

Luxury villas for sale on Gili Meno, Lombok

Villas for Sale off Plan in Gili Meno, Lombok

Welcome and let's first thank you for showing an interest in these exclusive villas for sale on a very special island.

Gili Meno is located on the North West of Lombok Island. It is one of three islands Gili Trawangan and Gili Air being the other two. Gili Meno is located in the middle and so has easy access to the other islands as well as the main land Lombok.

The Gili islands each have their own atmosphere for people to choose from. If you want fine dining and parties you need to stop at Gili Trawangan. Here you will find restaurants serving food from all over the world and then choose from many styles of bars to finish the rest of the night or until morning.

Gili Air has a similar kind of atmosphere, however the dining is a little less continental and the choices of bars are not as vast, little more chilled for those that like more subdued evenings now and again.

Gili Meno however has an excellent atmosphere, without too much western influence in the businesses. Here you can enjoy a little more culture, forget Thailand as being the land of smiles just come to Gili Meno where you are welcomed all over the island village and all. The beaches are perfect all the way round the island and the snorkeling and diving is some of the best in Lombok. Cuisine is more localised but there are options of a few western dishes such as pizza and beef steak. Fresh fish is the main choice of food here at reasonable prices.

During the day you can lie on the beach and see very few people due to the expanse of beach available, with the serenity of the trees in the background. Try a bit of diving with the only small and unobtrusive dive shop on the island Blue Marlin. Stop for an ice cream and coffee in the local ice cream shop or just take a leisurely walk round to the west side where you will find 3 or 4 excellent restaurants just in time to watch the sunset. If you want you can make it back to the east for a night cap in one of the more relaxing bars found on Gili Meno.

If you like breathtaking views and beautiful beaches here really is a place you should be. Lombok also gives you access to a few western amenities if you miss home.



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The Villas

The Villas are located about 200 m from the beach with direct access from the south side. There are 4 villa plots two of which are 2 bed villas and two are 1 bed villas. The villas are designed with the intent of privacy making you feel like you are in your own paradise. The villas have one main entrance from the road which goes to the beach on the east side of the plot which leads to all four villas.

Project Details:

Style: Lombok Style villas with Alang Alang roof, set in tropical gardens and surrounded by lush greenery.

Rooms: 2-bedroom and 1-bedroom villas available. Open living room kitchen dining area.

Size: 2-bedroom villa land 441 m2 with total living area of 142 m2.
1-bedroom villa land 336 m2 with total living space of 108 m2

Pool and Garden: Swimming pool 40 m2 for the 2-bedroom villa and 28 m2 for 1-bedroom villa. Gazebo/ covered eating lounge area, sundeck, surrounding fences.

Title: Leasehold: 50 years maybe extendable to a total of 75 years. Possibility to buy freehold.

Off Plan: 6 month building plan – 30% deposit, 30% when 50% complete, 30% when 75% complete and 10% upon completion.

Furniture: Furniture is included; any additional items will be charged for. Some input in to colour design used will be accepted from the buyers.

Room Specifics:

Kitchen Living room – 60 m2 (7m x 9m) consists of a built in kitchen with dining area and steps down to a glass fronted curved living area which faces out on to the gardens and pool area. Open roof made from Alang Alang (elephant's grass)

Bedrooms – 25 m2 (5m x 5m) complete with patio doors which look out on to the gardens and pool area.

Bathrooms – 9 m2 (3m x 3m) with walk in shower toilet and sink units

Toilet – 4 m2 (2m x 2m) toilet and sink.

Utility room – 6 m2 (3m x 2m) spacious utility room complete with washing machine for 2 bed villa.

Electricity: Building is equipped with 5.000 Watt of electricity

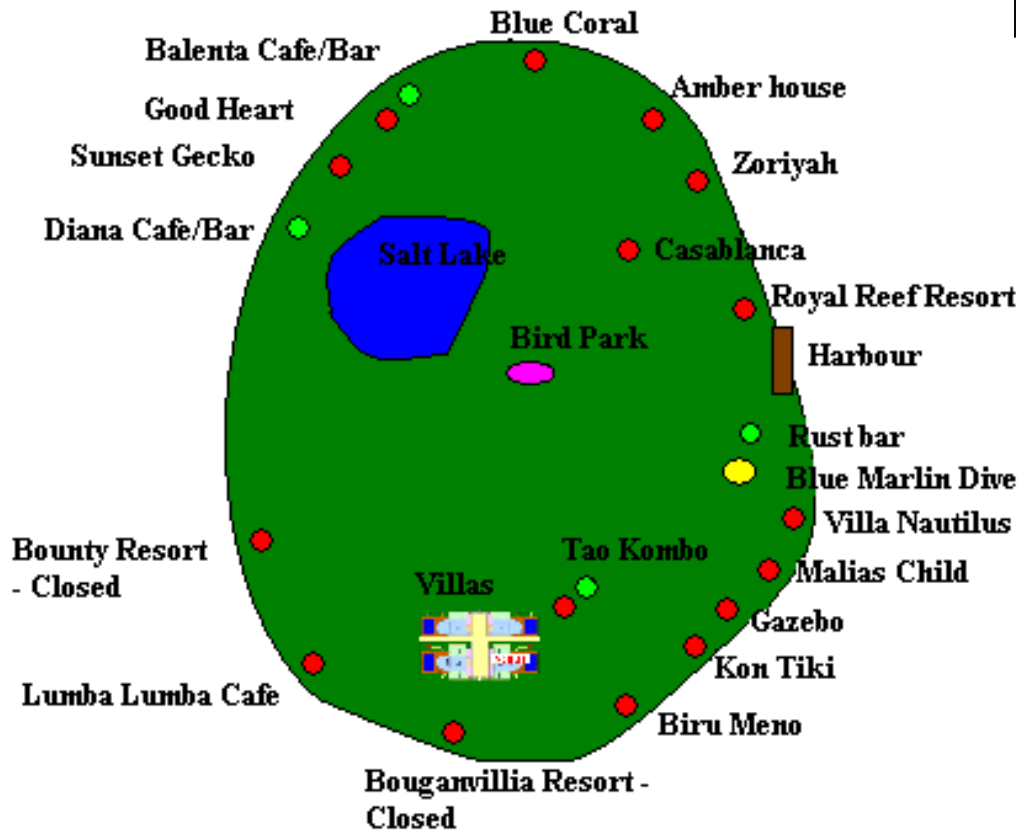
Water: Each Villa has their own fresh water and local water supply.

