

Atalaya Ocean View – Exclusive Villas in Kuta Lombok

Kuta Lombok, Lombok

STARTING FROM

$240,000

EUR

EUR 218,664

IDR

IDR 4.39B

Indicative conversions at 1 USD = IDR 18,272 / EUR 0.911.

PROPERTY TYPE	BEDROOMS	BUILDING AREA
Villas for Sale	1 or 2	86.5-128 sqm

LAND SIZE
288 - 295 sqm

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

Gallery









About this property

1 & 2 Bedroom Ocean view Villas for sale in Kuta

Welcome to Atalaya Ocean View Villas in the peaceful hills of Kuta, South Lombok. These villas offer amazing views of Kuta Bay and are designed with care to mix modern comfort with the beauty of nature. It's your chance to own a piece of paradise!

Why Choose Atalaya Ocean View Villas?

Great Location:

- Just 2 km from Kuta Beach.
- A short 800-meter walk to Kuta village, where you'll find restaurants, shops, and fun activities.
- Close to the Mandalika International Circuit, home of MotoGP and WorldSBK races.

Eco-Friendly Design:

- Villas are crafted with sustainability and simplicity in mind, offering a tranquil lifestyle surrounded by nature.
- Incorporates locally sourced materials such as wood, steel, concrete, and ceramics for a timeless and natural aesthetic.

Smart Investment:

- Take advantage of Lombok's growing popularity with tourists.

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- Spacious open-plan layouts with panoramic sea views.
- Private gardens with swimming pools, perfect for relaxation.
- High-end features like air conditioning, LED lighting, and fully equipped kitchens.

A Trusted Development Team

Atalaya Ocean View is brought to life by the experienced Nest Hostels Group in collaboration with Reset Lombok Hotel. This team has an impressive portfolio of properties, including Nest Style Santiago, Nest Style Valencia, and Nest Style Zanzibar in Tanzania. Their expertise in creating high-quality, sustainable properties ensures an exceptional living experience at Atalaya Ocean View.

Villa Types & Details

Both one-bedroom and two-bedroom villas are available.

1-Bedroom Villa

Ownership: 35 Years Leasehold

Price

- Under construction units: Plots 10-11 – USD $240,000 each
- Already built 1-bedroom unit: USD $260,000

2-Bedroom Villa

Ownership: 35 Years Leasehold

Price

- Under construction unit: Plot 8 – USD $315,000
- Already built 2-bedroom unit: USD $350,000

What’s Included in Each Villa:

- Open, bright spaces with large windows for lots of natural light.
- Your own private swimming pool and tropical garden.
- Spacious bedrooms, modern kitchens, and outdoor terraces to relax and enjoy.

Features and Amenities

- Beautiful Design: Modern look with natural touches, blending comfort and nature.
- Privacy and Relaxation: Each villa is built to give you your own quiet space.
- Easy Management: Optional services to take care of your property while you relax.

Who is This For?

- Vacation Lovers: Have a peaceful place to escape and enjoy nature.
- Homeowners: Live full-time in a relaxing, beautiful home close to everything.

How to Buy Your Villa

- Reserve Your Villa: Pay a small deposit to lock in your villa.

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- Construction Time: Your villa will be ready in 10-12 months.
- Flexible Payment Plans: Pay in a way that works best for you.

Contact Us Today

Email: hello@nourestates.com WhatsApp: +62 853-3713-3898

Don’t miss your chance to own a villa at Atalaya Ocean View. It’s a dream home or smart investment with stunning views, a perfect location, and modern comforts. Start your journey to paradise today!

Disclaimer

Prices are listed in USD and based on current exchange rates. Final transaction prices will be settled in IDR. Buyers’ tax (5%) and notary fees are not included. Availability may change without notice.

Features

- Access Road
- Furnished
- SeaView
- Villa Management
- Under construction
- Air Conditioning
- Refrigerator
- Swimming Pool
- Built

Estimated buying costs

FREEHOLD / HGB

Property price Based on the starting price	**$240,000**
Notary fee (PPAT) 1% of the total value	**$2,400**
Property transfer tax 5% of the total value, paid by the buyer	**$12,000**
Land title registration 0.5% of the total value, land office fee	**$1,200**
Due diligence Legal and title checks	**$821**

Estimated total **$256,421**

Taxes & fees ~ 6.8% of price ~ IDR 4,685,350,958

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

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Interested in this property?

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

Chat on WhatsApp

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View this property online

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