



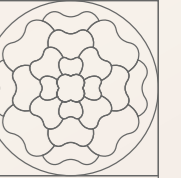
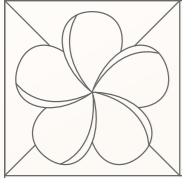
ADHIWANGSA

*Bali*

# HARMONY ALL AROUND

Pairing each living aspects with the concept of harmony, Adhiwangsa Bali presents a lifestyle which speaks the essence of serenity. Built with refined architecture quality and enchanting interior design, residents would wake up the poetic morning scenery, run their day amongst tranquil atmosphere, and finally close the day with a soothing view of clear night sky.

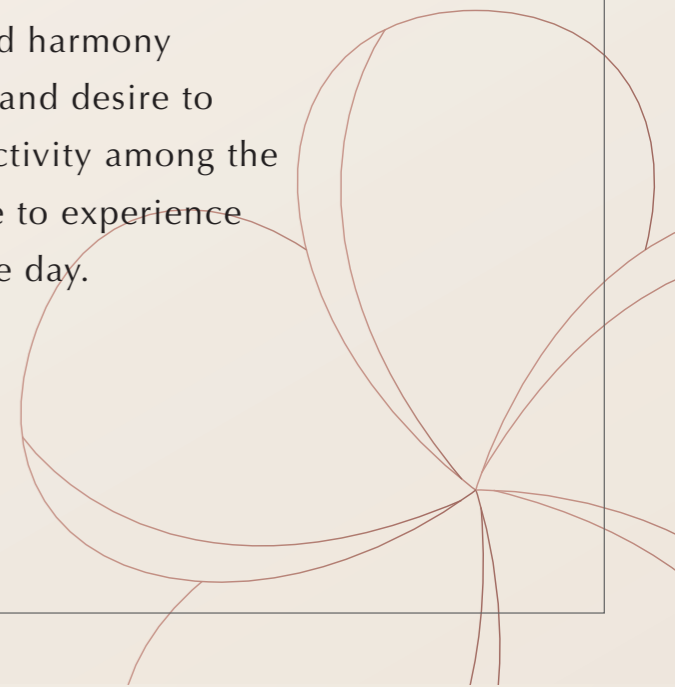
In this sense, harmony is manifested all round – across each living space and corridor, enhancing residents' joy and wellbeing.



