

PROPERTY OVERVIEW

VILLA SESEH

Boutique two-bedroom villa in Seseh, Bali

JUST 70 METRES FROM SESEH BEACH

FOR SALE

01

AT A GLANCE

A calm villa defined by thoughtful architecture, natural materials and a private pool. A bamboo pergola, stone finishes and tropical landscaping create an inviting setting for both everyday living and relaxation.

2

BEDROOMS

both with en-suite bathrooms

2

BATHROOMS

11 m² + 9 m²

Private

POOL

20 m²

186 m²

TOTAL FLOOR AREA

ground floor + upper floor

Villa Seseh is a boutique residence set between the rice fields and coastline of Seseh, a peaceful area north of Canggu. The design combines modern Mediterranean-Balinese architecture with wabi-sabi influences and a palette of natural stone, teak and rattan. It offers comfortable private living together with strong investment potential.

POOL COURTYARD — OUTDOOR SHOWER BENEATH RATTAN PENDANT LIGHTS



ASKING PRICE

EUR 335,000

Leasehold · until 30 November 2052 + extension for a further 30 years

QUICK OVERVIEW

Location

Jl. Pantai Seseh, Cemagi, Mengwi, Bali

Property type

Boutique luxury two-bedroom villa

Land area

150 m² (Hak Sewa / leasehold)

Parent title

2,550 m² · Hak Milik title

Total floor area

Approximately 186 m² (ground floor + upper floor)

Building dimensions

13.53 × 11.13 m · roof height 7.64 m

Levels

2 + rooftop terrace

Bedrooms

2 (both en-suite)

Bathrooms

2 (11 m² + 9 m²)

Pool

Private pool, 20 m²

Parking

Covered parking space, 17 m²

Lease expiry

30 November 2052 + extension for a further 30 years

Ownership structure

Rights held through an Indonesian PT PMA company

Sublease rights

Permitted (Airbnb, VRBO and long-term rental)





LOCATION

Just 70 metres from the beach.

70 m

DISTANCE TO THE BEACH

1 min

WALK

West

WEST-FACING ORIENTATION

A quiet local lane leads directly from the villa gate to Seseh Beach. The distance is approximately 70 metres — about a one-minute walk. The location offers morning surf sessions, evening walks along the beach and a calmer atmosphere than the busier parts of Canggu.

SESEH — A QUIETER SIDE OF BALI

Seseh is one of the quieter coastal areas between Canggu and Tanah Lot. It is known for rice fields, a black-sand beach, surf and sunset views. Canggu's restaurants and lifestyle venues remain only a short drive away. The area retains a peaceful village character while continuing to gain investment appeal.

DISTANCES

Seseh Beach — black sand and sunsets	70 m	Tanah Lot Temple	10 min
Canggu — restaurants, cafés, coworking and surf	15 min	Seminyak	25 min
Berawa — beach clubs and dining	15 min	Ubud — arts and culture	60 min
Pererenan	12 min	Ngurah Rai International Airport	45 min

Rice fields on one side, a black-sand beach on the other — the villa in between.

RESIDENCE

The Villa

Calm architecture built around natural materials, warm tones and soft lighting.

Architecture

The villa combines wabi-sabi influences with a contemporary Mediterranean-Balinese aesthetic. Key features include arched openings, a sunken lounge with sculpted wall niches and an open rooftop terrace.

Materials

Walls are finished with Palimanan and Sukabumi stone, complemented by warm-toned microcement throughout the interior. Teak, rattan and travertine create a natural palette of earthy tones.

Craftsmanship

Custom teak joinery, integrated planters, frameless glass balustrades and rattan pendant lights are designed as one coherent whole.



Dining table crafted from a single slab of solid teak



Teak slats filtering natural light



Stone vanity top with teak cabinetry

Living Room and Kitchen



Living area

A cluster of rattan pendant lights illuminates the living space, while floor-to-ceiling glazing connects it with the outdoor seating area. A light upholstered sofa, solid coffee table and teak armchair create an airy interior that opens naturally to the garden.

Kitchen and dining

The dining area is anchored by a table crafted from a single slab of solid teak, paired with rattan chairs in the style of Pierre Jeanneret and an arched mirror that visually enlarges the space and reflects the surrounding greenery. The custom teak kitchen includes open shelving, concealed storage and a built-in water dispenser.

- Solid teak dining table
- Rattan chairs in the style of Pierre Jeanneret
- Custom teak kitchen
- Built-in water dispenser
- Arched mirror



Bedrooms and Bathrooms

Two bedrooms, each with its own en-suite bathroom, feature natural materials, warm tones and abundant daylight.



