



PONJOK BATU RESIDENCE

North Bali

PONJOK BATU RESIDENCE

NORTH BALI

Location

- Ponjok Batu Residence is located at the north coast of Bali approx. 20 km from Singaraja to the east.
- The Residence is between 12 to 20 m above the sea level and almost at the beach. The Residence is separated from the beach by the local road from Singaraja to Tejakula. However, direct access to a small sandy-gravel beach is given.
- The Residence is in walking distance to the famous temple Pura Ponjok Batu, the place where the Hindu Religion has reached Bali for the first time.
- The Residence is approx. 20 Min. driving from Singaraja and further 15 Min from Lovina away. The international Airport in Denpasar can be reached in approx. 2 ½ hours driving.
- The foreseen new International Airport can be reached in only 30 Min. driving from Ponjok Batu Residence. Start of construction is scheduled for 2011
- The famous 18 hole Golf Course Bali Handara at Bedugul, close to the lake Bratan can be reached in less then one hour driving from Ponjok Batu Residence



PONJOK BATU RESIDENCE

NORTH BALI

Ponjok Batu Residence

- The Residence is constructed on a sloped land with a total area of more than 8000 m².
- The Residence consists of 6 Villas. Each Villa has there own swimming pool and a large garden
- All Villas have free view to the sea
- The Residence has their own water supply as well as Government supply.
- The Residence has a biological Water Treatment Plant. Waste water would be used for gardening
- The Residence will have their own staff (security guards, gardener and maintenance staff). A monthly fee will be payable
- The Residence is secured by a brick wall along the perimeter, with main entrance gate and staff house.
- Ponjok Batu Residence provides on request cleaning of the houses and transport from and to the Airport in Denpasar.



Pura Ponjok Batu Temple



Golf Course Bali Handara

General Layout



Villa Lot A

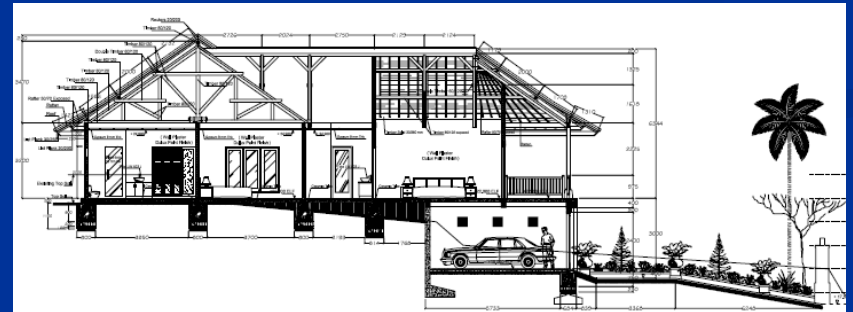
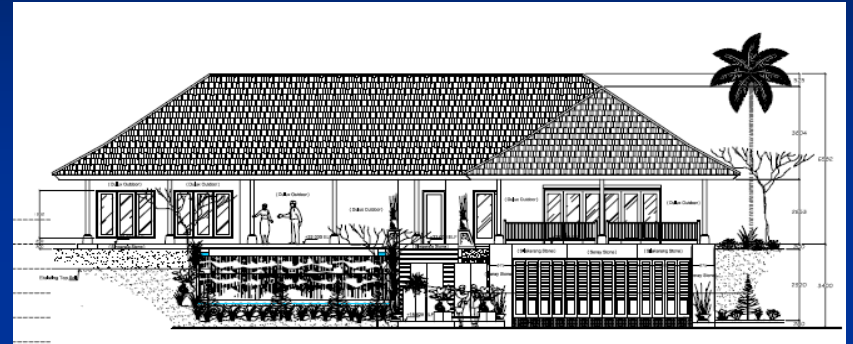
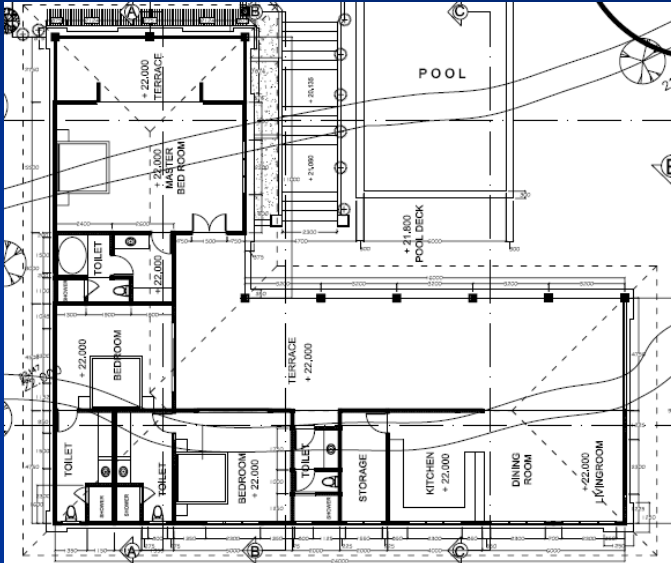