# HARMONIZING CONNECTIVITY

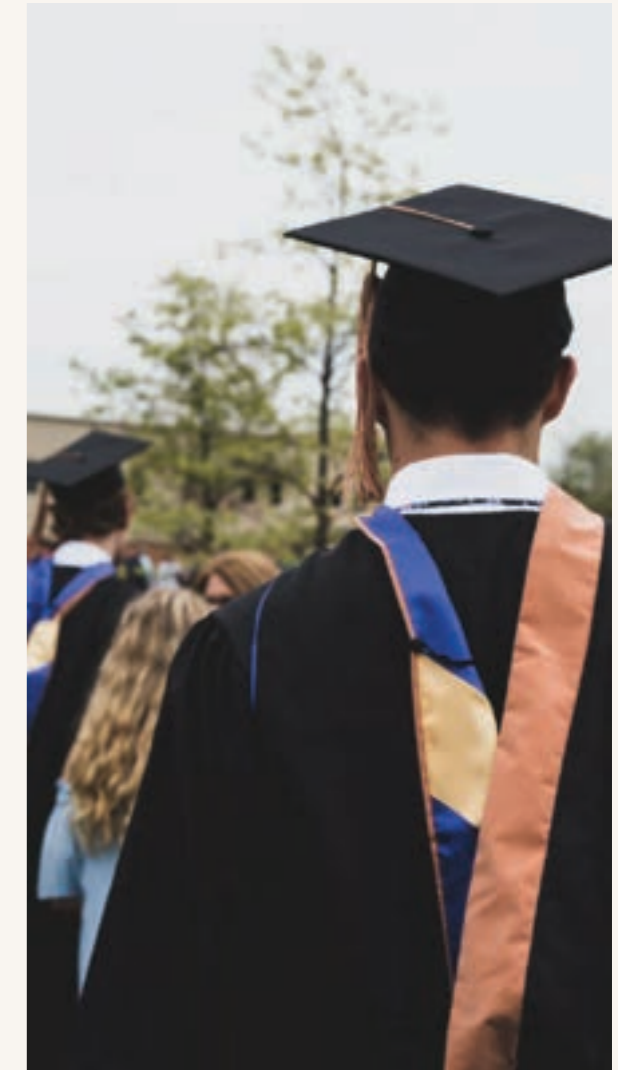
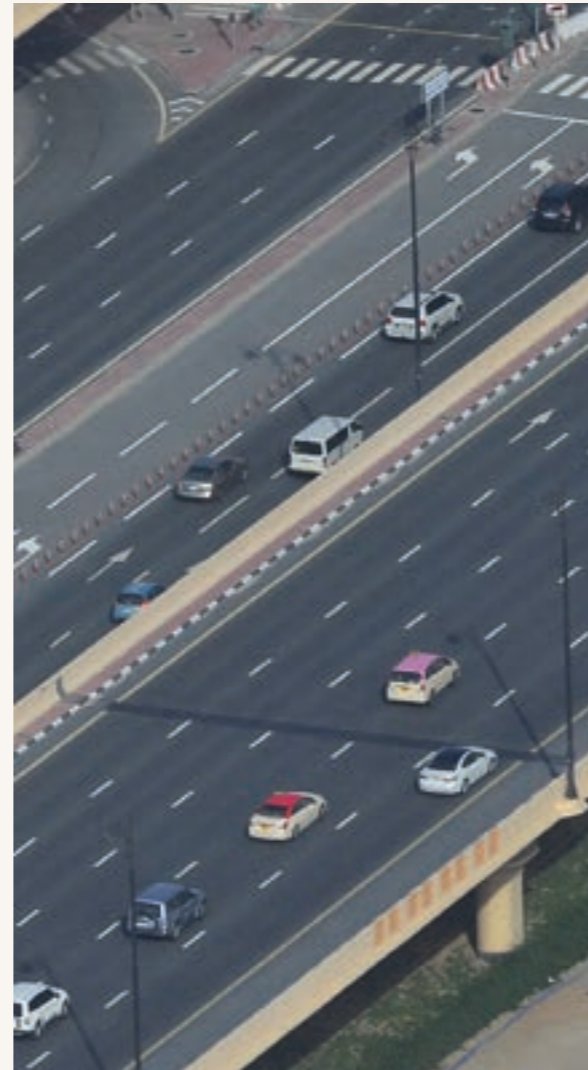


A great living location allows residents to find harmony between the destinations that residents need and desire to visit. It provides a fine line that draws connectivity among the very places they admire, a journey they crave to experience and pleasing conveniences that completes the day.



ADHIWANGSA BALI

## MATURE SURROUNDINGS



INTERNATIONAL AIRPORT

INTERNATIONAL HOSPITAL

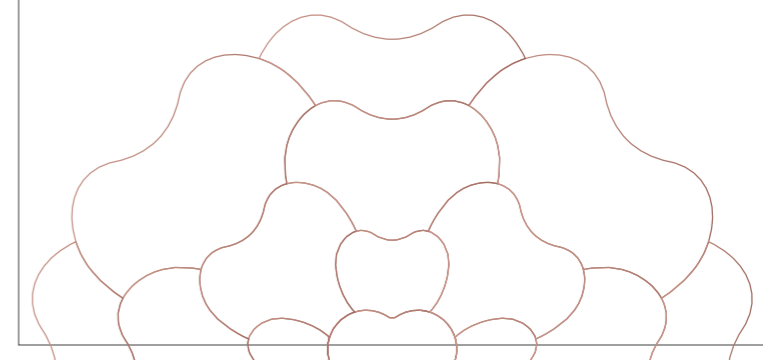
TOLL ROAD ACCESS

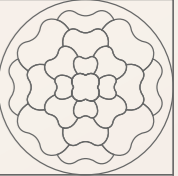
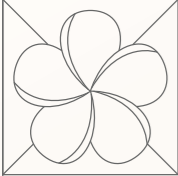
ENTERTAINMENT & SHOPPING CENTERS