Primary bedroom with teak detailing



Second bedroom with oak, linen and rattan accents



En-suite bathroom with spacious walk-in shower



Round mirror and pool view

Under the Pergola

Outdoor areas are designed for relaxing by the pool and sitting in the shade of the pergola.



The bamboo pergola provides shade over terracotta flooring and a built-in daybed with striped upholstery. The outdoor shower, finished in Palimanan stone and set within an arched niche, offers privacy and a refreshing place to cool down.

The pool runs along the terrace and is surrounded by tropical landscaping, including banana plants, ferns and agapanthus. Integrated planters create a natural transition between the architecture and the garden.



PLANS

Rooms and Areas

GROUND FLOOR

Dining and kitchen	39 m ²
Sunken lounge	16 m ²
Terrace	18 m ²
Pool	20 m ²
Covered parking	17 m ²
Storage	5 m ²
Guest WC	4 m ²
Ground floor total	119 m ²

UPPER FLOOR

Primary bedroom	25 m ²
En-suite bathroom 1	11 m ²
Bedroom 2	22 m ²
En-suite bathroom 2	9 m ²
Upper floor total	67 m ²

ROOFTOP TERRACE

- Outdoor kitchen
- Pergola and seating
- Planters
- Glass balustrades

186 m²
TOTAL FLOOR AREA

13.53 × 11.13 m
BUILDING DIMENSIONS

2 + rooftop terrace
LEVELS

7.64 m
ROOF HEIGHT

Design dated January 2025. Areas based on official architectural drawings.

Investment Potential

Rental potential

EUR 270–350

ESTIMATED NIGHTLY RATE

70–85 %

MODELLED OCCUPANCY

15–18 %

MODELLED ANNUAL RETURN

A design-led two-bedroom villa with a private pool achieves premium nightly rates in the Seseh–Cemagi area. At 70–85 % occupancy, estimated gross annual revenue is EUR 69,000–108,000, with a modelled return of 15–18 % per year on the investment. The model reaches 15 % even at a conservative 70 % occupancy.

Ownership

Hak Sewa

LEASEHOLD

Until 2052

+ A FURTHER 30-YEAR EXTENSION

Sublease

PERMITTED

Leasehold rights are held through an Indonesian PT PMA company. The structure allows for personal use and subletting, subject to the lease terms and applicable permits. The lease runs until 2052 with an extension for a further 30 years.

Value growth

15–25 %

MODELLED ANNUAL APPRECIATION

Developing

LOCATION NEAR CANGGU

Limited

SUPPLY OF BOUTIQUE VILLAS

As Canggu continues to grow, investment and residential demand is gradually moving north towards Seseh. Entry prices remain lower than in established parts of Canggu, while the supply of high-quality boutique villas is still limited, creating room for further value growth.

Modelled estimates are indicative only and do not constitute a guarantee of returns. Actual performance depends on occupancy, seasonality, pricing and operating costs.

Asking price — EUR 335,000

VIEWINGS AND DOCUMENTATION FOR SERIOUS BUYERS

REFERENCE

Technical Specifications

Location	Jl. Pantai Seseh, Cemagi
Region	Mengwi, Badung, Bali 80351
Seseh Beach	70 m from the gate
Land	150 m ² (Hak Sewa / leasehold)
Parent title	2,550 m ² · Hak Milik title
Lease term	Until 30 November 2052 + a further 30-year extension
Total floor area	186 m ²
Building dimensions	13.53 × 11.13 m
Levels	2 + rooftop terrace
Roof height	7.64 m
Bedrooms	2, each with an en-suite bathroom
Bathrooms	2
Pool	Private, 20 m ²
Parking	Covered parking space, 17 m ²

Structure	Reinforced concrete, 120 mm
Reinforcement	Double layer, Ø 8 mm
Interior floors	Homogeneous tiles, 60 × 60 cm
Exterior floors	Terracotta tiles
Wall finishes	Palimanan and Sukabumi stone
Wall surface	White microcement
Joinery	Teak throughout
Balustrades	Frameless glass
Lighting	Woven rattan pendant lights
Kitchen	Custom teak kitchen, ready for appliances
Furniture	Subject to separate agreement
Water and electricity	Mains water + storage tank · PLN electricity connection
Ownership structure	Rights held through an Indonesian PT PMA company
Sublease	Airbnb, VRBO and long-term rental

Design dated January 2025. Areas and dimensions are based on official architectural drawings; final figures are subject to site measurement.

Interested in investment details?

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