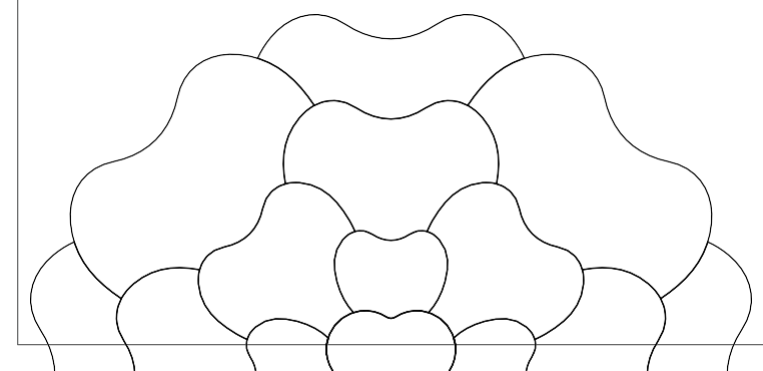




- 3 minutes** to Bali Mandara Toll Gate
- 4 minutes** to CHIS School Bali
- 5 minutes** to Bali Galeria Mall
- 7 minutes** to Kuta Area
- 10 minutes** to Sanur Area
- 12 minutes** to Seminyak Area
- 12 minutes** to Ngurah Rai Airport
- 15 minutes** to Jimbaran Area
- 15 minutes** to Udayana University
- 20 minutes** to Canggu Area
- 20 minutes** to Renon Area
- 45 minutes** to Ubud Area





## CLUBHOUSE

Spend a joyful afternoon through an exhilarating gym with friends and family.

