

Selong Belanak Seaview Villas for Sale, South Lombok

Selong Belanak, Lombok

STARTING FROM

$245,000

EUR

EUR 223,220

IDR

IDR 4.48B

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

PROPERTY TYPE	OWNERSHIP	BEDROOMS
Villas for Sale	Freehold/HGB	1 or 2

BATHROOMS	BUILDING AREA	LAND SIZE
1 or 2	120-130 sqm	157-217 sqm

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

Gallery









About this property

Selong Belanak Seaview Villas for Sale offer a limited collection of private villas set above the hills of Selong Belanak, with panoramic views towards the ocean and a location just minutes from the beach.

Only five private villas are planned within the collection, with three villas currently remaining. The selection includes one-bedroom and two-bedroom layouts, each with its own private pool and outdoor space. The villas are designed around indoor-outdoor living, natural materials, and comfortable, well-planned interiors.

Key Facts at a Glance

Property Detail	Information
Location	Selong Belanak, South Lombok
Property Type	Private Seaview Villas
Villa Options	1-bedroom and 2-bedroom
Total Villas	5
Villas Remaining	3
Ownership	Freehold

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Views	Panoramic ocean views
Private Pool	Yes
Furnishing	Fully furnished
Central Selong Belanak	Approx. 3 minutes
Selong Belanak Beach	Approx. 5 minutes
Lombok International Airport	Approx. 25 minutes
Kuta	Approx. 30 minutes
Property Management	Professional management available
Completion	Scheduled for October 2027

The Villas: Sizes, Layouts and Prices

The collection offers three villa types, including two different 2-bedroom layouts and one 1-bedroom villa. Each has been planned around its own plot, private pool, and views towards the surrounding coastline.

Prices are shown according to the current construction stage and are subject to availability.

Rise: 2-Bedroom Seaview Villa

The Rise offers 130 sqm of living space on a 162 sqm plot, arranged across two floors.

The first floor is centred around the kitchen and living room, with the two bedrooms located upstairs. The villa also features a private pool and outdoor area, creating a comfortable connection between the interior and the surrounding setting.

Large windows and openings bring natural light into the living spaces, while the upper-level position makes the most of the sea views.

Construction Phase Price: USD 280,000.

Horizon: 2-Bedroom Seaview Villa (SOLD)

The Horizon provides 120 sqm of living space on a larger 217 sqm plot.

This layout places the main living spaces and two bedrooms on a single floor, with the rooms arranged around the outdoor and pool area. Both bedrooms feature ensuite bathrooms.

The larger plot provides additional outdoor space, while the open layout allows the pool, terrace, and living areas to work together as one comfortable space.

Construction Phase Price: USD 270,000

Sunset: 1-Bedroom Seaview Villa

The Sunset is the most compact option, with 120 sqm of living space on a 157 sqm plot.

Designed as a one-bedroom villa, it includes a private pool and outdoor living area, with a rooftop terrace providing an additional space to relax and enjoy the surroundings.

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Its layout makes it particularly suitable for couples or buyers looking for a more compact private villa in Selong Belanak.

Construction Phase Price: USD 245,000

Panoramic Views Above Selong Belanak

The villas are positioned on elevated land above Selong Belanak, giving them open views towards the ocean.

The hillside setting is one of the property's defining features. From the villas, the surrounding landscape and coastline become part of the everyday experience, while the elevated position also provides opportunities to enjoy the sunset.

The collection has been designed so that the villas make the most of their individual positions and views.

Designed for Indoor-Outdoor Living

The villas are planned around a simple idea: comfortable interiors that open naturally towards the outdoors.

Living rooms connect with private pools and terraces, creating additional space for relaxing, dining, and spending time outside.

The interiors use natural materials, warm finishes, and soft lighting. The design focuses on creating a calm and comfortable atmosphere while maintaining a practical layout for everyday living.

Each villa also includes a fully equipped kitchen integrated with the main living area.

A Convenient Selong Belanak Location

The location puts the villas close to the main attractions of Selong Belanak while maintaining an elevated and quieter setting.

