

Premium Seaview Villa for Sale in Torok

Torok, Lombok

PRICE

$730,000

EUR

EUR 665,103

IDR

IDR 13.34B

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

PROPERTY TYPE Villas for Sale	OWNERSHIP Freehold/HGB	BEDROOMS 3
BATHROOMS 3	BUILDING AREA 235 sqm	LAND SIZE 1050 sqm
YEAR BUILT 2022		

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Gallery









About this property

Property Overview

This premium Seaview villa for sale in Torok offers wide, uninterrupted views across Serangan and Torok bay. Positioned approximately 170 meters above sea level, the property combines elevation, privacy, and strong visual impact.

Completed in 2022, the villa sits on 1,050 sqm of land with a total building size of 235 sqm. It is offered fully furnished and available under leasehold ownership.

Price: IDR 12,250,000,000Land Size: 1,050 sqmBuilding Size: 235 sqmBedrooms: 3Bathrooms: 3Title: Leasehold for 90 yearsYear Built: 2022Condition: Fully Furnished

Property Description

The villa is designed to maximise its elevated setting. The open-plan living and dining area faces directly toward the ocean and connects seamlessly to a private infinity pool overlooking the bay. Large glass openings allow natural light and coastal breezes to flow throughout the space, creating a bright and airy atmosphere.

All three bedrooms are generously sized and feature en-suite bathrooms, offering privacy and comfort for residents and guests. The kitchen is built to Western standards and integrates naturally with the main living area, making it practical for everyday use or entertaining.

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The architectural style remains clean and modern, allowing the surrounding landscape and ocean views to remain the focal point. The villa has never been lived in and will be handed over in brand new condition.

Location – Torok, South Lombok

Torok is a coastal area in South Lombok known for its rolling hills, quiet bays, and expansive sea views. Compared to more developed destinations, Torok offers a stronger sense of privacy and natural surroundings while still being connected to key infrastructure.

Its proximity to Lombok International Airport (approximately 40 minutes) makes it easily accessible for both domestic and international travellers. The area is also within driving distance to Selong Belanak and other South Lombok beaches, contributing to its growing appeal among lifestyle buyers and investors.

Torok is increasingly recognised as an emerging investment area, supported by ongoing development and improving infrastructure across the southern part of the island.

Facilities & Community

As part of a master-planned development, owners benefit from access to:

- A soon-to-be-completed 5-star clubhouse
- Planned beach club and multiple F&B venues
- 24-hour concierge service
- Buggy service to the beach
- Professional villa management and rental pool program

These features support both personal lifestyle use and structured rental operations.

Investment Potential

Torok and the wider South Lombok coastline continue to develop steadily, supported by infrastructure improvements and increasing international attention. The area is gradually emerging as one of Lombok's promising coastal investment locations.

The developer offers a rental pool program, with projected returns starting at approximately 8.2% in Year 1 and potentially increasing to 11.3% by Year 3, supported by tourism growth and ongoing regional development.

The villa is located around 40 minutes from Lombok International Airport and within reach of the Selong Belanak area, strengthening both accessibility and rental appeal.

Why This Premium Seaview Villa

- Elevated position approximately 170 metres above sea level, offering wide and protected ocean views.
- Generous 1,050 sqm land size, adding long-term intrinsic value.
- Completed and fully furnished, ready for immediate use or rental.
- Access to structured villa management and rental pool program.
- Located within a master-planned coastal development.

Who This Villa Is For

- Buyers seeking a premium coastal holiday home with expansive ocean views
- Investors looking for managed rental potential in South Lombok

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- Those who prioritise elevation, privacy, and long-term view security
- Domestic or international buyers requiring ownership flexibility

Our team at Nour Estates can assist with all steps of purchasing this ocean-view villa for Sale in Torok, 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.

Features

- Furnished
- Prime Location
- Hilly terrain
- Managed Estate
- Built

Estimated buying costs

FREEHOLD / HGB

Property price Listing price	**$730,000**
Notary fee (PPAT) 1% of the total value	**$7,300**
Property transfer tax 5% of the total value, paid by the buyer	**$36,500**
Land title registration 0.5% of the total value, land office fee	**$3,650**
Due diligence Legal and title checks	**$821**

Estimated total **$778,271**

Taxes & fees ~ 6.6% of price ~ IDR 14,220,650,831

* 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.

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