

## Villa Eowyn

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<b>Location</b>	: Cemagi, West Coast, Bali
<b>Land Area</b>	: 1,388m <sup>2</sup>
<b>Built up area</b>	: 417m <sup>2</sup>
<b>Architect</b>	: Fredo Taffin of Concept Espace (www.conceptespace.com)
<b>Contractor</b>	: PT Tunas Jaya
<b>Bedrooms</b>	: Four (all with ensuite)
<b>Features</b>	: Open plan living, dining and kitchen area Family room Study/Media room Designer kitchen 18m lap pool with garden 'bale' Rooftop terrace with 'bale' Two-car garage Staff quarters Ocean, rice field and volcano views
<b>Proximity to...</b>	<b>2 minutes</b> walk to Cemagi Beach  <b>10 minutes</b> drive from the award winning Greg Norman designed championship Nirwana Golf Course – Le Meridien  <b>20 minutes</b> drive from popular restaurants and shops of Seminyak  <b>45 minutes</b> drive to International Airport
<b>Price</b>	: <b>US\$ 1,375,000</b>

Conveniently located yet offering a magical tranquillity.... Villa Eowyn.