

Arjuna Villa



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

Scale 1:100



GROUND FLOOR PLAN

Scale 1:100



Villa 1

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

Villa 2

- 18 Are
- Building area 540 m²
- Built up are 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

VILLA 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

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



Villa 1 Ground Floor Plan

NO.	ROOM/SPACE NAME	AREA (M2)
1	MASTER BEDROOM (UPSTAIR)	29
2	MASTER BATHROOM (UPSTAIR)	16
3	MASTER DRESS ROOM (UPSTAIR)	6
4	BALCONY (UPSTAIR)	6
5	STAIRWAY (UPSTAIR)	10
6	CONCRETE ROOF SLAB	62
7	MASTER BEDROOM (DOWNSTAIR)	18
8	MASTER BATHROOM (DOWNSTAIR)	11
9	MASTER DRESS ROOM (DOWNSTAIR)	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	STAIRWAY (DOWNSTAIR)	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



Villa 1 First Floor Plan

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 BALE	6
28	POND	35

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
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
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

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:	Reinforced concrete
Walls:	Plaster with weathersheild paint finish
Ceilings:	Plasterboard ceilings
Roof:	Iron wood shingles
Living/Dining Pavilion	
Floor	Terrazzo with glass inlays
Skirting	Terrazzo
Walls	Plaster and paint
Ceilings	Timber planking with washed paint Finish
Masterbedroom	
Floor	Combination wood and terrazzo with glass inlays
Skirting	Terrazzo
Walls	Plaster and paint
Ceilings	Timber planking with washed paint finish
Bedroom 2	
Floor	Combination wood and terrazzo with glass inlays
Skirting	Terrazzo
Walls	Plaster and paint
Ceilings	Plasterboard
Pavilion Bedroom 3	
Floor	Terrazzo with glass inlays
Skirting	Terrazzo
Walls	Plaster and paint
Ceilings	Plasterboard
Pavilion Bedroom 4	
Floor	Terrazzo with glass inlays
Skirting	Terrazzo
Walls	Plaster and paint
Ceilings	Timber planking with washed paint finish
Bathrooms	
Floor	Terrazzo
Skirting	Terrazzo
Walls	Terrazzo
Ceilings Masterbed & Bed 2	Plasterboard
Ceilings Bedroom 3 & 4	Plasterboard
Swimming Pool	
Capping	Palimanan stone
Walls and floors	Green slate
Pool deck/Stepping	Rough terrazzo
Retaining/garden beds	Combination of Natural stone cladding and painted plaster
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
Audiovisual Equipment	
Entertainment room	37" LCD TV with Bose home system
Masterbedroom	32" LCD TV

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

VILLA 2



NO	ROOM/SPACE NAME	AREA (M ²)
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



First Floor Plan



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

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:

LINENS FOR ALL BEDS
SLEEPING PILLOWS FOR ALL 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

Schedule of Finishes

Main Structure: Reinforced concrete
 Walls: Plaster with weathersheild paint finish
 Ceilings: Plasterboard ceilings and exposed iron wood shingles
 Roof: Iron Wood Shingle

Living/Dining Pavilion

Floor: Combination recycled iron wood and terrazzo with glass inlays
 Skirting: Terrazzo
 Walls: Plaster and paint
 Ceilings: Timber planking with washed paint finish

Masterbedroom

Floor: Combination wood and terrazzo with glass inlays
 Skirting: Terrazzo
 Walls: Plaster and paint
 Ceilings: Timber planking with washed paint finish

Bedroom 1

Floor: Combination wood and terrazzo with glass inlays
 Skirting: Terrazzo
 Walls: Plaster and paint
 Ceilings: Plasterboard

Bedroom 2

Floor: Combination wood and terrazzo with glass inlays
 Skirting: Terrazzo
 Walls: Plaster and paint
 Ceilings: Plasterboard

Pavilion Bedroom 3

Floor: Combination wood and terrazzo with glass inlays
 Skirting: Terrazzo
 Walls: Plaster and paint
 Ceilings: Timber planking with washed paint finish

Pavilion Bedroom 4

Floor: Combination wood and terrazzo with glass inlays
 Skirting: Terrazzo
 Walls: Plaster and paint
 Ceilings: Timber planking with washed paint finish

Bathrooms

Floor: Terrazzo
 Skirting: Terrazzo
 Walls: Terrazzo
 Ceilings Masterbed & Bed 2: Plasterboard
 Ceilings Bedroom 2 & 3: Plasterboard

External Building

Swimming Pool
 Capping: Palimanan Stone
 Walls and floors: White mosaic
 Pool deck/Stepping: Rough terrazzo
 Retaining/garden beds: Combination of limestone cladding and painted plaster
 Pergola: 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/fitings	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
- Back up generator
- 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

Contact US



Xclusive Property

Main Office :

Jalan Sunset Road #10X, Kerobokan

Kuta - Bali

Telephone: +62 361 8475955

Fax : +62 361 8475682

Email info@xpbali.com

Branch Office :

Jl.By Pass Ngurah Rai no.826, Pemogan, Kuta – Bali

Telephone : +62 361 8473244

Fax : +62 361 8473243