Villa Lot A, B and C

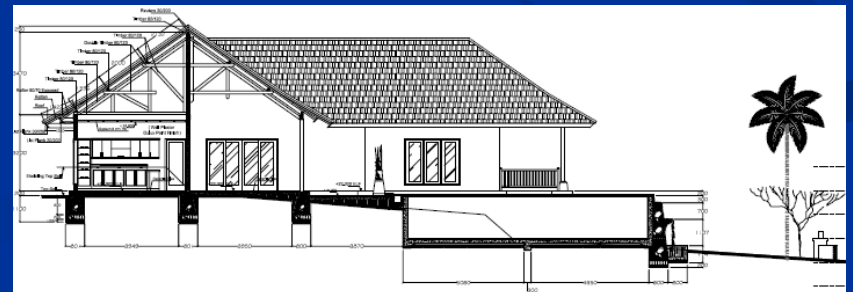
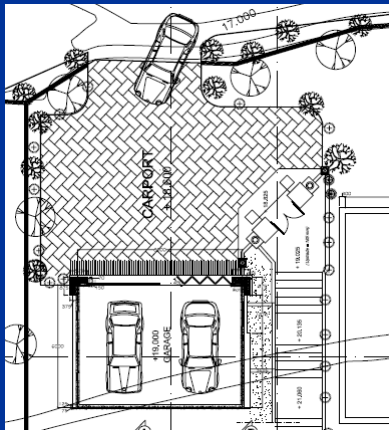
- Land area approx. 1020 m² (Lot A and B)
- Land area approx. 1100 m² (Lot C)
- Villa with a total area of 365 m²
- 3 Bedrooms with en-suite Bathroom
- Swimming Pool of 60 m²
- Garage for two Cars or Garage with Staff Quarter

Villa Lot A, B, C

First Floor



Garage



Villa Lot D

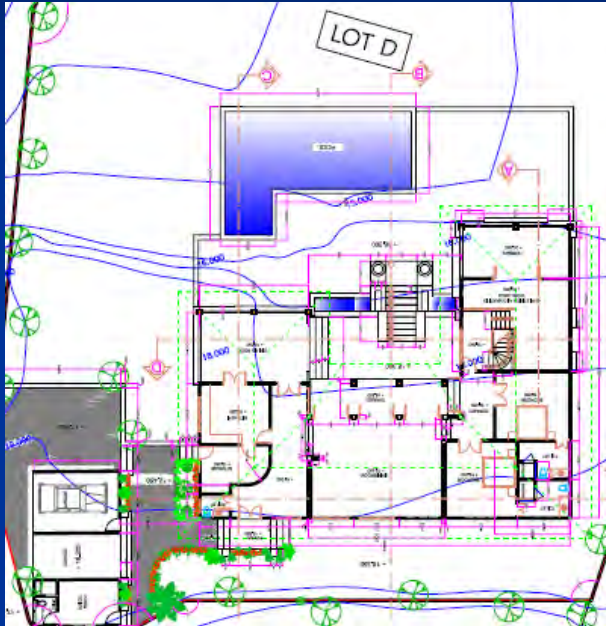


Villa Lot D

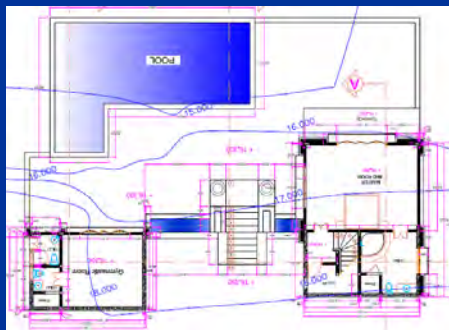
- Land area approx. 2000 m²
- Villa with a total area of 420 m²
- Swimming Pool of 72 m²
- Staff house
- Garage and parking area for two Cars

