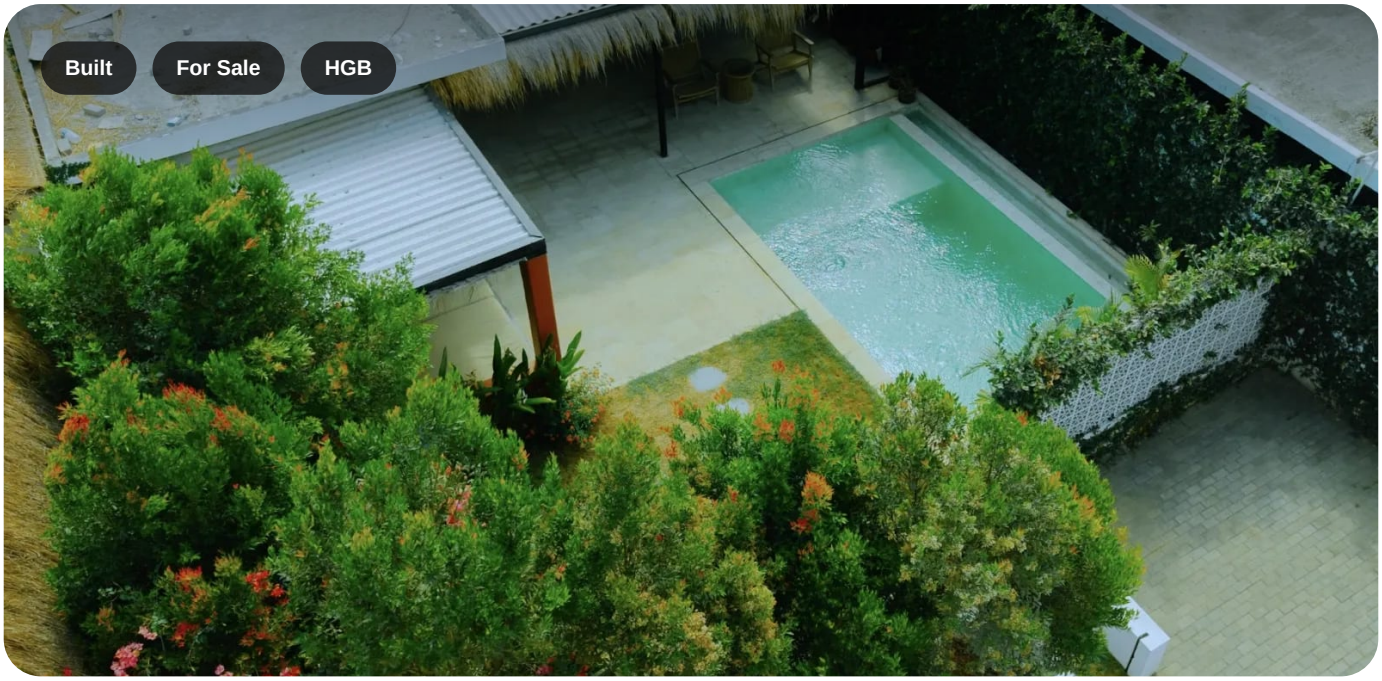

Kuta 2-Bedroom Villa for Sale, South Lombok

Kuta Lombok, Lombok

PRICE

$270,000

EUR

EUR 246,267

IDR

IDR 4.94B

Indicative conversions at 1 USD = IDR 18,310 / EUR 0.912.

PROPERTY TYPE	OWNERSHIP	BEDROOMS
Villas for Sale	HGB	2

BATHROOMS	LAND SIZE	YEAR BUILT
2	292 sqm	2024

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

Gallery









About this property

This Kuta 2-Bedroom Villa for Sale is a finished, fully furnished single-storey home in Central Kuta, South Lombok: two bedrooms, two bathrooms, a private pool and a walled garden on 292 sqm of land. It was built in 2024, is held on HGB title, and is priced at IDR 4,910,000,000 (approx. USD 270,000).

Nothing here is off-plan. The villa is built and already earning from short-term rentals, so you can keep the income running or move in yourself.

