



MAINE
RESIDENCE
NUSA DUA, BALI

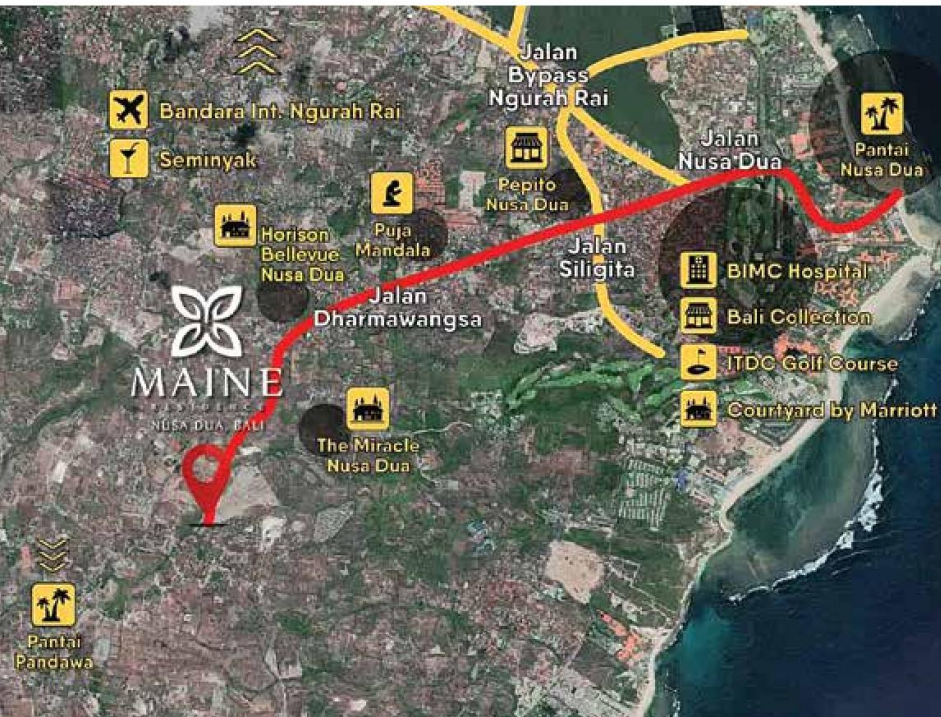
BRINGING TOGETHER AN UNPARALLELED PASSION FOR THE HIGHEST QUALITY,
UNRIVALED DESIGN FROM THE BEST OF THE WORLD, MAINE RESIDENCE IS THE
QUINTESSENCE OF A HOLIDAY HOME CREATED UNIQUELY AS YOURS. AT
MAINE RESIDENCE, WE MAKE IMAGINATION COMES TO LIFE.

LOCATION & ACCESSIBILITIES

Jl. Dharmawangsa, Nusa Dua, Bali. The location is approximately 14 km from Ngurah Rai International Airport

Pandawa Beach (20 minutes)
 Bali Collection (10 minutes)
 BIMC Hospital (10 minutes)
 Bali National Golf Club (15 minutes)

Nusa Dua Beach (15 minutes)
 GWK Cultural Park (10 minutes)
 Ngurah Rai International Airport (20 minutes)
 Seminyak (25 minutes)





WHY NUSA DUA ?

- 'Upscale' district of Bali
- Stunning and Prestigious Beach
- The romantic center and the glittering city of 5 stars Hotels & Resorts (75% of luxury hotels in Bali are located in Nusa Dua)
- Exclusive Golf Courses, and World Class Convention Centers
- Convenient reach to the Airport highway
- Dharmawangsa area is the next growing market in Nusa Dua for luxurious villa development

WHY INVEST IN MAINE RESIDENCE?



Certificate
SHM



Prime
Location



Generate
Passive Income



One Gate
System



Easy Maintenance
Services

WORLD CLASS VISION

Architect, Landscape & Interior Designer



TUBAGUS APIF
Interior Designer

- * 20 years experienced in property development
- * enhance his interior design skills in Tokyo for two years
- * extensive experience in the most well-known design consultant, HADIPRANA
- * develop design concept for several high profile project : PARK HYATT JAKARTA, OAKWOOD SURABAYA



JOHANNES HENDRIK SPIES
Chief of Design

- * 18 years experience and has received international recognition and awards from The International Federation of Landscape Architects, Institute of Architects of South Africa, The Hongkong Institute of Landscape Architects.
- * extensive experience in TOWNLAND , a worldwide leading planning & design consultancy
- * Head of design in MNC Land's flagship project, TRUMP INTERNATIONAL RESORT, GOLF CLUB & RESIDENCES in Lido & Bali