EDUCATION CENTERS



- 3 minutes** to Bali Mandara Toll Gate
- 4 minutes** to CHIS School Bali
- 5 minutes** to Bali Galeria Mall
- 7 minutes** to Kuta Area
- 10 minutes** to Sanur Area
- 12 minutes** to Seminyak Area
- 12 minutes** to Ngurah Rai Airport
- 15 minutes** to Jimbaran Area
- 15 minutes** to Udayana University
- 20 minutes** to Canggu Area
- 20 minutes** to Renon Area
- 45 minutes** to Ubud Area





# HARMONIZING LEISURE ACTIVITY



Accommodating your hobby and daily necessities, our set of amenities is harmonized with a tropical lush ambience making any outside activities as pleasant experience.





## CLUBHOUSE

Spend a joyful afternoon through an exhilarating gym with friends and family.

ADHIWANGSA BALI



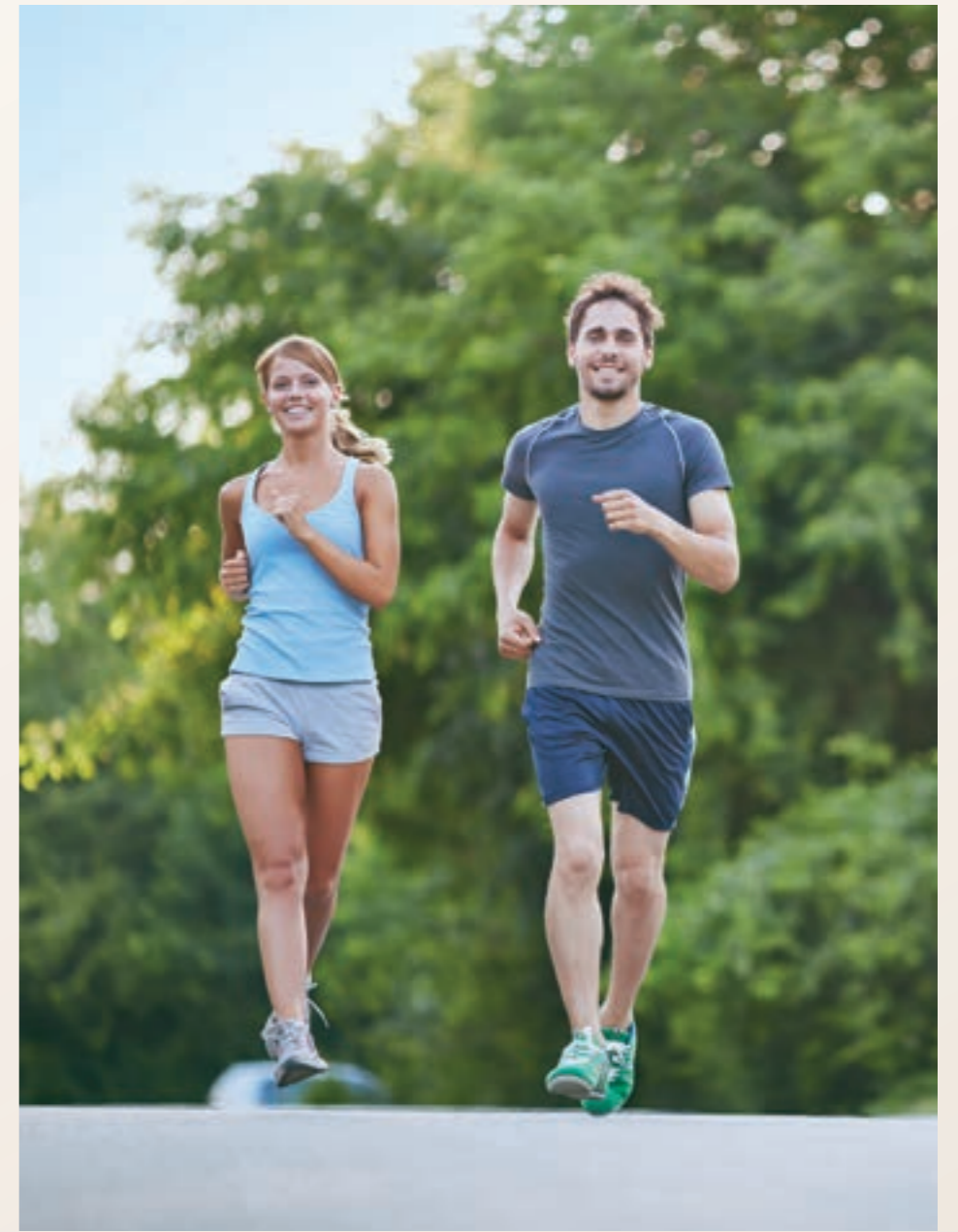
## SWIMMING POOL

Dive in to the blue water of our tranquil pool.