ADHIWANGSA BALI



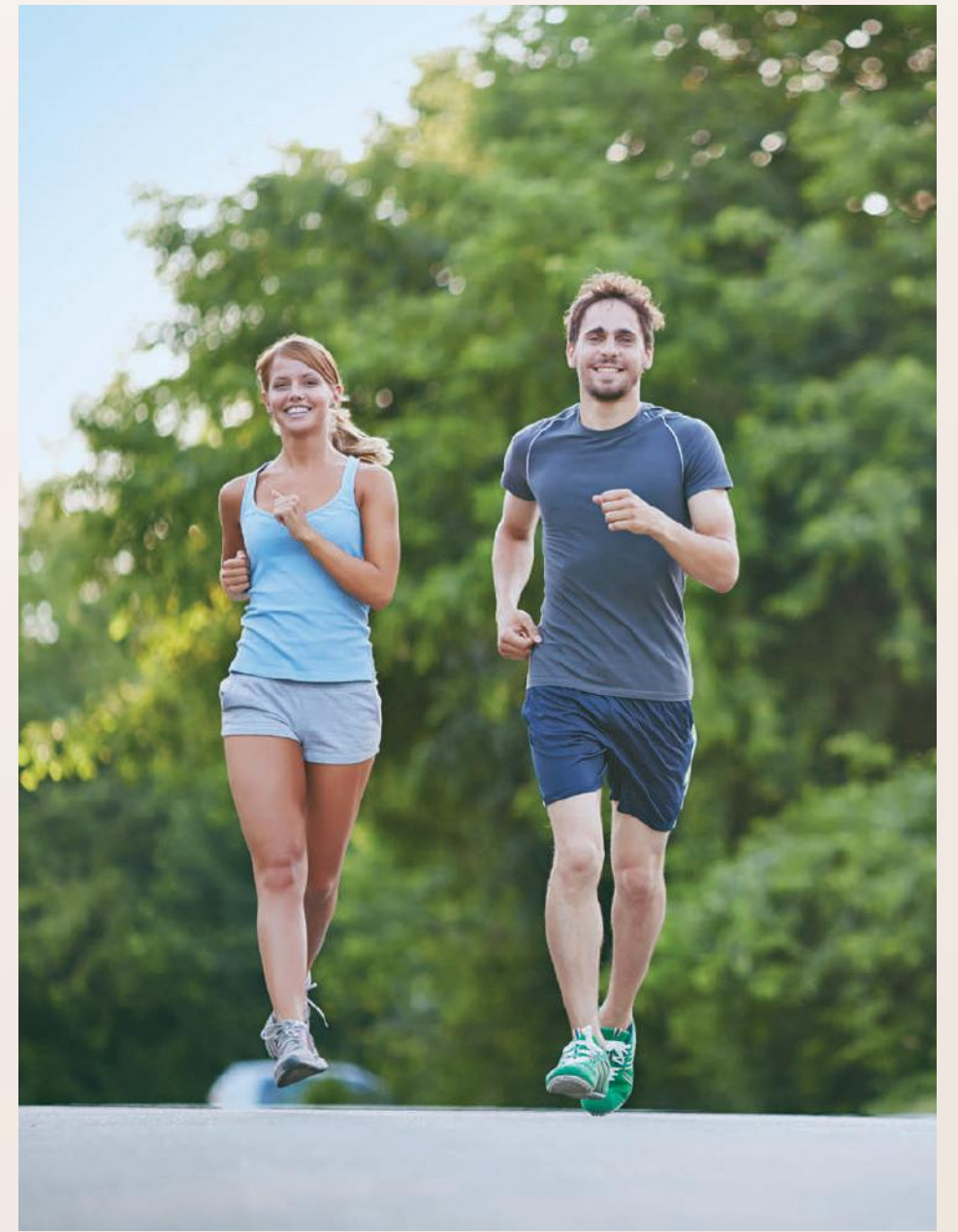
## SWIMMING POOL

Dive in to the blue water of our tranquil pool.



## BASKETBALL COURT

Practice your favourite sports in the court.



## JOGGING TRACK

Take a relaxing stroll and unwind.



## CHILDREN PLAYGROUND

Have the grandest time with your children.



## MEETING ROOM

Gather the best people and arrange your events.



## CAFÉ

Seize the moment with your favourite FNB.



# TIPE ASTER



# Aster

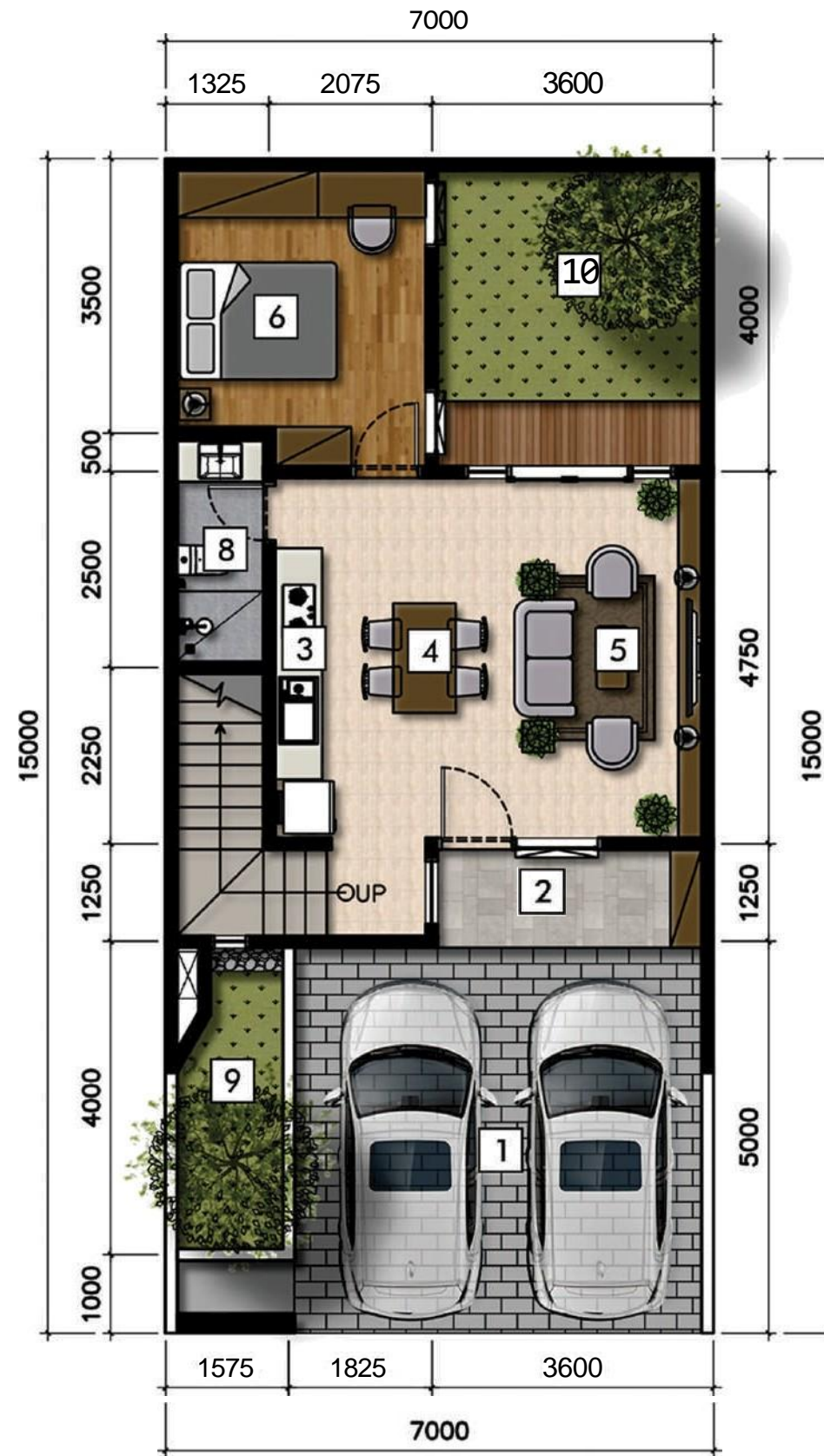
## LEGEND :

