



OVERVIEW OF MAHAGIRI VILLAS



PROPERTY NAME : MAHAGIRI VILLAS , SANUR

LOCATION : Jalan Pungutan No.31 Sanur – Bali, Indonesia

PROPERTY FACILITIES

- Reception / Lobby
- Gym
- Back Office
- Generator Back-up
- Public parking



MAHAGIRI VILLAS SHOW UNIT:

Address: Jalan Pungutan 31, Sanur – Bali, Indonesia
Tel. +62 (0) 361767888

E-mail: info@tropicalhomesbali.com

www.tropicalhomesbali.com

PROPERTY SERVICES

- Full Villa Management and Maintenance Services
- 24 Hour Security
- Cable Vision TV
- PABX Telephone
- Wi-Fi Broadband Internet
- In-Villa Spa Treatment

VILLA DETAILS

- 12 Private Pool Villas. Three and four bedroom designs

VILLA AMENITIES

- All Bedrooms with private bathroom and outdoor shower
- Air-conditioning in all bedrooms
- Ceiling fan and air-conditioning provided in the main living and dining pavilion
- LG 42" LCD TV
- LG DVD player
- International TV channels
- High Speed internet connection
- Fully appointed and furnished
- Private 4 x 10 metre swimming pool
- Laundry room
- Storage room
- Garden gazebo (Bale)

Property and Design by GiriSuprayatna Architect – Bali
ALL INFORMATION CONTAINED IN THIS FACT SHEET MAY BE SUBJECT TO CHANGE AND UPDATE BY PROJECT ARCHITECT



VILLA SPECIFICATION

- Contemporary villas with a fusion of modern tropical living and traditional Balinese architecture
- Traditional Balinese thatched roof (Alang-Alang) with exposed timber rafters
- Floor from hand hewn white stone and grey marble, with solid Merbau wood in bedrooms. All doors and windows from solid Merbau wood
- High quality imported fixtures and fittings including Grohe, Kohler and Electrolux.

FURNISHING AND FITTING

- All inclusive of luxury furnishings and equipment.

VILLA CONSTRUCTION

- Structure : Concrete and reinforced steel

Outside Boundary Wall

- Cement Block and Concrete
- (Organic Hand rendered textured and painted ICI-Deluxe)

Entry Gate

- Wall and Roof – Kerobokan soft stone and Alang-Alang Roof
- Door – Solid Merbau Timber and Coconut Shell

Internal Courtyard Wall: Organic hand rendered texture and painted ICI-Deluxe

Internal Building Wall :

- Solid Red Brick and Concrete
- Hand Hewn Kerobokan Soft Stone
- Painted ICI-Deluxe

Roof :

- Thatched Roof-Alang-Alang Exposed
- Concrete Slab
- Poly Carbonate Pergolas

Window & Door Joinery:

- Stained solid Merbau frames-leaf window and door
- Sliding solid wood-glass doors in bed rooms and living area – 280 cm height
- Frame less Folding in bath rooms - 210 cm height

Floor Border : All borders with Palimanan White Stone

External Paving/Terrace: Hand hewn Palimanan White Stone

LIVING AND DINING PAVILION

Door Style : Single Open and 7 meters wide fully open space

Floor : 600x600 Marble tiles



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Internal Walls :
• Hand hewn Kerobokan Stone
• Painted Walls, ICI-Deluxe

Ceiling :
• Timber and Thatched Roof - Alang-Alang Exposed
• Gypsum Board in Kitchen

Furniture and Cabinetry: Exotic Wood style, Dining Table Glass exposed with Fully Rattan chairs and cozy sofa lounge

BEDROOMS

Floor : Solid Merbau Wood

Internal Walls : Painted ICI-Deluxe

Ceiling : Gypsum Board and Thatched Roof – Alang-Alang Exposed

Border : Hand Hewn Palimanan White Stone

SANITARY WARE

Bath Tub : Solid white tubs basins and Branded by Kohler signatures - USA

Sinks : Granite

Faucets/Fitting : Branded by Grohe/ Crestial Signature – USA

Shower : Branded by Grohe Signature - Germany

Washbasin : Branded by Kohler Signature – USA

Basin Mixer : Branded by Grohe Signature – Germany

Toilet : Branded by Kohler Signature – USA

Jet Washer : Branded by Grohe Signature – Germany

KITCHEN

Floor : 600x600 Marble tiles

Internal Walls : Marble and cover by exotic hard wood

Ceiling : Gypsum painted ICI-Deluxe

Counter and Bench : Karara Marble counter on top and cover with wood style

Appliances :
• Built in sink – Stainless steel
• Refrigerator built in, Toshiba – Japan
• Hood - stainless steel, Electrolux - Italy
• Stove - stainless steel, Electrolux - Italy
• Oven - stainless steel, Electrolux - Italy
• Water Heater-Electrolux - Italy

Furniture and Cabinetry : Exotic wood style – soft dark color with coconut shell style and Rattan Bar Chairs



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POOL AND DECK

- Floor :
- Natural Green Stone
 - Border and step side by hand hewn Palimanan White Stone
 - Hayward USA pumps and Filters
 - Clear water Filter– Freshwater system
 - Palimanan White Stone shower wall mixture with Candi magma stone
 - Outdoor Shower with Branded by Grohe Signature - Germany

Furniture : Tropical pool chairs – Synthetic Rattan items, soft Java Brown color completed with mattress

LAUNDRY AREA

- Floor : 30x30 Ceramic tiles
- Walls : Painted by ICI-Deluxe
- Ceiling : Gypsum board finished by painted ICI-Deluxe
- Washer and Dryer : Branded by Electrolux – Italy
- Others : Available Storage and Toilet with shower

DOOR AND WINDOW HARDWARE

- Hinges : Kend stainless steel – Italy
- Lock : Cisa – Italy
- Sliding Tracks : Galvanized and Stainless steel, brand by Handerson

EQUIPMENTS

- Air Conditioning : Branded by Toshiba, Japan
*Air condition 2 PK in Living and Dining Room,
*Air Condition 1,5 PK in all Bedrooms.
*Ceiling Fan available in Living Room
- Water Heater : Branded by Dealdrop electric – Holland
- Water Pumps : Grundfos - Italy



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