## BASKETBALL COURT

Practice your favourite sports in the court.



## JOGGING TRACK

Take a relaxing stroll and unwind.





## CHILDREN PLAYGROUND

Have the grandest time with your children.



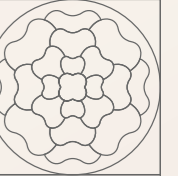
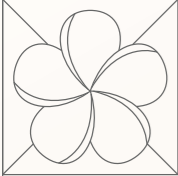
## MEETING ROOM

Gather the best people and arrange your events.

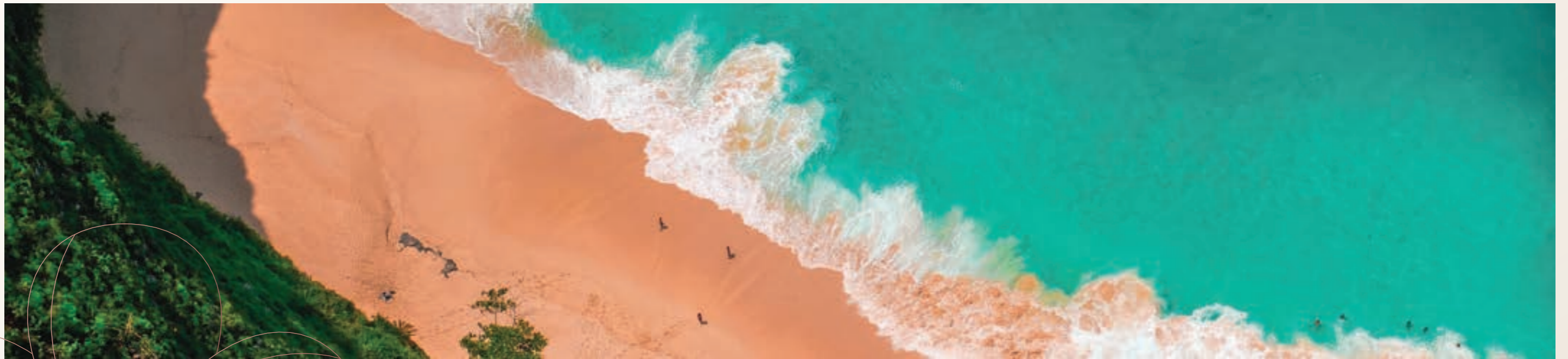


## CAFÉ

Seize the moment with your favourite FNB.



# HARMONIZING PRIVATE SANCTUARY



Realizing an ideal concept of private sanctuary, Adhiwangsa Bali's approach blends urban design with Balinese tropical ambience. Radiating the allure of tonal and earthy palette throughout the house, Adhiwangsa Bali lures residents with the earthy elements of wood, greens and natural stones.