PRAMASTYO WICAKSONO
Master Planning & Architect

- * 30 years experienced in property industry ranging from hotel, retail to apartment
- * extensive experience in a leading project planning & construction company, SHIMIZU CORPORATION
- * develop design & planning of MNC Land's flagship project, TRUMP INTERNATIONAL RESORT, GOLF CLUB & RESIDENCES BALI

YOUR HOLIDAY HOME WILL HAVE



Master Bedroom Ensuite With Bathroom



Entertainment Lounge



His & Hers Wash Basin



Stunning Bathtub

YOUR HOLIDAY HOME WILL HAVE



Relaxing Pool View



Private Pool



Marvelous Sunken Lounge

UNIT
TYPE

ROYAL 1 OR 2 BEDROOM

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Land Size : 100 m2
Bedroom : 1 or 2 BR

* Royal Master Bedroom
* Open Sky Resort Bathroom

* Heavenly Garden
* Spacious Wardrobe Area

ROYAL 1 BEDROOM

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Reference Image

ROYAL LIVING ROOM

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Reference Image

LAYOUT PLAN

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Royal 1 Bedroom
with Heavenly Garden



Build Up Size: 65 m²

Royal 2 Bedroom
with Heavenly Garden



Build Up Size: 71 m²

UNIT
TYPE

WONDROUS 2 BEDROOM

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Land Size : 100 m2
Build Up Size: 109 m2
Bedroom : 2 BR

* Wondrous Master Bedroom
* Private Pool
* Stunning Bathub

* Impressive Living Room
* World Class Design
* Spacious Wardrobe Area

WONDROUS LIVING ROOM

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Reference Image

WONDROUS MASTER BEDROOM

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Reference Image

LAYOUT PLAN

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Ground Floor



2nd Floor

UNIT
TYPE

SPECTACULAR 2 BEDROOM

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Land Size : 200 m2
Build Up Size: 143 m2
Bedroom : 2 BR

* Two Spectacular Living Room * Majestic Pool
* Heavenly Courtyard * Stunning Bathtub
* Wide Land Size (16 m x 12,5 m) * His & Hers Wash Basin

SPECTACULAR LIVING ROOM

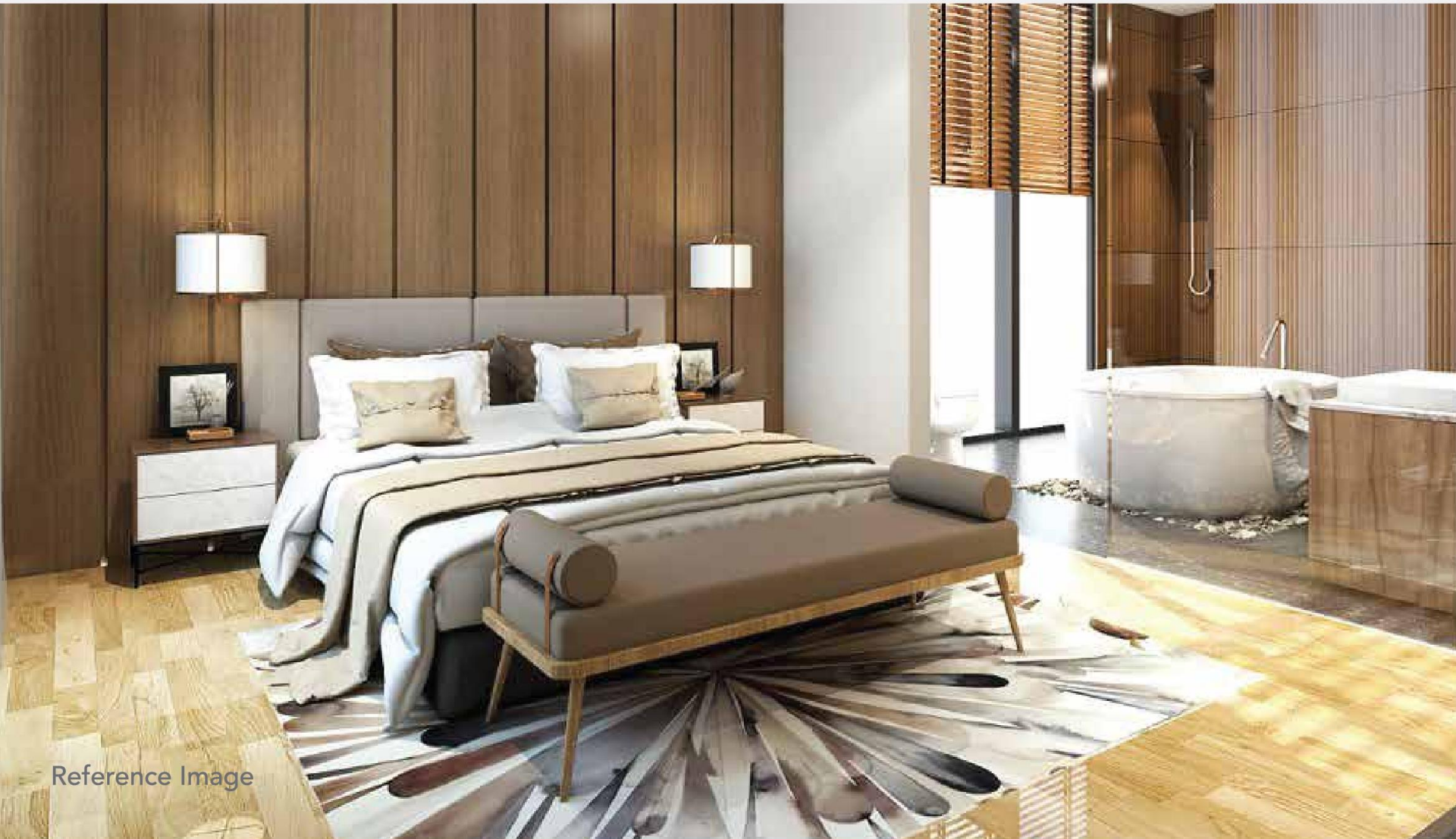
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Reference Image