- 1. CARPORT
- 2. TERRACE
- 3. KITCHEN
- 4. DINING AREA
- 5. LIVING AREA
- 6. BEDROOM
- 7. MASTER BEDROOM
- 8. BATHROOM
- 9. GARDEN
- 10. YARD
- 11. BALCONY

LB : 120 m<sup>2</sup>

LT : 105 m'

	3
	3
	2



# TIPE PRIMROSE





# Primerose

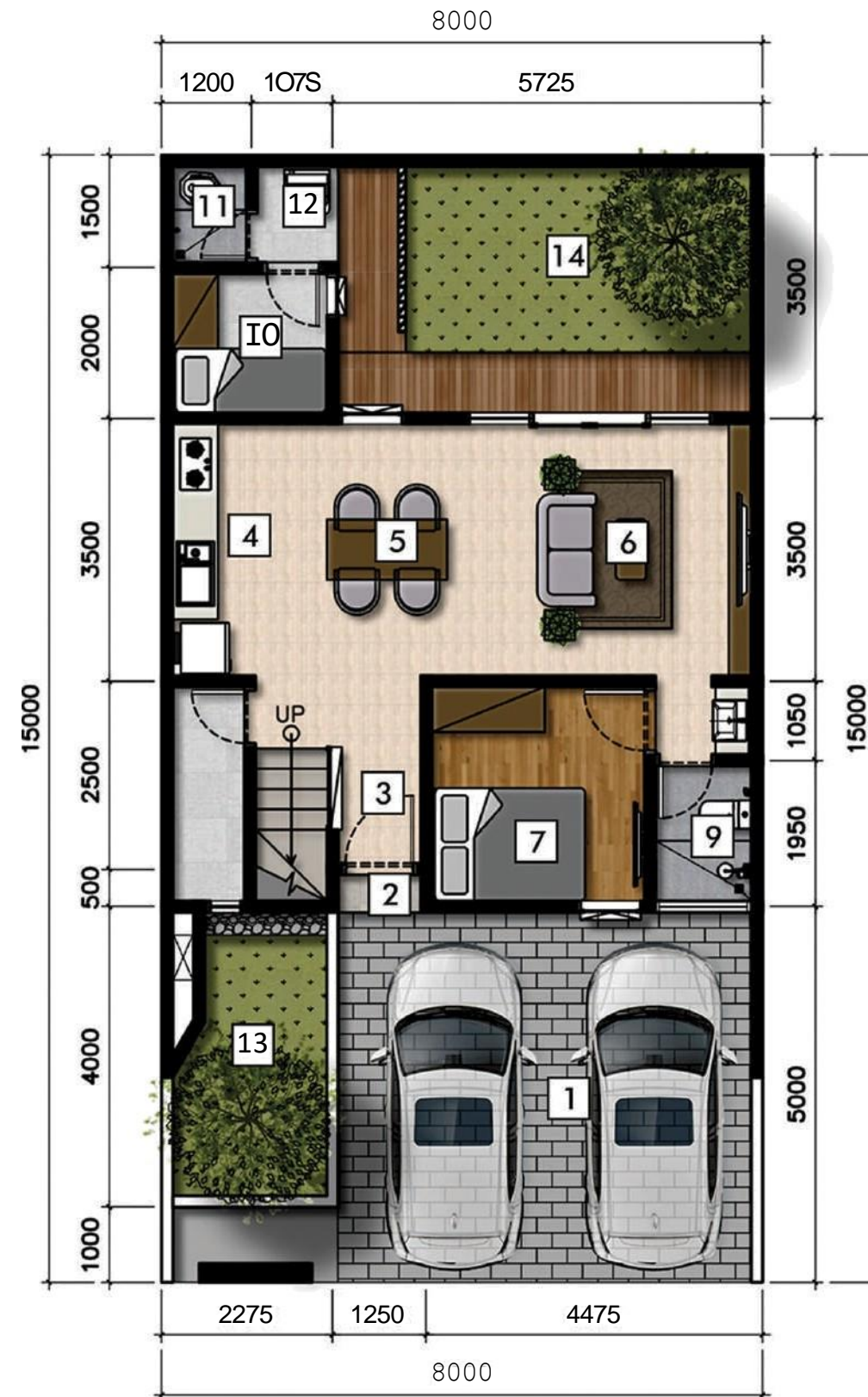
## LEGEND :

