

Seaside Villas for Sale in Selong Belanak

Selong Belanak, Lombok

STARTING FROM

$304,000

EUR

EUR 277,400

IDR

IDR 5.54B

Indicative conversions at 1 USD = IDR 18,226 / EUR 0.912.

PROPERTY TYPE Villas for Sale	OWNERSHIP Freehold/HGB / HGB o…	BEDROOMS 2 or 3
BATHROOMS 2 or 3	BUILDING AREA 155-225 sqm	LAND SIZE 260-400 sqm

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

Gallery









About this property

These Seaside Villas for Sale in Selong Belanak are a small off-plan collection of 2-bedroom and 3-bedroom private pool villas on about 69 are (6,900 sqm) of land in South Lombok. Prices start at IDR 5,000,000,000 (approx. USD 304,000 including VAT) for the 2-bedroom villa, on HGB title, with Tomang-Omang Beach 3 minutes away and Selong Belanak Beach 6 minutes away.

The land sits on the main road into Selong Belanak, with rice fields around it and the green hills of the bay rising behind. You drive straight in from the road, while many Selong Belanak villas sit up on the hillside tracks. The project is in its early release stage, so the first buyers get the pick of the plots.

Key Facts at a Glance

- Location: Selong Belanak, South Lombok, on the main road
- Villa options: 2-bedroom (155 sqm on 260 sqm) and 3-bedroom (225 sqm on 400 sqm)
- Development land: about 69 are (6,900 sqm)
- Price: from IDR 5,000,000,000 (approx. USD 304,000 incl. assumed VAT)
- Ownership: HGB (Hak Guna Bangunan)
- Status: off-plan, early release
- Nearest beach: Tomang-Omang Beach, 3 minutes

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

- Airport: Lombok International Airport, 30 minutes

Available Villas and Prices

The Seaside Villas for Sale in Selong Belanak come in two configurations, each on its own plot. Prices are in Indonesian Rupiah; the USD figures are approximate and include VAT.

2-Bedroom Villa

- Land: 260 sqm
- Building: 155 sqm
- Price: IDR 5,000,000,000 plus assumed VAT
- Total: IDR 5,550,000,000 (approx. USD 304,000)

3-Bedroom Villa

- Land: 400 sqm
- Building: 225 sqm
- Price: IDR 6,000,000,000 plus VAT
- Total: IDR 6,660,000,000 (approx. USD 368,000)

Notary fees and legal costs are extra. Ask us for the current furnishing package for the Seaside Villas for Sale in Selong Belanak.

Villa Design and Outdoor Living

Each of the Seaside Villas for Sale in Selong Belanak has its own pool and a covered outdoor living area that opens onto the garden. The 2-bedroom villa adds a pool deck with a barbecue corner, the kind of space you actually use at sunset. Inside, the kitchen and dining share one open room.

The 2-bedroom villa gives you 155 sqm of built space on a 260 sqm plot, a good fit for a couple, a small family or a holiday rental. The 3-bedroom villa goes up to 225 sqm on 400 sqm, with a bigger garden and pool and a third room that works as a guest room or office if you stay for months at a time. Early buyers can still have a say on finishes and layout details.

What Is Around the Villas

The Seaside Villas for Sale in Selong Belanak sit on flat land with rice fields on either side and the hills behind, so the view from the pool is green rather than built up. The main road runs past the entrance, which puts three beaches within a few minutes:

- Tomang-Omang Beach: 3 minutes, a small quiet cove
- Serangan Beach: 4 minutes, a long open beach
- Selong Belanak Beach: 6 minutes, the bay itself, with beginner surf, surf schools and the beach restaurants
- Samara area: 10 minutes
- Kuta Lombok: 25 minutes for the supermarkets, restaurants and nightlife
- Lombok International Airport: 35 minutes

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

Rental Projections from the Developer

For the Seaside Villas for Sale in Selong Belanak, the developer's feasibility model targets an owner-income return of 8 to 10% a year at 81 to 86% occupancy, calculated on the total price including the assumed VAT.

