

DALEM

— V I L L A —



DESCRIPTION

This luxuriously appointed beach house has all that is needed to relax and enjoy the experience of true beachfront property. The architectural style is contemporary beach house with the relaxed and open feel of traditional Balinese design combining the best of inside and outside living spaces. The villa appointed high quality interior fixtures as well as state of the art sliding by fold doors to the front which can be completely opened maximizing the indoor and outdoor entertaining areas and providing unhindered views to the sea and coastline. From the living area you can look out over lush green lawn, tropical landscaping and a large infinity edge pool which creates a sense of seamless connection to the ocean and the islands in the distance.

On days when the weather is wild and windy the doors can provide a completely closed and cozy inside space yet maintaining an unhindered view to the powerful Balinese mountains and seascape.

With the large outdoor entertaining areas this villa allows you to experience the delight of beachfront lifestyle available to only a select few.

AREA SUMMARY

Land area 9.5are
Building enclosed area 338m²
Built up area – 670m²
4 bedrooms
TV room
Outdoor dining and entertainment pavilion

INVESTMENT PROPOSAL

Price: USD 1,300,000

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



VILLA DALEM

FURNITURE LIST:

AREA	ITEM	QTY		
Living Room	L Shaped Sofa	1		
	Sofa Throw Pillows	5		
	Lounge Chairs	2		
	Coffee Table	1		
	Side Tables	3		
	Artwork	1		
Dining	Dining Table	1		
	Dining Chairs	8		
	Overhead Light fixture	1		
	Bar Stools	5		
	Artwork	1		
Guest Toilet	Accessories/Bins, etc.	1		
Entertain	Sofa Throw Pillows	8		
	Coffee Table	1		
	TV	1		
	Stereo	1		
	Artwork	3		
	Built-in Banquette	1		
Bedrooms #1 & #2	Built-in Cabinetry	1		
	Bed (4 poster)	2		
	Mattress/Boxspring	2		
	Sheets, Pillows, etc.	2		
	Throw Pillows on Bed	8		
	Side Tables	4		
	Bedside Lamps	4		
	Desk Chair	2		
	Ottoman	2		
	Pillow for Chair Back	2		
	Desk	2		
	Woven Rug - Local	2		
	Artwork	4		
	Mosquito Net	2		
Bathrooms	Accessories/Bins, etc.	2		

Bedroom 3	Bed (4 poster) Mattress/Boxspring Sheets, Pillows, etc. Throw Pillows on Bed Side Tables Bedside Lamps Ottoman Pillow for Chair Back	1 1 1 4 2 2 1 1	Lounge Chair Lounge Chair Fabric Side Table Floor Lamp Ottoman Artwork Mosquito Net Woven Rug - Local	1 5 1 1 1 4 1 1
Bedroom 4	Bed (4 poster) Mattress/Boxspring Sheets, Pillows, etc. Throw Pillows on Bed Side Tables Bedside Lamps Ottoman Pillow for Chair Back Lounge Chair	1 1 1 4 2 2 1 1 1	Artwork Mosquito Net Woven Rug - Local Desk Desk Chair Desk Lamp Lounge Chair Lounge Chair Fabric	4 1 1 1 1 1 1 5
Terrace	Outdoor Chairs Chair Cushions Outdoor Side Table	2 2 1		
Bathroom 4	Accessories/Bins, etc.	1		
Pool Deck	Sunbed Sunbed Cushions Side Tables Umbrellas Umbrella Fabric Outdoor Lounge	4 4 4 4 4 2	Chairs Outdoor Lounge Cushions Outdoor Ottoman Ottoman Fabric Large Sculpture	2 2 2 2 2
Bale'	Seat Cushion Seat Cushion Fabric Throw Cushions	1 15 8		
Kitchen	Plates/Glasses/ Cutlery etc.	1		
Staff	Bed Bedding Side Table Lamp Dresser Mosquito Net	1 1 1 1 1 1		
OTHER	Wooden Blinds	1		

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Schedule of Services

- Power : Grid supply
- Water : Water bore & PDAM
- 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

VILLA DALEM

Schedule of Finishes

Main Structure:	Reinforced concrete
Walls:	Plaster with weathersheild paint finish
Ceilings:	Plasterboard ceilings & exposed roof structure
Roof:	Iron wood shingles

Living/Dining Pavilion

Floor	Palimanan stone
Walls	Plaster and paint
Ceilings	Exposed timber roof structure

Masterbedroom

Floor	Plantation Rubberwood
Skirting	Plantation Rubberwood
Walls	Plaster and paint
Ceilings	Exposed roof structure

Bedroom 2

Floor	Plantation Rubberwood
Skirting	Plantation Rubberwood
Walls	Plaster and paint
Ceilings	Plasterboard

Bedroom 3

Floor	Plantation Rubberwood
Skirting	Plantation Rubberwood
Walls	Plaster and paint
Ceilings	Plasterboard

Bedroom 4

Floor	Plantation Rubberwood
Skirting	Plantation Rubberwood
Walls	Plaster and paint
Ceilings	Plasterboard

Bathrooms

Floor	Terrazzo
Skirting	Terrazzo
Walls	Terrazzo
Ceilings Masterbed	Exposed roof structure
Ceilings Bedroom 2, 3 & 4	Plasterboard

Garden Pavilion

Roof	Iron wood shingles
Ceilings	Exposed roof structure
Floor	Palimanan stone

External Areas

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

Batu candi stone
White mosaic tile
Palimanan stone
Combination of Natural stone cladding and painted plaster

Doors & Windows

External
Living / Dining
Internal frames
Internal sashes
Hardware

Aluminium
Frameless glass bi-folding system
Bangkiri
Plantation Rubberwood
Hafele or equivalent

Kitchen Cabinetwork

Cabinetwork
Bench tops
Appliances/fitings

Duco finish
Granite
European styled appliances, SMEG or equal

Bathroom Cabinetwork

Cabinets
Benchtops
Fittings/fixtures

Teak finish
Granite
Bravat or equal

Staff Areas /Laundry

Ceilings
Walls
Floors
Equipment

Plasterboard
30 x 30 ceramic tile
Combination of 30 x 30 ceramic tile and plaster with paint
Washer and dryer units

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

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VILLA TYPE	4 BEDROOM (2 Storey)
VILLA LOT	1
LIVING DINNING AREA (M2)	71
BEDROOM 1 AREA (M2)	49.75
BEDROOM 2 AREA (M2)	49.75
BEDROOM 3 AREA (M2)	28
BEDROOM 4 (M2)	28
ENTERTAINMENT ROOM (M2)	30.375
STAFF AREA (M2)	32.1
GENERAL STORE (M2)	18.875
1 st Floor BALCONY (M2)	11
LOWER FLOOR TERRACE (M2)	55.85
STAIRCASE (M2)	30.5
POND (M2)	31.6
POOL AREA (M2)	85
POOL DECK (M2)	42.45
M.E.P (M2)	9
OTDOOR LIVING AREA (M2)	98.3
BUILDING ENCLOSED AREA (M2)	338.35
BUILT UP AREA (M2)	671.55