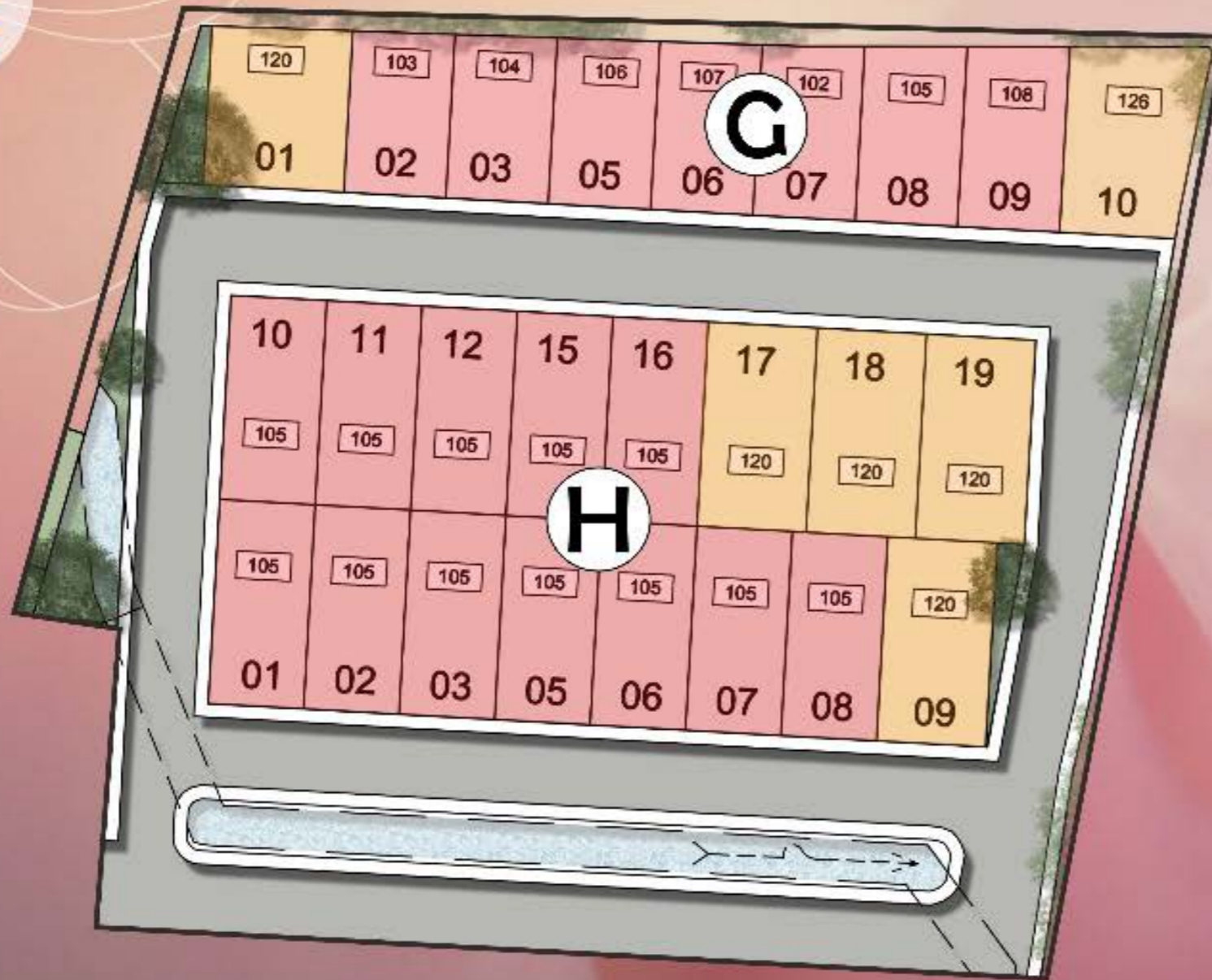


# ADHIWANGSA

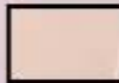
*Bali*



- CH CLUBHOUSE**
- GT GATE**
- BS LAP. BASKET 3 ON 3**
- CP CHILDREN PLAYGROUND**
- SH SHOPHOUSE**



ADHIWANGSA  
*Bati*

-  ASTER (7X15)
-  PRIMROSE (8X15)

# TIPE ASTER



- 1. Parkir mobil
- 2. Teras
- 3. Dapur
- 4. R. Makan
- 5. R. Keluarga
- 6. Area duduk
- 7. Kamar tidur
- 8. Kamar tidur master