- 2-Bedroom Villa: target annual owner income IDR 444,000,000 to 555,000,000
- 3-Bedroom Villa: target annual owner income IDR 532,800,000 to 666,000,000

These are the developer's targets, not guaranteed returns. We can share what comparable villas in Selong Belanak are earning today so you can judge the numbers for yourself.

Payment Terms

Payments for the Seaside Villas for Sale in Selong Belanak follow the construction, with the deposit held in notary escrow:

- 10% at LOI signing, held in notary escrow
- 30% after due diligence and signing of the agreement
- 20% when foundations are completed
- 20% when the structure is completed
- 10% when the roof is on
- 10% at handover

Ownership: HGB Title

The Seaside Villas for Sale in Selong Belanak are sold under HGB (Hak Guna Bangunan, right to build), the long-term renewable title that foreign buyers hold through a PT PMA. It is the standard structure for villa ownership in Lombok and we can walk you through the setup with a notary we have worked with on previous Selong Belanak deals.

Other Villas for Sale in Selong Belanak

If you would rather be up on the hill with a sea view, look at our Selong Belanak Seaview Villas (freehold 1 and 2-bedroom villas from USD 245,000) or the Seaview Villa for Sale above Selong Belanak. If you would rather build your own, we also have flat freehold plots for sale in Selong Belanak from 1,000 sqm, a few minutes from these villas.

Seaside Villas for Sale in Selong Belanak FAQ

Where are the villas located?

The Seaside Villas for Sale in Selong Belanak are on the main road into Selong Belanak, South Lombok, between rice fields with the hills behind. Tomang-Omang Beach is 3 minutes away, Selong Belanak Beach 6 minutes and the airport 30 minutes.

What villa types are available?

Two configurations: a 2-bedroom villa with 155 sqm of building on a 260 sqm plot and a 3-bedroom villa with 225 sqm of building on a 400 sqm plot. Both have a private pool.

How much do the Seaside Villas in Selong Belanak cost?

The 2-bedroom villa is IDR 5,000,000,000 (IDR 5,550,000,000 including VAT, approx. USD 304,000). The 3-bedroom villa is IDR 6,000,000,000 (IDR 6,660,000,000 including VAT, approx. USD 368,000).

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

What type of ownership is offered?

HGB (Hak Guna Bangunan) title, which foreign buyers hold through a PT PMA.

Are the villas furnished?

The furnishing package for the Seaside Villas for Sale in Selong Belanak is being finalised by the developer. Ask us for the latest inclusions.

What rental return does the developer project?

The developer of the Seaside Villas for Sale in Selong Belanak projects an owner-income return of 8 to 10% a year at 81 to 86% occupancy. These are targets, not guarantees.

How does the payment schedule work?

The Seaside Villas for Sale in Selong Belanak use six stages: 10% at LOI (held in notary escrow), 30% after due diligence, 20% at foundations, 20% at structure, 10% at roof and 10% at handover.

How are these different from the other Selong Belanak villas you list?

The Seaside Villas for Sale in Selong Belanak are on flat land beside the main road, with rice-field views and quick access to three beaches.

Enquire About These Villas

Want the floor plans, current availability or a site visit to the Seaside Villas for Sale in Selong Belanak? Message us on WhatsApp, email hello@nourestates.com or follow us on Instagram. We reply within one business day.

Disclaimer

Final transactions are completed in IDR. USD figures are approximate and subject to exchange rates. Buyer's tax, notary fee and due diligence costs are not included. Rental, occupancy and return figures are developer projections and are not guaranteed. Specifications, pricing, construction dates and availability may change without notice.

Features

- Air Conditioning
- Furnished
- Swimming Pool
- Flat terrain
- Beachside
- Road Access
- Off-plan

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

Estimated buying costs

FREEHOLD / HGB

Property price Based on the starting price	**$304,000**
Notary fee (PPAT) 1% of the total value	**$3,040**
Property transfer tax 5% of the total value, paid by the buyer	**$15,200**
Land title registration 0.5% of the total value, land office fee	**$1,520**
Due diligence Legal and title checks	**$823**

Estimated total **$324,583**

Taxes & fees ~ 6.8% of price ~ IDR 5,915,883,593

* 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.