

ARJUNA

V I L L A S



ARJUNA VILLAS

Your chance to own an exceptional 5 Star luxury villa nestled within the opulent lifestyle area of Seminyak, Bali. Located minutes from Seminyak's Sunset Beach, with ample high fashion boutiques, art galleries, and world class dining venues within walking distance. These two exclusive villas are both spacious and elegant and unparalleled to anything Seminyak has to offer.

FIRST FLOOR PLAN

FIRST FLOOR PLAN

Scale 1:100



Scale 1:100



Villa 1

- 7 Are
- Building area 293 m²
- Built up area 539 m²
- 4 bedrooms
- Movie room
- forecast sale price USD 1,100,000

Villa 2

- 18 Are
- Building area 540 m²
- Built up area 1185 m²
- 3 bedrooms Main Building
- 2 bedrooms Pavilion Building
- 2 staff rooms
- Movie room
- Open Pavilion bar/BBQ/Entertaining
- forecast sale price USD 2,500,000

Building area 540 m² -Built up area 1185 m² -3 Bedrooms Main Building -2 bedrooms pavilion building -2 staff rooms -Movie room -Open Pavilion bar/BBQ/Entertaining -Forecast sale price USD 2,500,000

VILLAS 1



ARJUNA VILLA 1

Schedule of Services

- Power : Grid supply
- Water : Water bore
- Sewage : Septic tank system
- Communication : Satelite TV,
- Lighting : Recessed up and down low-voltage with energy-saving lighting
- Air-conditioning : Combination of ducted and split system LG Artcool for all bedrooms and entertainment room
- Telephone – TBA



Villa 1 Ground Floor Plan

NO.	ROOM/SPACE NAME	AREA (M2)
1	MASTER BEDROOM (UPSTAR)	29
2	MASTER BATHROOM (UPSTAR)	16
3	MASTER DRESS ROOM (UPSTAR)	6
4	BALCONY (UPSTAR)	6
5	STARWAY (UPSTAR)	10
6	CONCRETE ROOF SLAB	62
7	MASTER BEDROOM (DOWNSTAR)	18
8	MASTER BATHROOM (DOWNSTAR)	11
9	MASTER DRESS ROOM (DOWNSTAR)	5
10	STUDY ROOM	16
11	TERRACE (IN FRONT OF STUDY ROOM)	2

NO.	ROOM/SPACE NAME	AREA (M2)
12	LIVING/DINING (INCLUDES CORRIDOR)	65
13	STARWAY (DOWNSTAR)	6
14	GUEST TOILET	3
15	KITCHEN	7
16	LAUNDRY	8
17	ENTERTAINMENT ROOM	15
18	CARPORT	60
19	EQUIPMENT ROOM	6
20	GUEST BEDROOM 1	19
21	GUEST BEDROOM 2	19
22	GUEST BATHROOM 1	9

NO.	ROOM/SPACE NAME	AREA (M2)
23	GUEST BATHROOM 2	9
24	TERRACE (IN FRONT OF GUEST BEDROOMS)	11
25	POOL	43
26	POOL TERRACE	50
27	POOL SALE	6
28	POND	35



Villa 1 First Floor Plan

ARJUNA VILLAS

Seminyak, Bali VILLA 1

FURNITURE INCLUDED IN VILLA DESIGN:

LIVING ROOM

L SHAPED SOFA –IN SUNBRELLA FABRIC 2 WOVEN LOUNGE CHAIRS WOVEN RUG COFFEE TABLE 2 SOLID TIMBER SIDE TABLES 2 TABLE LAMPS

DINING ROOM

LARGE TIMBER DINING TABLE 8 WOVEN LEATHER DINING CHAIRS 4 KITCHEN BAR STOOLS

ENTERTAINMENT AREA

LARGE BUILT-IN SOFA/DAYBED COFFEE TABLE BUILT-IN ENTERTAINMENT UNIT TV 37" STEREO BOSE HOME SYSTEM

POOL DECK

4 SUNLOUNGERS IN SUNBRELLA FABRIC 1 LOUNGE CHAIR WITH OTTOMAN 3 LOW TABLES 2 UMBRELLAS BALE' INCLUDES LARGE SEAT CUSHION AND THROW CUSHIONS FOR LOUNGING – SUNBRELLA FABRIC

BEDROOM #1

FOUR POSTER BED MOSQUITO NET WOVEN OTTOMAN TIMBER BEDSIDE TABLES (2) BEDSIDE LAMPS (2) BUILT IN WARDROBES 2 METER X 3 METER WOVEN RUG DESK CHAIR BATHROOM ACCESSORIES

BEDROOM #2

FOUR POSTER BED MOSQUITO NET WOVEN OTTOMAN TIMBER BEDSIDE TABLES (2) BEDSIDE LAMPS (2) BUILT IN WARDROBES 2 METER X 3 METER WOVEN RUG DESK CHAIR BATHROOM ACCESSORIES