- 1. CARPORT
- 2. TERRACE
- 3. FOYER
- 4. KITCHEN
- 5. DINING AREA
- 6. LIVING AREA
- 7. BEDROOM
- 8. MASTER BEDROOM
- 9. BATHROOM
- 10. MAID BEDROOM
- 11. MAID BATHROOM
- J2. LAUNDRY AREA
- J3. GARDEN
- J4. YARD
- J5. BALCONY

LB : 132 m'

LT : 120 m'

	3+1
	3+1
	2



# TIPE IVY





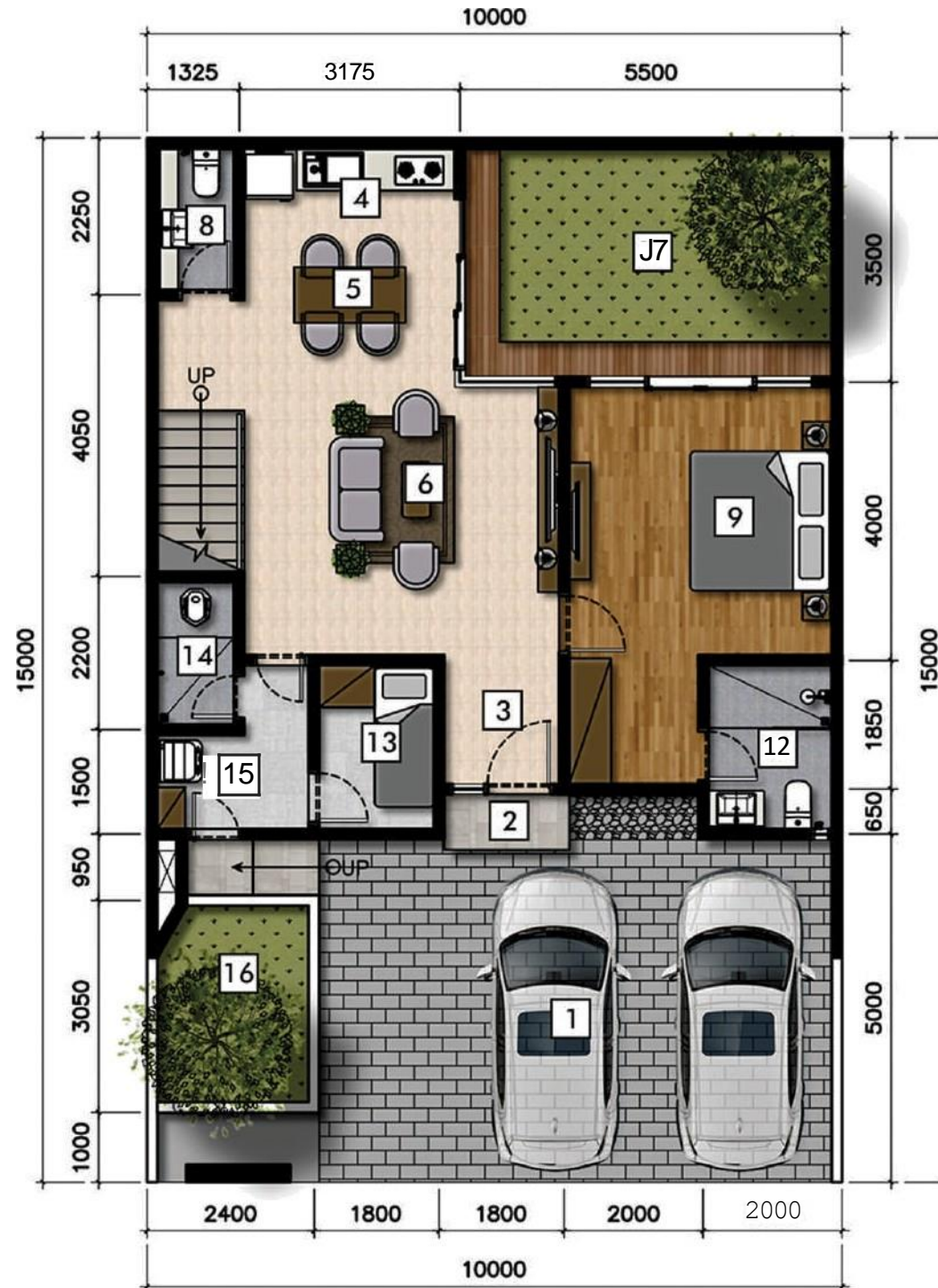
LEGEND :