Villa Lot D

First Floor



Ground Floor



Villa Lot E and F

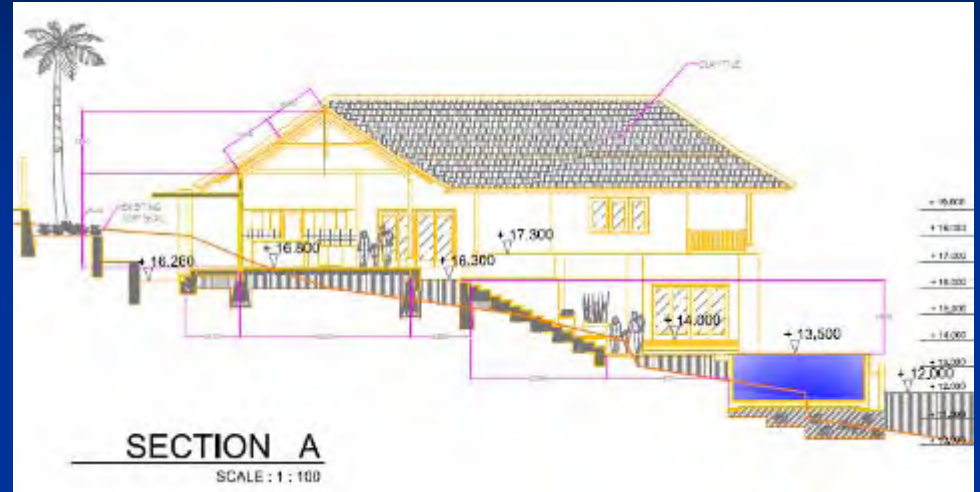
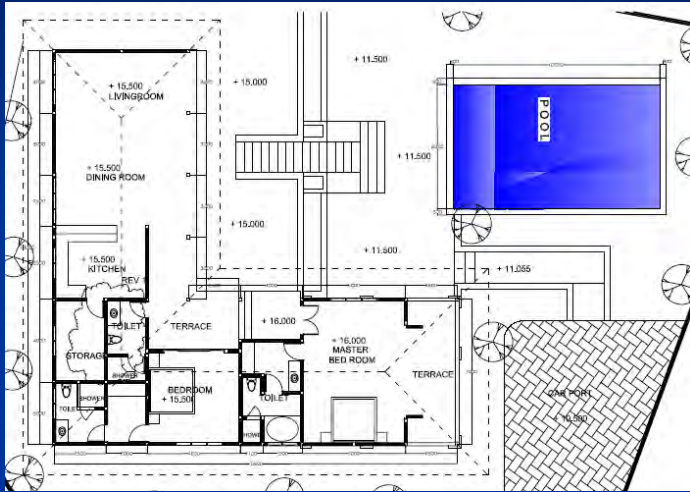


