

Luxury Seaview Villa for Sale in Kuta Lombok

Kuta Lombok, Lombok

PRICE

$1,200,000

EUR

EUR 1,093,320

IDR

IDR 21.93B

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

PROPERTY TYPE	OWNERSHIP	BEDROOMS
Villas for Sale	Freehold/HGB / HGB	4

BATHROOMS	BUILDING AREA
4	360 sqm

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

Gallery









About this property

This 4-bedroom seaview villa for sale in Kuta Lombok is listed at USD 1,200,000. It sits on a hillside with open views over the ocean and the surrounding hills, and comes completed with a private pool, garden and solar system.

Indoor and outdoor spaces flow into each other, and the elevated position brings a steady breeze, open views and privacy across the property. It works as a private residence or as a rental villa.

Property Overview

- Location: Kuta, South Lombok
- Property Type: 4-bedroom villa
- Ownership: HGB (Hak Guna Bangunan)
- Price: USD 1,200,000
- Status: Completed
- Features: Private pool, garden, open living spaces
- Setting: Hillside with ocean views

The Villa

This seaview villa for sale in Kuta is designed around open, usable space, creating a natural flow between indoor and outdoor areas. The main living and dining area connects directly to the terrace, allowing for a comfortable tropical

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lifestyle.

Large openings bring in natural light and ventilation throughout the day, while the layout maintains privacy across all bedrooms.

- 4 bedrooms with en-suite bathrooms
- Open-plan living and dining area
- Fully equipped kitchen
- Private swimming pool
- Outdoor lounge and terrace
- Garden area
- Parking space

Location: Kuta, South Lombok

- Close to Kuta Beach
- Easy access to Mandalika Circuit
- Around 20 minutes to Lombok International Airport
- Near restaurants, cafés, gyms, and daily amenities

Outdoor Living

The outdoor space is designed as an extension of the villa's living area.

A private pool sits alongside the terrace, creating a comfortable setting for relaxing or entertaining. The garden adds greenery and privacy while maintaining an open and airy feel.

Design & Features

Built for tropical living, with natural materials and a solar system that help keep running costs and maintenance down.

- Open layout designed for natural airflow and light
- Tropical architecture adapted to the local climate
- Use of natural materials throughout
- Integrated solar system for improved energy efficiency
- Designed for easy maintenance over time

Contact Us

Our team at Nour Estates can assist you through every step of the process, from due diligence to closing.

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

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

- Air Conditioning
- Swimming Pool
- Hilly terrain
- Sea view
- Built

Estimated buying costs

FREEHOLD / HGB

Property price Listing price	**$1,200,000**
Notary fee (PPAT) 1% of the total value	**$12,000**
Property transfer tax 5% of the total value, paid by the buyer	**$60,000**
Land title registration 0.5% of the total value, land office fee	**$6,000**
Due diligence Legal and title checks	**$821**

Estimated total **$1,278,821**

Taxes & fees ~ 6.6% of price ~ IDR 23,366,754,791

* 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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