



# THE TANJUNG RESIDENCE

## SANUR



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### Xclusive Property

Sunset Road 10X, Seminyak – Bali, Indonesia

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[www.xpbali.com](http://www.xpbali.com)

## TANJUNG RESIDENCE

Location : Jl. Tanjung Sari, Sanur  
Land Size : 6,000 sqm  
View : Garden  
Beach : 400 m

Tenure : Freehold  
Architect : Habitat 5

## THE DEVELOPER

The Nirwana Group is widely acknowledged as one of Bali's leading developers and builders. It specializes in up-market villas and luxury residences, situated in the most desirable locations. All projects are built and finished to the highest international standards, and incorporate eco-friendly construction practices.

With offices in Singapore and Bali ( Indonesia ) this European- owned and managed organization has experienced more than 20 years of success, establishing a reputation for innovation, competence, quality, honesty and reliability.

Some notable and recent developments include :

Batu Jimbar Villa, Sanur  
The Residence, Sanur  
Ayung River Estate, Sanur  
Tanjung Residence, Sanur

Tirtha Beach Villa, Bukit  
Karang Indah Estate, Bukit  
Karang Tinggi Estate, Bukit

Puri Purnama Estate, Cucukan  
Puri Nirwana Estate, Cucukan

The Residence, Seminyak

Jimbaran Beach Hotel



TYPE A



TYPE B



**Xclusive Property**

## TYPE A



Plot no : 1, 2, 3, 4

4 Units

Land Size : 650 sqm – 694 sqm

Land Plot	#bedroom	Price .
01. 694 sqm	4	\$ 660,000
02. 650 sqm	4	SOLD
03. 676 sqm	4	\$ 595,000
04. 660 sqm	4	\$ 640,000

Swimming Pool 51,2 sqm , living room, dining room, modern kitchen, storage, staff room, garage, laundry, decking, lotus pond, terrace, pantry.



**Ground Level**



**Upper Level**

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All fixtures, fittings and furniture are of the highest international quality. Solar panels reduce reliance on external power supplies, and eco-friendly lighting systems reduce energy consumption. The complex is protected by round-the-clock security.



## TYPE B



**Plot no : 5, 6, 7, 8, 9, 10, 11**

7 Units

Land Size : 370 – 550 sqm  
 Built Up : 300 – 320 sqm

Land Plot	#bedroom	Price .
05. 465 sqm	3	\$ 415,000
06. 370 sqm	3	\$ 375,000
07. 370 sqm	3	\$ 375,000
08. 430 sqm	3	\$ 395,000
09. 430 sqm	3	\$ 395,000
10. 430 sqm	3	\$ 395,000
11. 540 sqm	3	\$ 450,000







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## Specification

### General

#### *Building Finishes*

Wall	Brick Wall
Roof	Tiles
Exterior Paint	Dulux, color : off white
Interior Paint	Vinilex, color : off white

#### *Door and Window Hardware*

Door Hinges	
Lock and Handle	CISA
Sliding Track	CISA
Frames	Bengkirai Wood

#### *Electric ware*

Plug and switches	Clipsal white plate series
neo C metro LED	
Water heater	LPG boosted water
heater, capacity 260 ltr	
Pool Pump	Starite or Hulrcon PK ¾
and sand filter.	
Lighting	Philips or equivalent
Air Conditioning	Mitsubishi

### External

#### *Boundary Wall*

Outside	Batu Serai Random
Pattern	

Copping and column	Paras Kerobokan
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#### **Entry Gate**

Door	Bengkirai
Copping and column	Paras Kerobokan
Floor	Black Andesit stone

#### **Landscape**

Balinese Tropical Garden

#### **Pool**

Floor	Batu Hijau ( green
Indonesian slate)	
Wall	Batu Hijau ( green
Indonesian slate)	
Ponds	
Floor	Loose volcanic rock,
black Andesit copping	
Wall	black Andesit
Terrace	
Floor	iron wood, untreated

### Ground Floor

#### *Bedrooms*

Floor	coconut wood, treated
Floor border	crème acid washed
marble	

Ceiling	painted gypsum ceiling
Wall	painted brick wall
Wardrobe	teak block board, teak
wood door	

#### *Bathrooms*

Floor	white acid washed
marble	
Ceiling	painted calciboard
ceiling	
Wall	white marble polished
and unpolished patterned	
Wash basin	TOTO exclusive line,
white	
Washbasin Tap	TOTO ego II collections
Toilet	TOTO exclusive line,
white	
Undercount Table	Teakwood block board.

#### *Living Room*

Floor	crème polished marble
Floor border	acid washed marble
Ceiling	painted gypsum ceiling
Wall	painted brick wall

#### *Toilet*

Floor	acid washed marble
Wall	white marble polished
and unpolished patterned	
Ceiling	painted ceiling
Wash basin	TOTO exclusive line,
white	
Washbasin Tap	TOTO ego II collections
Toilet	TOTO exclusive line,
white	
Undercount Table	Teakwood block board.

#### *Dining Room*

Floor	crème polished marble
Floor border	acid washed marble
Ceiling	painted gypsum ceiling
Wall	painted brick wall

#### *Kitchen*

Floor	crème polished marble
Floor border	acid washed marble
Ceiling	painted gypsum ceiling
Wall	painted brick wall
Cupboards	Teakwood blackboard,
black pearl granite	
Fridge, hood, oven	
-and stove	Ariston

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**Pantry**

Floor	crème polished marble
Wall	painted brick wall
Ceiling	painted gypsum ceiling

**Storage and Laundry and staff area**

Floor	ceramic tiles
Wall	painted brick wall
Ceiling	painted gypsum ceiling

**Second Floor**

**Stairs**

Floor	coconut wood and crème acid washed marble.
Wall	painted brick wall

**Office area**

Floor	coconut wood, treated
Wall	painted brick wall
Ceiling	lampit rattan ceiling

**Master Bedroom**

Floor	coconut wood, treated
Floor border	crème acid washed
marble	
Wall	painted brick wall
Wall feature	green marble
Ceiling	lampit rattan ceiling
Wardrobe	teak block board, teak
wood door	

**Master bathroom**

Floor	white acid washed
marble	
Ceiling	painted gypsum ceiling
Wall	white marble polished and unpolished patterned
Wash basin	TOTO exclusive line,
white	
Washbasin Tap	TOTO ego II collections
Toilet	TOTO exclusive line,
white	
Undercount Table	Teakwood block board.
Bathtub	special design
Shower tap	TOTO ego II collections

**Terrace and Decking**

Floor	iron wood, untreated
Ceiling	lampit rattan ceiling, big pattern
Hand railing	stainless steel wire with tension
Hand railing post	Bengkirai wood

**Master Bedroom Terrace**

Floor	Iron wood. Untreated
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**Disclaimer :** Information / Prices are current at time of print and are subject to change as may be required.