- 9. Kamar mandi
- 10. Taman depan
- 11. Taman belakang
- 12. Balkon

## TIPE ASTER

LUAS TANAH  
105m<sup>2</sup>

LUAS BANGUNAN  
121m<sup>2</sup>

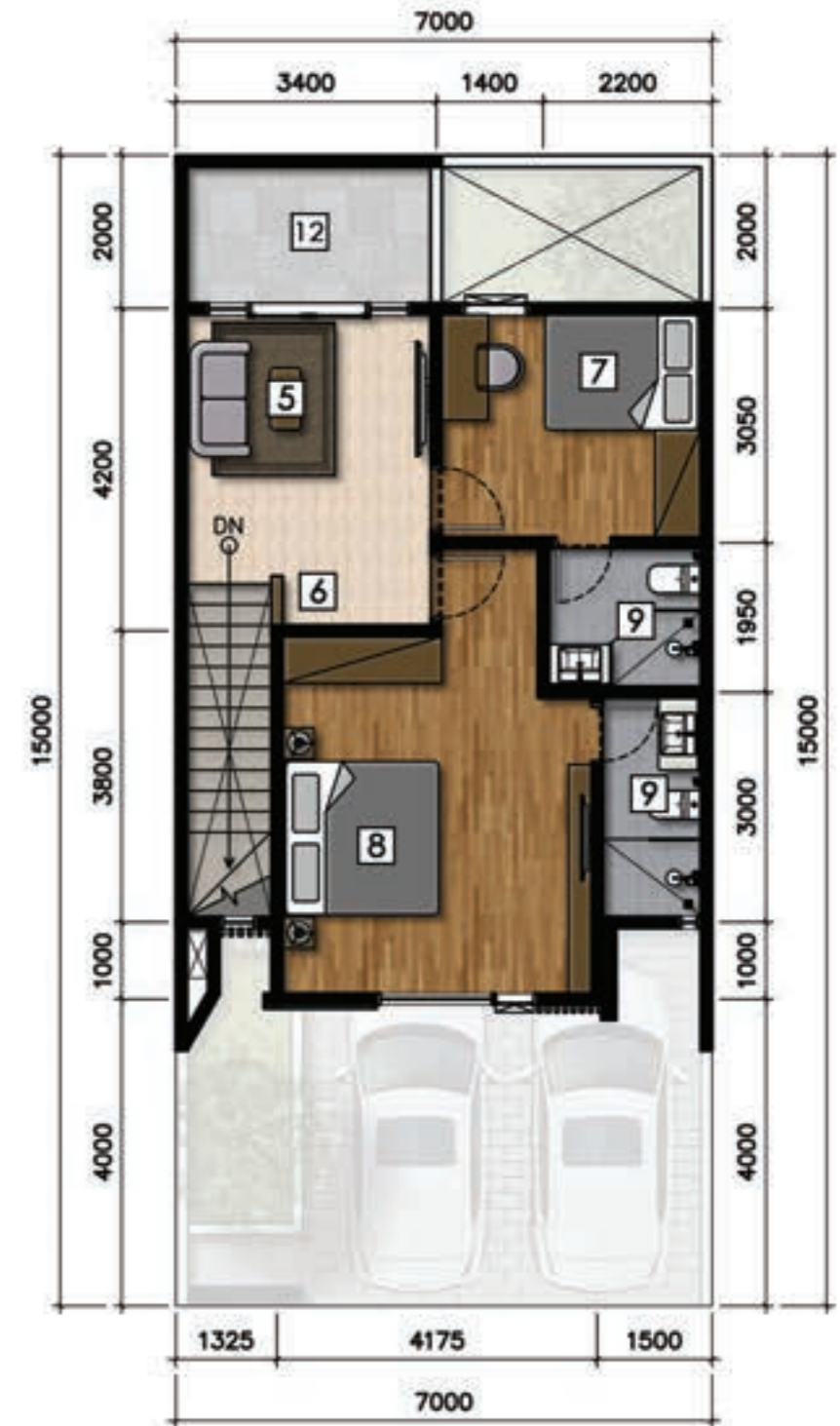


DENAH UNIT  
LUAS TANAH 105m<sup>2</sup> TIPE ASTER



1 TIPE ASTER LANTAI 1  
1 : 100

LT/LB = 105/121



2 TIPE ASTER LANTAI 2  
1 : 100

LT/LB = 105/121

ADHIWANGSA BALI  
TIPE ASTER

---



*Master Bedroom*



*Bedroom*



ADHIWANGSA BALI  
TIPE ASTER

---



*Living Room*



*Dining Room*

ADHIWANGSA BALI  
TIPE ASTER

---



*Family Room 2<sup>nd</sup> Floor*



*Bathroom*

# TIPE PRIMROSE



- 1. Parkir mobil
- 2. Teras
- 3. Foyer
- 4. Dapur
- 5. R. Makan
- 6. R. Keluarga
- 7. Kamar tidur
- 8. Kamar tidur master
- 9. Kamar mandi
- 10. Kamar tidur ART
- 11. Kamar mandi ART
- 12. Area cuci
- 13. Taman depan
- 14. Taman belakang
- 15. Balkon

