guidance only and may change without notice. Not an offer or contract.

Why Pick This Villa

- Central Kuta location close to restaurants and amenities
- Fully furnished and ready for immediate use
- Private swimming pool and outdoor terrace
- Modern tropical design
- Close to MIS International School
- Suitable for both living and rental use
- Recently completed property
- No construction wait or development risk

Who This Property Is For

- Families relocating to Lombok
- Buyers looking for a completed villa
- Investors seeking rental income opportunities
- Long-term residents wanting a central location
- Buyers looking for a move-in-ready property

Contact Us

Our team at Nour Estates can assist you through the full purchase process, from due diligence to closing.

Email: hello@nourestates.com

WhatsApp: +62 853-3713-3898

Instagram: @nour.estates

Disclaimer

Prices are listed in USD for marketing purposes and based on current exchange rates. Final transactions are completed in IDR. Taxes, notary fees, and due diligence costs are not included. Availability and pricing may change without notice.

Features

- Air Conditioning
- Swimming Pool
- Flat terrain
- Furnished
- Built

Information is provided for guidance only and may change without notice. Not an offer or contract.

Estimated buying costs

FREEHOLD / HGB

Property price Listing price	**$265,000**
Notary fee (PPAT) 1% of the total value	**$2,650**
Property transfer tax 5% of the total value, paid by the buyer	**$13,250**
Land title registration 0.5% of the total value, land office fee	**$1,325**
Due diligence Legal and title checks	**$824**

Estimated total **$283,049**

Taxes & fees ~ 6.8% of price ~ IDR 5,151,491,472

* An estimate only, not a quote. Final taxes and fees depend on the transaction, the notary and current local regulations.

Interested in this property?

Talk to our property experts for viewings, pricing and the buying process.

Chat on WhatsApp

+62 853 3713 3898 | nourestates.com

View this property online

Information is provided for guidance only and may change without notice. Not an offer or contract.