

Careful Design Considerations:

1. Designed using western consultants, all in accordance with Indonesian regulations, including earthquake codes. Bore piled foundations to ensure suitable foundation strength.
2. Building level (FFL) lifted to be well above any flood plains and above 50-year flood levels.
3. Custom-made high-quality membrane installed below floor slabs to prevent and rising damp / moister. Additional DPC below all blockwork walls for further moister protection.
4. Throughout the building all walls are using double thickness of 200mm. Using EcoCrete Green Block walls (high performance recycled block, with increase thermal and acoustic qualities, as well as less absorbent to eliminate moisture/damp penetration).
5. Cross flow ventilation study undertaken to enhance design by increased airflow and keep building cool, without the need for costly oversized AC units. Building setbacks with vegetation to increase air movement by creating differential air temperature. Also, airflow improves mosquito control.
6. Lightening protection system with wide radius catchment antenna.
7. European standards electrical wiring, using MDB/MDP and sub distribution boards. Kitchens are on a separate ring-main for the additional power demands and to avoid any board trips. All using adequately sized circuit breakers (all import quality). Electrical circuits all properly labelled and easily identifiable. Easily isolate for any maintenance or modifications.
8. Dedicated PLN transformer to ensure stable power supply. High power/PLN connections to ensure no power trips or overloading of connection.
9. Large private driveway with turning bay and double carport canopy to ensure adequate parking spaces for cars and bikes. Parking for 3 to 4 cars and multiple bikes.
10. Villa situated at end of the road with no 'passers-by', noisy bikes or passing dogs, giving a feeling of real privacy. Villa carefully designed to optimize owner privacy and maximize tropical views. Surrounded by green zone on 2 sides. Large setbacks on all boundaries.
11. Pool designed to maximize sun, for those wanting to sunbath and enjoy the Bali weather. Through careful positioning, sun hits the deck/pool from about 7am until 5pm.
12. Sun study undertaken to maximum performance of the building. All main areas have large 2m overhands to prevent direct sun hitting the glass. Furthermore, these large overhangs allow for an opening living space even when raining.
13. Generator backup provided in electrical room for base systems like internet, fans and fridge/freezers.

Key Features:

1. Smart lighting system throughout entire property, with scene controls that create atmospheres based on timing and needs. Mixture of key brands like Mode Lighting, Casambi, Phos, Dali, and more. Master bedroom is on detachable Bluetooth devised to add additional flexibility.
2. Fully retractable aluminium glazing system to main living space – 12-meter in length, floor to ceiling. This can be totally open or totally closed. All other doors and windows also using imported products of the highest quality. All doors and windows are full height 3m panes.
3. State of the art imported appliances throughout property.
4. Full cloud CCTV system (4 camera) on key locations to manage access and egress from the main gate. Monitor staff quarters and back of house areas. Or simply to view the property from overseas. All cameras can be remotely moved via phone/tablet application.
5. BBQ featuring 8 ring burner, hotplate and rotisserie. Kamado kettle coal/wood BBQ. High temp steak Sizzle Plate. Integrated stainless steel ice bin countersunk into worktop. Dual temp wine and beer fridge for outdoor use during BBQs and special occasions.
6. Main kitchen, featuring bar, smart fridge, smart oven, airfryer oven, induction hob, popup extractor, waste disposal sink, pop-up island power points, red and white wine fridges.
7. Air-conditioned chef kitchen, featuring gas cooking island, walk-in air-conditioned pantry, meat and cheese aging cabinets, waste disposal sink, and storage room.
8. Bose speaker system installed, comprising of 6 speakers and 3 zones, throughout garden, pool, BBQ kitchen, main kitchen, chef kitchen and indoor dining space.
9. Upper floor boasts a sizable terrace of 35m³, connecting all bedrooms on upper floor.
10. Large his and hers walk-in wardrobe and makeup desk to master bedroom.
11. Blackout curtains with suitable ceiling boxes to minimize light leakage, in all bedrooms.
14. Access Point (AP) internet network throughout the house to ensure seamless Wi-Fi, as well as high speed.
15. Full electric security gate with keypad/key entry.

Green Building / Eco / Smart Aspects

1. Solar hot water system.
2. 10mm glazing or double glazing throughout property.
3. Large overhangs for sun/heat protection.
4. Fully insulated roof void with Rockwood and foil vapor barrier. This is for cooling loss, heat gain and sound insulation from heavy rainfalls.

Green Building / Eco / Smart Aspects, Continued....

5. Low energy smart AC system throughout the property that can be managed remotely or placed on timers. All AC capacities were design and specified by HVAC designer.
6. Bio septic tank system with no need for emptying.
7. LED lighting throughout with very low power consumption.
8. Low energy, high airflow, semi-silent ceiling fans, all imported and of commercial grade.

Additional Options:

Client can take a few optional adjustments to the existing building, based on their needs. This can range from small tweaks, or additions. Ultimately you can customize to your additional needs. These changes are subject to additional costs and only available after holding deposit.

1. Colour tone adjustments to internal or external space – if needed.
2. AC to central area has ceiling space provisions and MEP provisions.
3. Alterations to BOH/Maids area to suit personal needs.