Villa Lot E and F

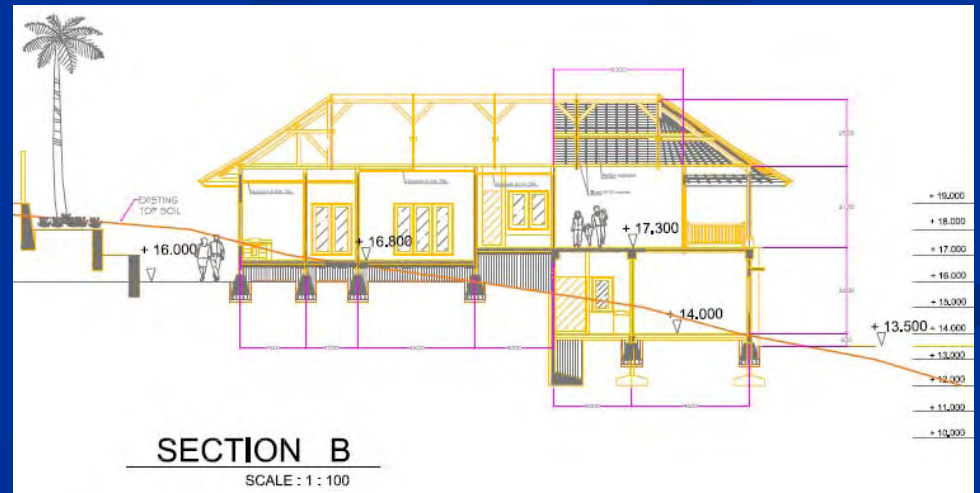
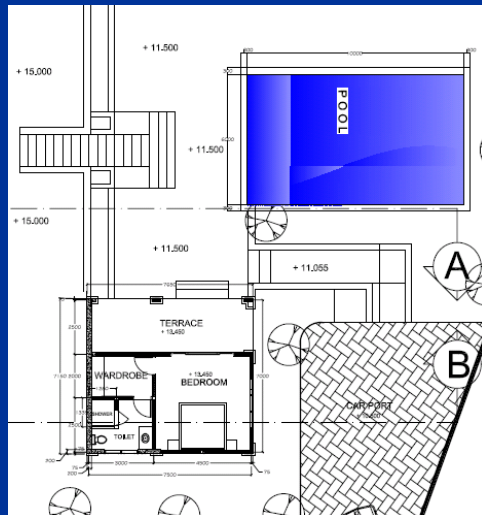
- Land area approx. 913 and 1100 m²
- Villa with a total area of 315 m²
- Swimming Pool of 60 m²
- Parking area for two Cars

Villa Lot E and F

First Floor



Ground Floor



3D - Views



Living and Dining Room



Living and Dining Room



Master Bedroom



Guest Bedrooms



Kitchen Design

Villa Lot A, B, C, E and F



Villa Lot D



View from Ponjok Batu



Beach

Safe Beach perfect for Kids



Pura Ponjok Batu Temple



PT Indo - Swiss

PT Indo – Swiss

- PT Indo-Swiss is a young dynamic company which was founded late in the year 2006 to develop Ponjok Batu Residence at the north east cost of Bali. PT Indo-Swiss acts as general contractor, which means PT Indo-Swiss covers the whole range of design, construction and development.
- The founder of PT Indo-Swiss is a couple where he is a Swiss and she an Indonesian citizen. These constellation grants that the construction follows European standards and that the legal issues of Indonesia are followed in the correct way. This will give you the guarantee that by buying a property of PT Indo-Swiss you are sure that you would not have any legal problems in the future.
- PT Indo-Swiss provides to foreigner full assistance by acquiring of properties. Beside of development of Villas PT Indo-Swiss could also provide assistance to find land or properties in north Bali to attractive prices.
- Since PT Indo-Swiss acts as a general contractor, we can promise you that your villa would be built to a competitive price without jeopardize the high quality.



History of Ponjok Batu Residence



Finishing Works and Auxiliaries



Flooring Kitchen



Flooring Bathroom



Finishing Work Living Room



Utility Channel



Biological Water treatment Plant



Potable Water tank

Room Specifications for all Lots

Ground Floor

■ Garage,

- Concrete floor
- Folded Wooden door

■ First Floor

■ Dining / Living Area

- Open roof
- Ceramic floor tiles or Jokja stone
- Ceiling fans

■ Kitchen

- Ceramic floor tiles, (Roman or similar)
- Kitchen combination (Metric or similar)
- Gas cooker (Modena or similar)
- Microwave (Modena or similar)
- Refrigerator (LG or similar)
- Ceiling fan
- Ceiling gypsum

■ Laundry

- Ceramic floor tiles (Roman or similar)
- Washing machine (LG or similar)
- Ceiling gypsum

■ Guest Toilet

- Sanitary equipment (Toto or similar)
- Ceramic floor tiles (Roman or similar)
- Ceiling gypsum

■ Master Bed room

- Ceramic floor tiles (Roman or similar)
- Air Conditioner (LG or similar)
- Ceiling gypsum

