

Oceanview Villas for Sale in Kuta

Kuta Lombok, Lombok

STARTING FROM

$196,500

EUR

EUR 178,658

IDR

IDR 3.59B

Indicative conversions at 1 USD = IDR 18,276 / EUR 0.909.

PROPERTY TYPE	OWNERSHIP	BEDROOMS
Villas for Sale	Freehold/HGB	1 or 3

BATHROOMS	BUILDING AREA
1 or 3	78.5-169.5 sqm

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Gallery






About this property

Boutique community of 6 villas designed to international standards

Set in the green hillside of South Lombok. These oceanview villas consist of six modern tropical villas. The project is designed to blend international-standard architecture with the natural landscape. From here, mornings open with views of the sunrise, valleys, and the ocean beyond. Offering privacy, comfort, and strong long-term investment potential.

This development aims to deliver a retreat-style living experience while remaining only minutes from Kuta's restaurants, surf beaches, and Mandalika MotoGP circuit.

Overview

- Location: Kuta Lombok
- Close to: Center of Kuta Lombok, Mandalika Circuit, surf beaches
- Price: From USD $196,500 ~ IDR 3,550,000,000
- Completion: Q4 2026 – Q1 2027
- Surroundings: Green hills, valleys, ocean views, sunrise, Mount Rinjani in the distance
- Accessibility: Easy access via improved roads to Lombok International Airport. 3 minutes to restaurant.5 minutes to Kuta ~9 min to center & beach.

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Villa Types & Sizes

These oceanview villas offer fully furnished turnkey villas in three configurations:

1 Bedroom Villa

- Building size: 78.5 sqm
- Layout: Open-plan living & kitchen, bedroom, deck, private pool, storage
- Purchase price: USD $196,500 ~ IDR 3,550,000,000

Ideal for couples, solo owners, or high-yield rental use.

2 Bedroom Villa (SOLD OUT)

- Building size: 105.5 sqm
- Layout: Two bedrooms, open living & kitchen, deck, private pool, multiple bathrooms, storage
- Purchase price: from €235,000

A balanced option for families or investors targeting longer stays and higher nightly rates.

3 Bedroom Villa (with Rooftop)

- Building size: approx. 161.5–169.5 sqm
- Layout: Three bedrooms, 2 floors, spacious living & kitchen, deck, private pool, multiple bathrooms, storage, and rooftop area
- Purchase price: USD $475,000 ~ IDR 8,600,000,000

Designed for premium living and strong rental performance, with added rooftop space for views and social use.

Interior Finishes

The interiors are designed to feel calm, bright, and refined:

- Pure white walls and ceilings to enhance natural light
- Light wood finishes and warm textures throughout
- Stone kitchen countertops and clean white cabinetry
- Light-toned tile flooring in living areas
- Wood flooring in bedrooms for warmth and comfort
- High-quality tiled bathrooms with a spa-like feel
- Subtle concrete accent walls for contrast and depth

Every villa will be delivered fully furnished and styled, ready to live in or rent immediately.

Why choose Oceanview Villas

1. Prime Hillside LocationSet in the green hills of Kuta Lombok with sunrise, valley, and ocean views, yet only minutes from the center, surf beaches, and the Mandalika Circuit.

2. Strong Investment PotentialLocated in a fast-growing tourism region with solid long-term capital growth.

3. Secure Ownership StructureVillas come with HGB land titles, offering stronger security than common leasehold models. Foreign buyers can acquire the property through a PT PMA structure.

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4. Smart, Durable ConstructionLightweight prefab construction delivers faster build times, high precision, and long-term durability with low maintenance requirements.

5. Timeless, Natural DesignClean architecture, natural wood and stone, and light-filled interiors create villas that age well and remain attractive to renters.

6. Proven Rental AppealLayouts, private pools, and premium finishes are designed to meet strong demand from holiday and long-stay guests.

7. Energy Efficient LivingNatural airflow, quality windows, and optional solar power reduce energy use and running costs.

8. Boutique-Scale DevelopmentNot a mass project — limited villas, better quality control, and stronger long-term value.

9. Early Position in Lombok's GrowthA rare chance to invest early in South Lombok, where infrastructure and international demand continue to rise.

Ownership & Security

- Ownership title: Secure HGB (Hak Guna Bangunan)
- Foreign buyers: Structured safely via PT PMA
- Resale: Allowed at any time, with resale assistance provided

This structure offers more security than common leasehold models in Indonesia.

Payment Plan

- Reservation fee: €5,000
- Standard payment stages: 40% – 20% – balance on completion
- Options available: Extended payment plan & early settlement incentives

Payments are linked to construction milestones to ensure transparency and security.

Turnkey Management & Support

These Oceanview villas are provided with full end-to-end support:

- Design & construction
- Legal and ownership setup
- Furnishing and styling
- Rental and property management
- Maintenance and guest services

Our team at Nour Estates can assist with all steps of the purchase of these oceanview villas for Sale in Kuta Lombok, from due diligence to closing.Contact us for availability, full plans, and payment details.

Email: hello@nourestates.com

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Disclaimer

Prices are listed in USD and based on current exchange rates. Final transaction prices are settled in IDR. Taxes, notary fees, and due diligence costs are not included. Availability and terms may change without notice.

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Features

- Furnished
- Road Access
- Swimming Pool
- Off-plan
- Prime Location
- Sea view
- Villa Management
- Under construction

Estimated buying costs

FREEHOLD / HGB

Property price Based on the starting price	**$196,500**
Notary fee (PPAT) 1% of the total value	**$1,965**
Property transfer tax 5% of the total value, paid by the buyer	**$9,825**
Land title registration 0.5% of the total value, land office fee	**$983**
Due diligence Legal and title checks	**$821**

Estimated total **$210,093**

Taxes & fees ~ 6.9% of price ~ IDR 3,839,754,888

* 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.

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