



S714 Jl. Cempaka I Balangan, Bukit

Covid 19
Enhanced cleaning
protocols in place



Luxurious, newly renovated 4 bedroom villa in great location in Balangan.

Price:

Rp1,750,000 / night minimum stay 2 nights

Rp1,850,000 / night for 1 night stay

- Including breakfast

- Airport pick up for 8 people minimum stay 2 nights

-30 mins free massage for minimum stay 4 nights

A fabulous fusion between Balinese and Western styles, allows one to stay in this villa and feel like you are in Bali but have absolute luxury and amenities at your fingertips. With a completely new refit (July 2019), the villa boasts a large stone garden with kidney shape pool, large Buddha and Instagram famous style nest seat and four large bedrooms with en-suite bathrooms. A kitchenette with all modern conveniences, chef available on request (for small fee). TV's in every bedroom and in each living area.

Spa services available and fully staffed with housekeeping every day.

Terms & Conditions:

Security deposit (fully refundable) will be IDR 2,000,000. Deduction from deposit will be for significant damage or breakage (not the odd glass!!) Rental payable in Indonesia Rupiah but can be paid in pounds sterling, Euros or US\$ at conversion rate at time of booking. Peak season rates will apply to special holiday weeks such as Chinese New Year, Easter and Hari Raya Idul Fitri. A mini -breakfast pack is include in the price for the first morning (for over 5 nights booking) and we will be very happy to provide you with a chef to cook for you every day if you advise in advance (for

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Price Rp1,750,000 per night

Property Type Holiday

Property ID 714

Land Area 507 m2

Floor Area 190 m2

Agent Details

Maya Maharani - +62 (0)851 0088 9803

Office Details

Jimbaran

Jalan Kampus Unud 23A Unit C

Jimbaran Bali 80361 Indonesia

0361 472 4868



BALI COOL PROPERTY

additional fee). There will be a large larder fridge for your use in the kitchen when you arrive. Drinks (minibar) will be in place for your arrival. Our staff can advise where to shop, take you to the fish market or even go shopping with you but does not have money for food. We can organise a cook for a wide range of dishes from local to western so simply talk to us so we can plan in advance. Please note that included in our rates free of charge are the following: 1. Airport transfer in only. 2. Welcome drink and cool towels 3. Free Wi-Fi broadband with signal throughout villa. 4. Included Tea, Bali coffee and water 5. Satellite TV. We can organise at extra cost a car and driver (please email us for more info on rates) For car and drivers please prearrange and especially for late nights please offer a tip of at least Rp50,000. If he is out with you during the day please give him Rp25,000 for each meal he has to buy away from home. Costs are minimal while you stay at the villa. Eating in we can organise western and Asian cuisine (additional charge applies). Other than that feel free to tip the staff when you leave – 100% of guests so far all comment on how brilliant they are and we agree. All prices include Government Tax.

The 50% deposit made to confirm your booking is non-refundable. 1. The customer is responsible for leaving the property, all furniture and effects in good order and condition. Any damage to the property or contents should be reported to the housekeeper immediately to allow for rectification as soon as possible. 2. Any subletting arrangements are not permitted. 3. The customer is responsible for the security of the property and the contents during occupation. We do not take any responsibility for customers' personal belongings. Baggage and personal effects left in the property are at all times at the customers' own risk. 4. Lighting of fires or burning rubbish is not permitted on the property at any time. 5. Fireworks are banned at all times 6. We cannot be held responsible for equipment failure although every attempt will be made to fix any failure as soon as possible. 7. The customers' must allow the owners reasonable access to the property. 8. Smoking in the house is prohibited. Clear evidence of smoking will result in the loss of your deposit. 9. No sound equipment of any sort may be brought into the properties without the owners prior permission. 10. We do not allow any amplified music in the grounds at any time. 11. If the owners receive any complaints due to noise in the grounds or house they will ask all guests to leave the premises immediately.

Booking 1. Your initial payment comprises of a 50 % non-refundable deposit. The balance of the hire charge must be paid at least 4 weeks prior to the commencement of the holiday. The owner may treat the booking as cancelled if the balance of the hire charge is not sent by this date. If the booking is made within 8 weeks of the start of the holiday, payment in full at the time of booking is required. 2. A IDR2,000,000 refundable security deposit is also payable 8 weeks before commencement of the holiday. The person named on the booking form will be considered as the 'Responsible Person' who shall ensure that the property is left in a clean and orderly condition. This is refundable once the owners are satisfied that the properties have been left in the same condition in which they were hired out. 3. The property may only be used by the number of people stated on the booking form or agreed in writing by the owners. Our house manager will not accept any additional people into the property. The person completing the booking form certifies that 1. He/she is able to sign on behalf of all persons who will occupy the property for the period that has been booked and all occupying members are aware of the conditions. 2. They are over 18 years of age 3. They will take responsibility for the party occupying the property and will notify the owner if they are not a member of that party. 4. In the rare event of a double booking the owner will accept no further claim and the contract between the customer and the owner will be terminated. If the holiday has been double booked the owner will endeavour to notify the customer as soon as possible and a full refund will be given or alternative accommodation offered if

possible. Cancellation 1. Cancellation of booking must be made in writing. Any cancellations made within 8 weeks of the commencement date will incur liability of the full charge. However, every effort will be made to re-let and if successful a refund will be made less any expenses incurred in obtaining that relief. 2. We strongly recommend that you use travel cancellation insurance to cover the cost of your property. This will provide you with peace of mind if an unforeseen event forces you to cancel your let. 3. The owners reserve the right to terminate the holiday immediately without being liable for any refund or compensation where the customer and members of the party engage in unacceptable behaviour or cause a disturbance or nuisance to others.

General 1. The owners and their representatives cannot be held responsible for loss, injury, damage, flood, fire, weather, act of God, labour troubles or act of the customer. 2. The owners and their representatives cannot be held responsible for any failure of travel arrangements. 3. It is important to the owners that you enjoy your stay and every effort has been made to ensure this. However, in the unlikely event of dissatisfaction with the property or any subsequent problem, you should immediately contact us, or the house manager so that the opportunity to rectify the problem is given. 4. All our offers are subject to terms and conditions. Please ask the owner for these terms if you are booking under a special offer. 5. The owners reserve the right to cancel a booking without refund if any of the terms and conditions or any specific condition discussed between them and the customer are contravened. 6. When you complete the online booking form you it is assumed that you have agreed to these terms and conditions; once the booking form is submitted and confirmed to the owners that you have read, understood and agreed to these terms and conditions. All disputes will be dealt with under the laws governed in the Indonesia, no other countries laws will be accepted.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.