- 3 minutes to central Selong Belanak
- 5 minutes to Selong Belanak Beach
- 25 minutes to Lombok International Airport
- 30 minutes to Kuta

Selong Belanak has become one of South Lombok's most sought-after coastal destinations, known for its white-sand beach, relaxed atmosphere, and growing tourism market.

For owners and rental guests, the short distance to the beach makes the location practical for both short stays and longer visits.

Professional Property Management

For owners who prefer not to handle the day-to-day operation themselves, professional villa management is available.

The management service is focused on villa operations, guest experience, and rental performance, allowing owners to take a more hands-off approach when the property is being operated as a holiday rental.

This can also make the villas suitable for buyers who plan to combine personal stays with rental use.

Projected Rental Returns (Developer Estimates)

The developer has shared rental projections for owners who place their villa in the holiday rental market. These figures are the developer's own estimates, not guarantees. Actual results depend on management, seasonality and market conditions.

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Villa	Nightly Rate	Occupancy	Projected Annual Revenue	Projected Net ROI
2-bedroom (Rise, Horizon)	USD 150 to 250	60 to 70% in year one, 70 to 75% from year two	Approx. USD 52,000	13 to 15%
1-bedroom (Sunset)	USD 125 to 200	60 to 70% in year one, 70 to 75% from year two	Approx. USD 42,000	12 to 14%

On these figures, the developer estimates a break-even period of 7 to 8 years. Ask our team for the full projection sheet and the assumptions behind it.

Construction Timeline

Construction is scheduled to progress through several key stages, with the current timeline showing:

Stage	Target
Construction Kick-Off	July 2026
Foundation & Structure Complete	December 2026
Roofing & MEP Complete	April 2027
Finishing Complete	October 2027

The villas are scheduled for completion in October 2027, subject to construction progress.

Purchase Process

The purchase process is structured in three main steps:

1. ConsultationArrange a consultation or site visit to review the villa options, specifications, and purchase details.

2. ReservationA USD 5,000 non-refundable reservation fee secures the selected villa. A 30% down payment follows upon signing the sales agreement.

3. Construction & HandoverConstruction progresses through the planned stages before the completed villa is handed over to the owner.

Why Choose These Villas?

- Limited collection of only 5 private villas
- 3 villas currently remaining
- Panoramic ocean views
- 1-bedroom and 2-bedroom options
- Private swimming pools
- Freehold ownership
- Fully furnished interiors
- Indoor-outdoor living

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- Natural materials and refined finishes
- Approx. 5 minutes to Selong Belanak Beach
- Approx. 25 minutes to Lombok International Airport
- Professional property management available
- Suitable for private use or holiday rental

Selong Belanak Seaview Villas: Frequently Asked Questions

Own a Seaview Villa in Selong Belanak

For buyers looking for Selong Belanak seaview villas for sale, this collection offers a combination of ocean views, private pools, freehold ownership, and a convenient location close to the beach.

Only three villas remain from the original five-villa collection.

Contact our team Nour Estates for current availability, pricing, full specifications, or to arrange a private viewing.

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

Disclaimer

Prices are listed in USD for marketing purposes and based on current exchange rates. Final transactions are completed in IDR. Transfer taxes and notary fees are included in the advertised price. Due diligence costs are not included. Availability may change without notice.

Features

- Air Conditioning
- Sea view
- Swimming Pool
- Off-plan
- Hilly terrain
- Furnished
- SeaView
- Villa Management
- Under construction

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Estimated buying costs

FREEHOLD / HGB

Property price Based on the starting price	**$245,000**
Notary fee (PPAT) 1% of the total value	**$2,450**
Property transfer tax 5% of the total value, paid by the buyer	**$12,250**
Land title registration 0.5% of the total value, land office fee	**$1,225**
Due diligence Legal and title checks	**$821**

Estimated total **$261,746**

Taxes & fees ~ 6.8% of price ~ IDR 4,782,649,936

* 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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