Prices:

	2-bedroom villa	1-bedroom villa
Selling Price (off-plan)	USD 124.000	USD 97.000
Land Area	441 m2	336 m2

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Location on Gili Meno



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Facilities:

ITEM	1 BED	2 BED
Kitchen Units	yes	yes
Cooker	yes	yes
Gas Hob	yes	yes
Cooker Hood	yes	yes
Fridge	yes	yes
Washing machine	no	yes
Dining table and chairs	yes	yes
Sofa	yes	yes
Flat screen TV	yes	yes
DVD and surround sound	yes	yes
Coffee table	yes	yes
TV cupboard unit	yes	yes
Dark wood double bed	1	2
Dark wood wardrobe	1	2
Large Vase	2	4
BBQ	yes	yes
Ceiling fans	2	2
Air-conditioning units	1	2
Pool	yes	yes
Gazebo	yes	yes
Outdoor Dining furniture	yes	yes

Payment Terms

The villas are built over a number of months for which the buyer have two payment options;

4 months building plan

50% down payment required

20% when building is 50% complete (2 months)

20% when building is 75% complete (3 months)

10% upon completion

6 months building plan

30% down payment required

30% when building is 50% complete (3 months)

30% when building is 75% complete (4.5 months)

10% upon completion

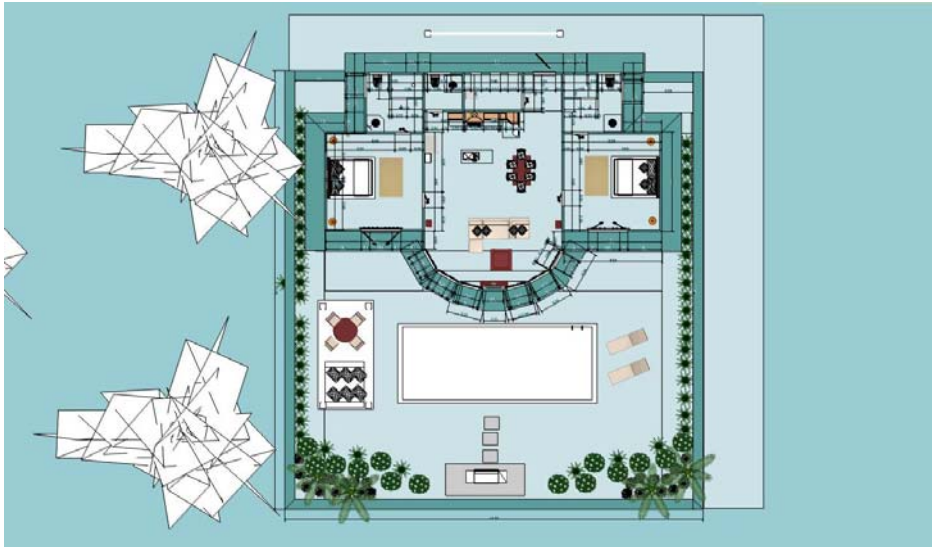
The buyer will be liable for all notary and legal fees.

All mentioned building times are weather permitting!!!

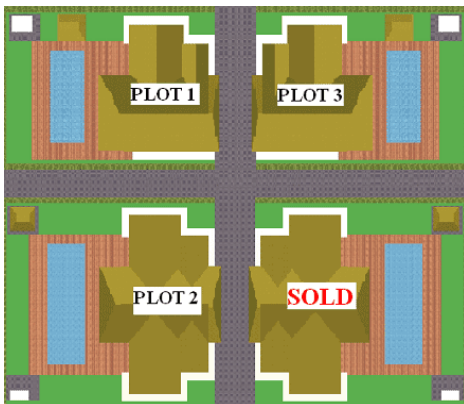
Property Management

Property owners will have an annual maintenance fee of USD 1.200 for a 2-bedroom villa and USD1.000 for a 1-bedroom villa. This will cover the street lighting and maintenance of the gardens and pools. All indoor maintenance needs to be arranged by the owners themselves.

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Floor plan 2-bedroom



Villa location plan (2-bedroom roadside unit already sold)



2-bedroom



1-bedroom