Key Facts at a Glance

- Location: Central Kuta, South Lombok
- Type: single-storey villa, built in 2024
- Bedrooms: 2
- Bathrooms: 2
- Land size: 292 sqm
- Outdoor: private pool, walled garden, covered terrace
- Price: IDR 4,910,000,000 (approx. USD 270,000)
- Title: HGB (Hak Guna Bangunan)
- Status: completed, sold fully furnished, currently operating as a holiday rental

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

Inside the Villa

Everything in this Kuta 2-Bedroom Villa for Sale is on one level, and it is sold fully furnished, so what you see in the photos is what you get. You walk in to an open-plan room where the kitchen, dining table and sofa share the same space, with ceiling fans and air conditioning throughout. The kitchen has an island counter, a gas hob and a full-size fridge, enough for real cooking and not only holiday breakfasts.

The two bedrooms sit apart from the living area. Both are air-conditioned, and the main bedroom has its own ensuite.

Pool, Garden and Terrace

The living room opens straight onto the pool. Around it you have a paved deck, a lawn, mature palms and a hedge-lined wall that keeps the whole garden private. A covered terrace with lounge chairs gives you shade by the water at any time of day.

On 292 sqm, this Kuta 2-Bedroom Villa for Sale gives you more garden than you usually get with a two-bedroom villa in the centre of Kuta.

Location: Central Kuta

The villa is in Desa Kuta, the heart of Kuta Lombok. Restaurants, cafes and shops are a few minutes away by scooter, and so is Kuta Beach, and the surf beaches at Tanjung Aan, Seger and Gerupuk are an easy day out. Lombok International Airport is about 25 minutes by car.

For a rental villa this is the location guests search for first. For living here, it means you can do most of your daily life without a long drive.

Already a Working Rental

This Kuta 2-Bedroom Villa for Sale is currently let as a short-term holiday rental. A new owner can keep the bookings and the income, or take the villa back for personal use with one month’s notice. Ask us for the rental figures.

Price and Title

The Kuta 2-Bedroom Villa for Sale is IDR 4,910,000,000, approx. USD 270,000.

It is held on HGB (Hak Guna Bangunan, right to build). HGB is the title foreign buyers hold through a PT PMA, and it can be extended and renewed.

Other Villas for Sale in Kuta

Need less space? See our Kuta 1-Bedroom Villa for Sale.

Want a sea view? Have a look at the 2-Bedroom Oceanview Villa for Sale in Kuta Lombok.

We also have another finished two-bedroom, the Kuta Built Villa for Sale.

Kuta 2-Bedroom Villa for Sale: Frequently Asked Questions

How much is the villa?

This Kuta 2-Bedroom Villa for Sale is IDR 4,910,000,000, approx. USD 270,000. Taxes and notary fees are not included.

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

How many bedrooms and bathrooms does it have?

Two bedrooms and two bathrooms, all on one level.

How big is the land?

292 sqm, with a private pool, a walled garden and a covered terrace.

Is the villa finished?

Yes. It was built in 2024, comes fully furnished and is ready to use.

Is the villa sold furnished?

Yes. This Kuta 2-Bedroom Villa for Sale is sold fully furnished, ready to live in or keep renting from day one.

What title does it have?

HGB (Hak Guna Bangunan). Foreign buyers hold HGB through a PT PMA.

Is it rented at the moment?

Yes, it runs as a short-term holiday rental. You can keep the income or take the villa for your own use with one month's notice.

Where is it?

In Central Kuta, South Lombok, a few minutes from the restaurants, shops and Kuta Beach, and about 25 minutes from Lombok International Airport.

Enquire Now

Want the exact pin, the rental figures or a viewing of this Kuta 2-Bedroom Villa for Sale? Get in touch and we will set it up.

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

Disclaimer

Prices, availability, and terms are subject to change. USD figures are approximate. Final transactions are conducted in IDR. Taxes, notary fees, and due diligence costs are not included.

Features

- Air Conditioning
- Road Access
- TV Cable
- Flat terrain
- Furnished
- Swimming Pool
- 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	**$270,000**
Notary fee (PPAT) 1% of the total value	**$2,700**
Property transfer tax 5% of the total value, paid by the buyer	**$13,500**
Land title registration 0.5% of the total value, land office fee	**$1,350**
Due diligence Legal and title checks	**$819**

Estimated total **$288,369**

Taxes & fees ~ 6.8% of price ~ IDR 5,279,928,729

* 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.