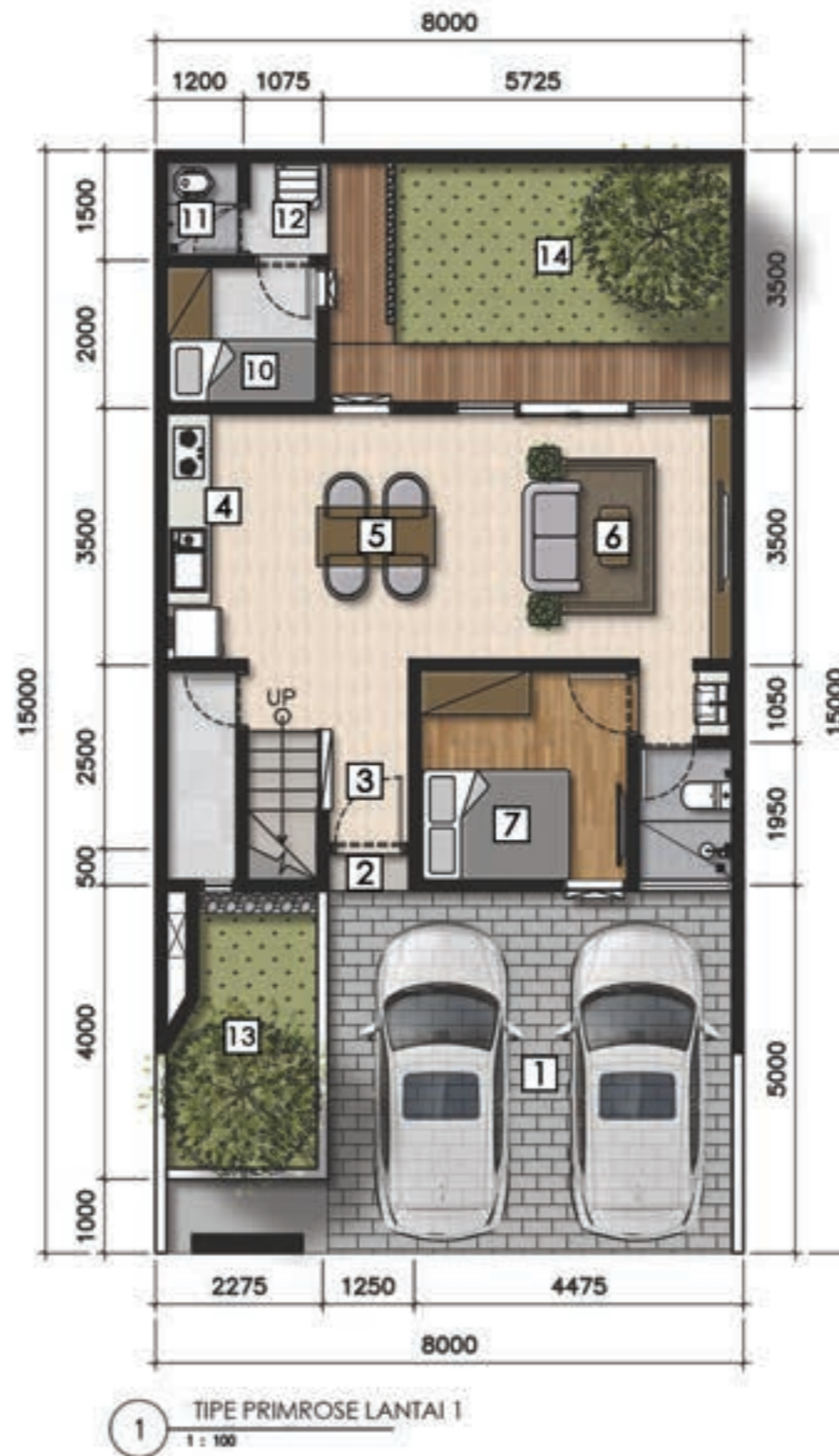
## TIPE PRIMROSE

LUAS TANAH  
120m<sup>2</sup>

LUAS BANGUNAN  
132m<sup>2</sup>

-  3+1
-  3+1
-  2

DENAH UNIT  
LUAS TANAH 120m<sup>2</sup> TIPE PRIMROSE



LT/LB = 120/132



LT/LB = 120/132

ADHIWANGSA BALI  
TIPE PRIMROSE

---



*Master Bedroom*



*Bedroom*

ADHIWANGSA BALI  
TIPE PRIMROSE

---



*Living Room*



*Dining Room*

ADHIWANGSA BALI  
TIPE PRIMROSE

---



*2<sup>nd</sup> Floor*



*Bathroom*

# TIPE IVY





1. Parkir mobil
2. Teras
3. Foyer
4. Dapur
5. R. Makan
6. R. Keluarga
7. R. Kerja
8. Powder Room
9. Kamar tidur
10. Kamar tidur master

11. Walk-in closet
12. Kamar mandi
13. Kamar tidur ART
14. Kamar mandi ART
15. Area cuci
16. Taman depan
17. Taman belakang
18. Balkon

## TIPE IVY

LUAS TANAH  
150m<sup>2</sup>

LUAS BANGUNAN  
171m<sup>2</sup>

-  3+1
-  3+2
-  2

DENAH UNIT

LUAS TANAH 150m<sup>2</sup> TIPE IVY



1 TIPE IVY LANTAI 1  
1 : 100

LT/LB = 150/171



2 TIPE IVY LANTAI 2  
1 : 100

LT/LB = 150/171

ADHIWANGSA BALI  
TIPE IVY

---



*Master Bedroom*



*Master Bedroom*

ADHIWANGSA BALI  
TIPE IVY

---



*Bedroom*



*Bedroom*

ADHIWANGSA BALI  
TIPE IVY

---



*Working Space*



*Family Room 2<sup>nd</sup> Floor*

ADHIWANGSA BALI  
TIPE IVY

---



*Powder Room*



*Bathroom*



## UNIT SPECIFICATION



### Structure

Foundation : Strauss Pile & Beton Bertulang  
Wall : Bata Ringan, Plaster, Aci, Finish Cat

### Roof

Roof Truss : Baja Ringan  
Roof Covering : Genteng Beton

**Ceiling** : Gypsum, Cat

### Floor

Living Room : Homogeneous Tile 80x80  
