

Kuta 1-Bedroom Villa for Sale, South Lombok

Kuta Lombok, Lombok

PRICE

$111,000

EUR

EUR 101,154

IDR

IDR 2.03B

Indicative conversions at 1 USD = IDR 18,291 / EUR 0.911.

PROPERTY TYPE	OWNERSHIP	BEDROOMS
Villas for Sale	Leasehold	1

BATHROOMS	BUILDING AREA	LAND SIZE
1	65 sqm	166 sqm

YEAR BUILT
2026

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

Gallery









About this property

Overview

This 1-bedroom villa for sale in Kuta, South Lombok has a private pool, a landscaped garden and a covered terrace, on 166 sqm of land with 65 sqm of interior living space.

Priced at €99,000 (approx. USD 111,000) on a 40-year leasehold, it works as a holiday home or a rental investment close to Kuta's restaurants and beaches, with a projected gross yield of around 12%.

Kuta 1-Bedroom Villa for Sale: Key Facts at a Glance

Location	**Kuta, South Lombok**
Property Type	1-Bedroom Villa
Asking Price	€99,000 (approx. USD 111,000)
Ownership	40-Year Leasehold
Land Size	166 sqm
Interior Size	65 sqm

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

Bedroom	1
Bathroom	1
Swimming Pool	Private
Outdoor Area	Landscaped garden and covered terrace
Additional Features	Walk-in wardrobe, dedicated workspace, outdoor rain shower

The Villa

The open-plan living, dining and kitchen area makes good use of the 65 sqm interior. The master bedroom has a walk-in wardrobe, and a dedicated workspace gives you a separate spot to work or study.

Outside, a private pool sits in a landscaped garden, with a covered terrace for meals outdoors and an outdoor rain shower.

Design & Layout

The layout is simple: living, dining and kitchen share one open space, and timber details with simple finishes give the interior a relaxed feel.

The main features include:

- Open-plan living, dining, and kitchen area
- Master bedroom with walk-in wardrobe
- Dedicated workspace
- Private swimming pool
- Landscaped garden
- Covered terrace
- Outdoor rain shower

A good fit if you want a compact villa with your own outdoor space rather than a larger property.

Location: Kuta, South Lombok

The villa is in Kuta, South Lombok, close to beaches, cafés and restaurants, and a good base for exploring the southern coastline.

Nearby Locations

Destination	Approximate Travel Time
Are Guling	10 minutes
Mawun Beach	10 minutes
Tampah Beach	15 minutes
Selong Belanak	20 minutes
Airport	20 minutes

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

Cafe and restaurant	Nearby

Travel times are approximate and may vary depending on traffic and road conditions.

Investment Potential

The property brochure gives the following rental projections. These are estimates, not guaranteed results.

Investment Detail	Projection
Asking Price	€99,000 (approx. USD 111,000)
Estimated Monthly Rental Income	€1,000–€1,200
Base-Case Monthly Rental Income	€1,100
Base-Case Annual Gross Rental Income	€13,200
Estimated Gross Rental Yield at €1,100/month	Approximately 12.1%

The projected gross rental yield is calculated before expenses. Actual performance will depend on occupancy, rental rates, management arrangements, maintenance, taxes, insurance, and other operating costs.

Buyers should request supporting rental data and assess the expected net return before making an investment decision.

Ownership

The property is offered on a 40-year leasehold basis.

Before proceeding, buyers should confirm the lease commencement and expiry dates, the remaining lease term, transfer conditions, and any extension provisions stated in the legal documents. Independent legal due diligence is recommended before signing an agreement or making a payment.

Why Pick This Villa

- Projected gross yield of around 12%: based on €1,100 per month in rental income, before expenses.
- Asking price: €99,000 (approx. USD 111,000) on a 40-year leasehold.
- Private pool and garden: your own outdoor space with a covered terrace and an outdoor rain shower.
- Room to work: a dedicated workspace alongside the master bedroom with walk-in wardrobe.
- Close to the south coast: Are Guling and Mawun about 10 minutes away, Selong Belanak and the airport about 20.
- Holiday home or rental: use it yourself, rent it out, or both.

Frequently Asked Questions

How much is the villa?

The asking price is €99,000 (approx. USD 111,000).

How many bedrooms does the villa have?

The property has one bedroom.

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

What are the land and interior sizes?

The land measures 166 sqm, while the interior living space measures 65 sqm.

Does the villa have a private swimming pool?

Yes. The property includes a private swimming pool, landscaped garden, and covered terrace.

What type of ownership is available?

The property is offered on a 40-year leasehold. Buyers should verify the lease dates and terms in the legal documents.

How much rental income could the villa generate?

The brochure estimates monthly rental income of €1,000–€1,200, with a base-case projection of €1,100 per month. These figures are estimates and are not guaranteed.

What is the projected gross rental yield?

Based on the €99,000 asking price and projected base-case rental income of €1,100 per month, the estimated gross rental yield is around 12.1% per year before expenses.

Are operating expenses included in the projected yield?

No. The gross yield does not account for management fees, maintenance, taxes, insurance, vacancy, or other operating expenses. The actual net return may be lower.

Can the villa be used as a holiday home?

Yes. You can use it as a holiday home, rent it out, or both. Confirm the lease terms on property use before purchasing.

Contact Us

For more information about this villa or the buying process, contact Nour Estates. You can also browse more villas for sale in Lombok.

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

Our team can help you request further property information and understand the next steps for a potential purchase.

Disclaimer

Prices are listed in EUR with approximate USD equivalents based on current exchange rates. Final transactions are completed in IDR. Taxes, notary fees, and due diligence costs are not included. Availability 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

LEASEHOLD

Lease price Listing price	**$111,000**
Notary fee (PPAT) 1% of the total lease value	**$1,110**
Due diligence Legal and title checks	**$820**

Estimated total **$112,930**

Taxes & fees ~ 1.7% of price ~ IDR 2,065,649,504

* 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.