■ Master Bath room

- Ceramic floor (Roman or similar)
- Sanitary equipment (Toto or similar)
- Bath tube (Apollo or similar)
- Shower (Toto)
- Calsi board

■ Bed rooms

- Ceramic floor tiles (Roman or similar)
- Air Conditioner (LG or similar)
- Ceiling gypsum

■ Bath room

- Ceramic floor tiles (Roman or similar)
- Sanitary equipment (Toto or similar)
- Shower (Toto)
- Calsi board

■ Pool

- Ceramic tiles
- Pool construction, reinforced concrete
- Equipment 1 year guarantee
- Including pool cleaning equipment

■ Roof

- Wooden structure, Bankirai
- Roof Tiles, Clay
- Exposed Roof, Rattan mat

■ Heating System

- Electrical Water heater 100 liters (Ariston or similar)

■ Sewage Treatment Plant

- Central biological Water treatment Plant

■ Water Supply

- Deep well at the site
- Two Reservoir a 50m3 and 6m3

Furniture Specifications for Lots A, B, C and E, F

■ Master bedroom

Bed, King size	1
Bedside table	2
Mattress	1
Pillows	2
Bed sheets	1 set
Bedside lamp	2
Cupboard	1
Chairs	2

■ Guest Room

Bed, Queen size	1
Bedside table	2
Mattress	1
Pillows	2
Bed sheets	1 set
Bedside lamp	2
Cupboard	1
Chairs	2

■ Guest Room

Bed, Queen size	1
Bedside table	2
Mattress	1
Pillows	2
Bed sheets	1 set
Bedside lamp	2
Cupboard	1
Chairs	2

■ Dining Room

Table	1
Chairs	6
Cupboard	1
Glasses	2 set
Dinning (6Pers.)	1 set
Cutlery (6Pers)	1 set

■ Living Room

3er sofa	1
Chairs	2
Tee table	1
TV / Sound Set	1
TV - Table	1
Shelf	1
Cupboard	1

■ Kitchen

Cooking set	1
Kitchen cutlery	1 set
Different pots	6
Frying pan	2

■ Pool side

Pool Chairs	2
Umbrella	1

Selling Price for **unfurnished Villas**

- **The price of the villas is between 2.5 Billion IDR and 2.6 Billion IDR**
(Please note that Lot D is already sold)
- **Rupiah Price is fixed, foreign currency price according exchange rate**
 - **The price do not include Government and Notary taxes**
(Prices could be change without notice)

Price includes

- **Fully equipped western style kitchen**
- **Air Conditioner in all Bed rooms**
- **Ceiling Fans in all other rooms**
 - **Washing machine**

Selling Price for **furnished Villas**

- **The price of the villas is between 2.77 Billion IDR and 2.87 Billion IDR**
(Please note that Lot D is already sold)
- **Rupiah Price is fixed, foreign currency price according exchange rate**
 - **The price do not include Government and Notary taxes**
(Prices could be change without notice)

Price includes

- **Fully furnished Villa (Designed by Gill Wilson)**
- **Fully equipped western style kitchen**
- **Air Conditioner in all Bed rooms**
- **Ceiling Fans in all other rooms**
 - **Washing machine**

Conditions

Payment Conditions

- 6'000 US\$ Reservation deposit or 4'500 €
- 30% Minus down payment with in one Month
- 30% Minus down payment, completion of foundation slab
- 30% Minus down payment, start of finishing works
- 10% at the Notary when Villa is finished

- Reservation will be made for one month. If a contract will be signed the amount of 6'000 US\$ or 4'500 € will be deducted from the first payments. In the case the buyer step back from the reservation a cancellation fee of 600 US\$ or 450 € will be applied.

- Payments can be made in foreign currency. The exchange rate (average of the day) will be taken on the day the amount has arrived at the account of PT Indo-Swiss.

PONJOK BATU RESIDENCE

- Your Place to life in Tranquility in North Bali
- Your Place to life together with the Culture of Bali
- Your Place to enjoy the time with stunning Views
- Your Place close to entertainment
- Your Place to enjoy scuba - diving
- Your Place to see Dolphins and Wales