BEDROOM #3

FOUR POSTER BED MOSQUITO NET WOVEN OTTOMAN TIMBER BEDSIDE TABLES (2) BEDSIDE LAMPS (2) WALK IN WARDROBE 2 METER X 3 METER WOVEN RUG LOUNGE CHAIR OTTOMAN SIDE TABLE FLOOR LAMP DRAPERY BATHROOM ACCESSORIES

BEDROOM 3 STUDY

LARGE DESK DESK CHAIR DESK LAMP BUILT-IN WINDOW SEAT/DAYBED 2 LOUNGE CHAIRS DRAPERY COFFEE TABLE

BEDROOM #4 UPSTAIRS

FOUR POSTER BED MOSQUITO NET WOVEN OTTOMAN TIMBER BEDSIDE TABLES (2) BEDSIDE LAMPS (2) WALK IN WARDROBE 2 METER X 3 METER WOVEN RUG LOUNGE CHAIR SIDE TABLE FLOOR LAMP

BEDROOM #4 UPSTAIRS (CONT'D)

DESK DESK CHAIR DESK LAMP DRAPERY 2 LOUNGE CHAIRS ON BALCONY SIDE TABLE ON BALCONY BATHROOM ACCESSORIES

BEDROOM #4 UPSTAIRS (CONT'D)

DESK DESK CHAIR DESK LAMP DRAPERY 2 LOUNGE CHAIRS ON BALCONY SIDE TABLE ON BALCONY BATHROOM ACCESSORIES

OTHER:

LINENS FOR ALL BEDS SLEEPING PILLOWS FOR ALL BEDS TOWELS FOR ALL BATHROOMS CROCKERY, CUTLERY & GLASSES FOR 8 DECORATIVE PILLOWS FOR ALL BEDS (BOLSTERS & THROW PILLOWS) IN BATIK DECORATIVE PILLOWS FOR LIVING ROOM (X2) LANDSCAPE ART – BY LANDSCAPE CONSULTANT

VILLA 1

SCHEDULE OF FINISHES

Main Structure: Walls: Ceilings: Roof:	Reinforced concrete Plaster with weathersheild paint finish Plasterboard ceilings Iron wood shingles
Living/Dining Pavilion Floor Skirting Walls Ceilings	Terrazzo with glass inlays Terrazzo Plaster and paint Timber planking with washed paint Finish
Masterbedroom Floor Skirting Walls Ceilings	Combination wood and terrazzo with glass inlays Terrazzo Plaster and paint Timber planking with washed paint finish
Bedroom 2 Floor Skirting Walls Ceilings	Combination wood and terrazzo with glass inlays Terrazzo Plaster and paint Plasterboard
Pavilion Bedroom 3 Floor Skirting Walls Ceilings	Terrazzo with glass inlays Terrazzo Plaster and paint Plasterboard
Pavilion Bedroom 4 Floor Skirting Walls Ceilings	Terrazzo with glass inlays Terrazzo Plaster and paint Timber planking with washed paint finish
Bathrooms Floor Skirting Walls Ceilings Masterbed & Bed 2 Ceilings Bedroom 3 & 4	Terrazzo Terrazzo Terrazzo Plasterboard Plasterboard
Swimming Pool Capping Walls and floors Pool deck/Stepping Retaining/garden beds	Palimanan stone Green slate Rough terrazzo Combination of Natural stone cladding and painted plaster
Doors & Windows Frames Sashes Hardware	Bangkiri Mahogany Hafele or equivalent
Kitchen Cabinetwork Cabinetwork Bench tops Appliances/fitings	Duco finish Kitchens granite European styled appliances, SMEG or equal
Bathroom Cabinetwork Cabinets Benchtops Fittings/fixtures	Teak finish Granite Bravat or equal
Staff Areas Ceilings Walls Floors	Plasterboard 30 x 30 ceramic tile Combination of 30 x 30 ceramic tile and plaster with paint
Audiovisual Equipment Entertainment room Masterbedroom	37" LCD TV with Bose home system 32" LCD TV

