





BALINESE MODERN CONCEPT

Sekar Ayung Residence consists of 15 luxury riverside residential villas. The villas are seated along the side of Ayung river with breathtaking panoramic view of the lush foliage of greenery. A country-style living where native trees and plants, the gentle sound of birds, and the Ayung river makes living a breeze. Designed with a Balinese modern concept, Sekar Ayung Residence offers its owners an oasis of residential privacy second to none, all in these beautiful luxurious villas designed by renowned Bali architect, Nengah Sarjana.





PREMIUM LOCATION

Conveniently situated in the heart of Denpasar, The Sekar Ayung Residence is nestled in an elite residential area of Sekar Tunjung, nearby the city centre and 10 minutes away from the legendary Sanur beaches. With an easy access to Jalan Gatot Subroto and Ngurah Rai By Pass, it enjoys a pivotal location in Denpasar. All around access which includes supermarkets, banks, hospitals and schools are just a stone throw away.



SITE PLAN





- Legend:**
- A. Entrance
 - B. Driveway
 - C. Guard House
 - D. Public Garden
 - E. Ayung River





UNIT 1 2 3



3+1  3+1  2  15 m² 

Building Area: 217 m²
Land Area: 256 m²




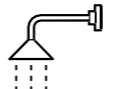


UNIT 5 6



Ground Floor Plan
124m²



1st Floor Plan
124m²

- 4+1 
- 4+1 
- 2 
- 11 m² 

Building Area: 263 m²
Land Area: 255 m²





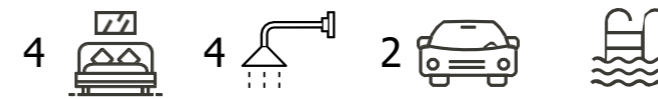
UNIT 7



Ground Floor Plan
123m²



1st Floor Plan
134m²



Building Area: 257 m²
Land Area: 287 m²





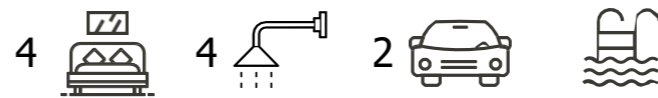
UNIT 9



Ground Floor Plan
140m²



1st Floor Plan
140m²



Building Area: 280 m²
Land Area: 328 m²



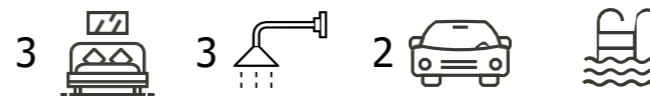
UNIT 10



Ground Floor Plan
187m²



1st Floor Plan
178m²



Building Area: 365 m²
Land Area: 411 m²



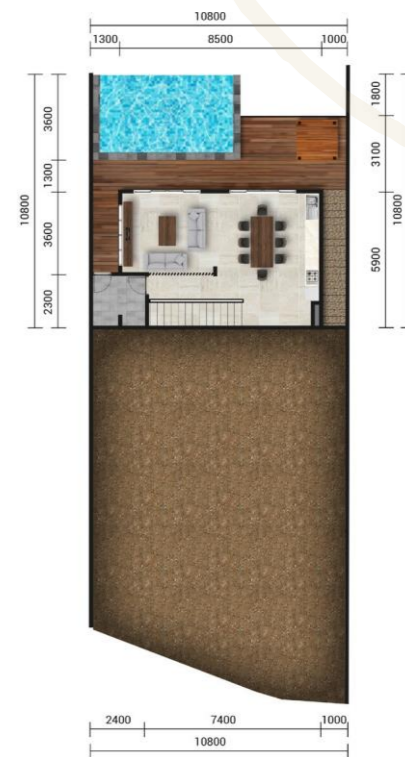
UNIT 8A, B, C, D, E, F, G



Ground Floor Plan
106m²



Lower Level 1st Floor Plan
122m²



Lower Level 2nd Floor Plan
55m²

3+1 3+1 2 19 m²

Building Area: 365 m²
Land Area: 411 m²



UNIT SPECIFICATION

Base	Bore Pile
Walls	Bricks (Dulux Paint)
Door & Window	Bengkirai Wood
Floor	Granite Tile
Ceiling	Hollow Gypsum
Roof	Flat Tile
Sanitair	TOTO
Power Capacity	min 7700 watt (1 phase)
Water Supply	PDAM (Hot - Cold Water System)
TV Cable & Internet	Fiber Optic Line





FEATURES

- Expansive protected views
- Stunning panoramic aspect
- Large balconies, terraces & outdoor entertaining spaces
- Private swimming pool
- 24hr-security intercom & telephone
- Freehold title on premium land
- Positioned for capital growth
- Reduced running costs through sustainable design



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