SPECTACULAR MASTER BEDROOM

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Reference Image

SPECTACULAR MASTER BEDROOM

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Reference Image

LAYOUT PLAN

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Ground Floor



2nd Floor

UNIT
TYPE

MAGNIFICENT 3 BEDROOMS

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Land Size : 200 m2
Build Up Size: 192 m2
Bedroom : 3 BR

* Magnificent Master Bedroom
* Marvelous Sunken Lounge
* Majestic Pool
* Grand Living Room
* Intimate Garden
* Stunning Bathtub
* His & Hers Wash Basin

MAGNIFICENT LIVING ROOM

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Reference Image

MAGNIFICENT LIVING ROOM

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Reference Image

MAGNIFICENT SUNKEN LOUNGE

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Reference Image

MAGNIFICENT MASTER BEDROOM

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Reference Image

LAYOUT PLAN

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Ground Floor



2nd Floor

MATERIAL SPECIFICATION

CEILING

- * Gypsum board with emulsion paint

WALL

- * Light brick wall with plaster and skim coat finish emulsion paint
- * Homogeneous tile finish for bathroom

FLOOR

- * Homogeneous tile
- * Luxury vinyl for bedrooms
- * Ceramic tile for service area

DOORS

- * Engineering wood with aluminium frame (exterior)
- * Engineering wood with solid frame wood (interior)
- * Slidding door using aluminium frame and clear glass

KITCHEN

- * Top table kitchen (finish with homogeneous tile)
- * Kitchen sink and sink tap

BATHROOMS

- * Sanitary by TOTO or equal
- * Bathtub by Meridian or equal

MISCELLANEOUS

- * LED lighting armature for all rooms

ELECTRICITY

- * 1 Bedroom : 3.500VA Royal
- * 2 Bedroom : 3.500VA Wondrous
- * 2 Bedroom : 4.400VA Spectacular
- * 3 Bedroom : 5.500VA Magnificent

POOL

- * Concrete structure finish mozaic tile
- * Pool system

Disclaimer

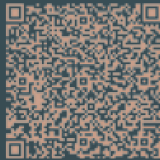
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NUSA DUA, BALI

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scan for exact location



Project Location:

Jl. Dharmawangsa, Nusa Dua, Kab. Badung, Bali 80361, Indonesia



Bali Marketing Office:

Westin Nusadua Arcade Shop 15, Komplek BTDC lot N3. Bali, Indonesia



Jakarta Marketing Office:

MNC Tower, Jl. Kebon Sirih No.17-19, Kebon Sirih, Jakarta Pusat

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