All specifications are subject to change at the discretion of the architect

VILLA 2



GROUND FLOOR PLAN

NO	ROOM/SPACE NAME	AREA (M2)
1	MASTER BEDROOM (UPSTAIR)	23
2	MASTER BATHROOM	18
3	MASTER DRESS ROOM (UPSTAIR)	6
4	STUDY ROOM (UPSTAIR)	13
5	BALCONY (UPSTAIR)	5
6	STAIRWAY (UPSTAIR)	13
7	CONCRETE ROOF SLAB	129
8	METAL DECK ROOF	82
9	MASTER BEDROOM 1 (DOWNSTAIR)	21
10	MASTER BEDROOM 2 (DOWNSTAIR)	21
11	MASTER BATHROOM (DOWNSTAIR)	9
12	MASTER BATHROOM 2 (DOWNSTAIR)	9
13	TERRACE (IN FRONT OF MASTER BEDROOM)	4
14	ENTERTAINMENT	15
15	LIVING/DINING ROOM (INCLUDES CORRIDOR)	93
16	GUEST TOILET	5
17	KITCHEN	9
18	PANTRY	6
19	STAIRWAY (DOWNSTAIR)	6
20	LAUNDRY	6
21	STAFF LIVING	9
22	STAFF BATHROOM	3
23	STAFF ROOM 1	7
24	STAFF ROOM 2	8
25	GARAGE	39
26	CARPORT	98
27	PRIVATE ACCESS ROAD	70
28	POND 1 (AROUND ENTERTAINMENT ROOM)	39
29	POND 2 (AROUND LIVING/DINING)	123
30	TERRACE (IN FRONT OF LIVING/DINING)	45
31	TERRACE (AROUND POOL)	195
32	POOL	138
33	POOL BALE	9
34	DINING PAVILION	54
35	BARBEQUE	13
36	GUEST BEDROOM 1	25
37	GUEST BEDROOM 2	25
38	GUEST BATHROOM 1	14
39	GUEST BATHROOM 2	14
40	TERRACE (IN FRONT OF GUEST BEDROOMS)	21



GROUND FLOOR PLAN

1:100

FIRST FLOOR PLAN



FIRST FLOOR PLAN

1:100

VILLA 2

FURNITURE INCLUDED IN VILLA DESIGN:

LIVING ROOM

L SHAPED SOFA –IN SUNBRELLA FABRIC 2 WOVEN LOUNGE CHAIRS SIDE TABLE WOVEN RUG COFFEE TABLE 2 SOLID TIMBER SIDE TABLES 2 TABLE LAMPS

DINING ROOM

LARGE TIMBER DINING TABLE 8 WOVEN LEATHER DINING CHAIRS CHANDELIER 4 KITCHEN BAR STOOLS

ENTERTAINMENT AREA

LARGE BUILT-IN SOFA/DAYBED COFFEE TABLE BUILT-IN ENTERTAINMENT UNIT TV STEREO

POOL DECK

4 SUNLOUNGERS IN SUNBRELLA FABRIC 2 DOUBLE SUNLOUNGER 4 LOUNGE CHAIR WITH OTTOMAN 6 LOW TABLES 3 UMBRELLAS BALE' INCLUDES LARGE SEAT CUSHION AND THROW CUSHIONS FOR LOUNGING – SUNBRELLA FABRIC

BEDROOM #1

FOUR POSTER BED MOSQUITO NET LOUNGE CHAIR SIDE TABLE TIMBER BEDSIDE TABLES (2) BEDSIDE LAMPS (2) BUILT IN WARDROBE 2 METER X 3 METER WOVEN RUG LOUNGE CHAIR ON TERRACE SIDE TABLE ON TERRACE DRAPERY BATHROOM ACCESSORIES

BEDROOM #2

FOUR POSTER BED MOSQUITO NET WOVEN OTTOMAN TIMBER BEDSIDE TABLES (2) BEDSIDE LAMPS (2) BUILT IN WARDROBE 2 METER X 3 METER WOVEN RUG LOUNGE CHAIR OTTOMAN SIDE TABLE FLOOR LAMP DRAPERY BATHROOM ACCESSORIES

DINING PAVILION

LARGE BUILT-IN DINING TABLE 6 HIGH DINING STOOLS LARE BUILT-IN BANQUETTE (SEATS 6) 5 DINING CHAIRS 2 SMALL ROUND LOW DINING TABLES 7 LOW LOUNGE CHAIRS

DINING PAVILION

LARGE BUILT-IN DINING TABLE 6 HIGH DINING STOOLS LARE BUILT-IN BANQUETTE (SEATS 6) 5 DINING CHAIRS 2 SMALL ROUND LOW DINING TABLES 7 LOW LOUNGE CHAIRS

BEDROOM #3

FOUR POSTER BED MOSQUITO NET WOVEN OTTOMAN TIMBER BEDSIDE TABLES (2) BEDSIDE LAMPS (2) BUILT-IN WARDROBE 2 METER X 3 METER WOVEN RUG 2 LOUNGE CHAIRS COFFEE TABLE DESK DESK CHAIR DESK LAMP DRAPERY BATHROOM ACCESSORIES

BEDROOM #4

FOUR POSTER BED MOSQUITO NET WOVEN OTTOMAN TIMBER BEDSIDE TABLES (2) BEDSIDE LAMPS (2) BUILT-IN WARDROBE 2 METER X 3 METER WOVEN RUG 2 LOUNGE CHAIRS COFFEE TABLE DESK DESK CHAIR DESK LAMP DRAPERY BATHROOM ACCESSORIES