Stair : Homogeneous Tile 30x80  
Bedroom : Homogeneous Tile 80x80  
Bathroom : Homogeneous Tile 60x60  
Terrace : Homogeneous Tile 60x60

**Door & Window** : Solid Engineering Door &  
Aluminium Finish Powder Coating

**Water**  
Water Standard : PDAM

**Electricity**  
All Type : 3500 VA

**Sanitair**  
Merk : Toto atau setara

## AFFILIATION



### LENMARC MALL SURABAYA

Shopping center located in West Surabaya with apartments and offices complex.



### ADHIWANGSA HOTEL & CONVENTION HALL SOLO

A luxury 4-star property with the best international standard in Solo City.

## AFFILIATION



### THE ADHIWANGSA GOLF RESIDENCE SURABAYA

Luxuriuos condominium surrounded by greenfield area of Bukit Darmo Golf.



### BUKIT DARMO GOLF SURABAYA

Golf course with a driving range, clubhouse, restaurant, bar & shop.



Adhiwangsa Bali proudly developed by



*A member of Bukit Darmo Golf Surabaya*



ADHIWANGSA

*Bali*

**prime360.id**<sup>®</sup>  
Digital Sales Consultant & Partner

Developed by:



Project Consultant:



Disclaimer: While every effort has been made to ensure the accuracy of the information herein at the time of press, the developer and our agents make no warranty, representation or undertaking whether expressed or implied, nor does it assume any legal liability, wether direct or indirect, or responsibility for the accuracy, completeness or usefulness of any information. The information herein is subject to change and does not form part of any offer contract. All layout are not to scale and all illustration are artist impressions only.