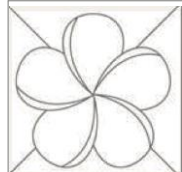
- 1. CARPORT
- 2. TERRACE
- 3. FOYER
- 4. KITCHEN
- 5. DINING AREA
- 6. LIVING AREA
- 7. STUDY ROOM
- 8. POWDER ROOM
- 9. BEDROOM
- 10. MASTER BEDROOM
- 11. WALK-IN CLOSET
- 12. BATHROOM
- J3. MAID BEDROOM
- J4. MAID BATHROOM
- 15. LAUNDRY AREA
- 16. GARDEN
- J7. YARD
- J8. BALCONY

LB : 170 m'

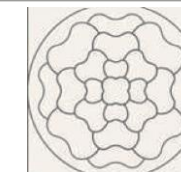
LT : 150 m<sup>2</sup>

	3+1
	3+2
	2





## UNIT SPECIFICATION



### STRUKTUR

Struktur Bawah    Bored pile, PC & Sloof  
Struktur Atas     Beton Bertulang

### ATAP

Rangka Atap     : Baja Ringan  
Penutup Atap    Geteng Beton

### PLAFON

Gypsum Board Finish Cat ex. Dulux, Nippon, Propan

### LANTAI

Living Area     : Homogenous Tile 80 x 80  
Tangga          Homogenous Tile 30 x 80 (dengan stepnosing)  
Kamar Tidur     Homogenous Tile 80 x 80  
Kamar Mandi    : Homogenous Tile 60 x 60  
Teras            Homogenous Tile 60 x 60  
Carport         : Batu Andesit + Stamp Concrete

### DINDING

Dinding Dalam     Bata Ringan, Plaster, Aci dan Finish Cat  
Dinding Luar       Bata Ringan, Plaster Trasram, Aci dan Finish Cat  
Aksen Dinding Eksterior : Finish Clayxible, Panel Kayu & Kulit Batu  
Dinding Kamar Mandi   Homogenous Tile 30 x 60

### PINTU & JENDELA

Pintu Kayu         Solid Engineering Wood  
Kusen Jendela     Alumunium Finish Powder Coating + Kaca 6mm  
Panel Kaca         Clear Glass 10mm (Shower Box Screen)

WATER            PDAM

### SANITARI

Bathroom         Grohe

ELECTRICITY    4.400 VA