BEDROOM #5 UPSTAIRS

FOUR POSTER BED MOSQUITO NET WOVEN OTTOMAN TIMBER BEDSIDE TABLES (2) BEDSIDE LAMPS (2) WALK IN WARDROBE 2 METER X 3 METER WOVEN RUG LOUNGE CHAIR SIDE TABLE FLOOR LAMP DAYBED SIDE TABLE DESK DESK CHAIR DESK LAMP DRAPERY 2 LOUNGE CHAIRS ON BALCONY SIDE TABLE ON BALCONY BATHROOM ACCESSORIES

OTHER:

BEDS TOWELS FOR ALL BATHROOMS CROCKERY, CUTLERY & GLASSES FOR 10 DECORATIVE PILLOWS FOR ALL BEDS (BOLSTERS & THROW PILLOWS) IN BATIK DECORATIVE PILLOWS FOR LIVING ROOM (X2) LANDSCAPE ART – BY LANDSCAPE ARCHITECT

VILLA 2

SCHEDULE OF FINISHES

Main Structure:
Walls: Ceilings
Roof:

Reinforced concrete Plaster with weathersheild paint finish Plasterboard ceilings and exposed iron wood shingles Iron Wood Shingle

Living/Dining Pavilion

Floor
Skirting
Walls
Ceilings

Combination recycled iron wood and terrazzo with glass inlays Terrazzo Plaster and paint Timber planking with washed paint finish

Masterbedroom

Floor
Skirting
Walls
Ceilings

Combination wood and terrazzo with glass inlays Terrazzo Plaster and paint Timber planking with washed paint finish

Bedroom 1

Floor
Skirting
Walls
Ceilings

Combination wood and terrazzo with glass inlays Terrazzo Plaster and paint Plasterboard

Bedroom 2

Floor Skirting Walls Ceilings

Combination wood and terrazzo with glass inlays Terrazzo Plaster and paint Plasterboard

Pavilion Bedroom 3

Floor Skirting Walls Ceilings

Combination wood and terrazzo with glass inlays Terrazzo Plaster and paint Timber planking with washed paint finish

Pavilion Bedroom 4

Floor Skirting Walls Ceilings

Combination wood and terrazzo with glass inlays Terrazzo Plaster and paint Timber planking with washed paint finish

Bathrooms

Floor Skirting Walls Ceilings Masterbed & Bed 2
Ceilings Bedroom 2 & 3

Terrazzo
Terrazzo
Terrazzo
Plasterboard
Plasterboard

External Building

Swimming Pool Capping Walls and floors Pool deck/Stepping Retaining/garden beds Pergola

Palimanan Stone White mosaic Rough terrazzo Combination of limestone cladding and painted plaster Recycled iron wood timber columns with galam covering

Doors & Windows

Frames Bangkiri Sashes Mahogany Hardware
Hafele or equivalent

Kitchen Cabinetwork

Cabinetwork Duco finish Bench tops Kitchens
granite Appliances/fittings European styled
appliances, SMEG or equal

Bathroom Cabinetwork

Cabinets Teak finish Benchtops Granite Fittings/
fixtures Bravat or equal

Staff Areas

Ceilings Plasterboard Walls 30 x 30 ceramic tile
Floors Combination of 30 x 30 ceramic tile and
plaster with paint

Garden Dining Pavilion

Roof Iron wood shingle Floor Combination
recycled iron wood and terrazzo with glass
inlays Bar Combination stone and black granite
Equipment Bravat or equivalent with stainless
BBQ

Audiovisual Equipment

Entertainment room 37" LCD TV with Bose home
system Masterbedroom 32" LCD TV Garden
Pavilion Bose music system

All specifications are subject to change at the discretion of the architect

ARJUNA VILLA 2

Schedule of Services

Power	: Grid supply
Water	: Water bore
Sewage	: Septic tank system
Communication	: Satelite TV,
Lighting	: Recessed up and down low-voltage with energy-saving lighting
Air-conditioning	: Combination of ducted and split system LG Artcool for all bedrooms and entertainment room
Telephone	– TBA

All specifications are subject to change at the discretion of the Developer

INVESTMENT PROPOSAL

PRICE LIST

VILLA 1 Price : **USD 1,100,000**

VILLA 2 Price : **USD 2,500,000**

INVESTMENT SCHEDULE

1. 10% Deposit upon the signing of the Sales and Purchase Agreement
2. 20% Upon the attendance, within 30 days of the date of the Sales and Purchase Agreement, at a Notary for the signing of a binding agreement and land purchase document
3. 30% Upon construction being certified as 30% complete
4. 30% Upon construction being certified as 60% complete
5. 10% Upon construction being completed and the keys handed over