



MARKWAVE



VILLA

EASY • EXQUISITE • EXCLUSIVE

ACCESS

DESIGN

FEATURES



MARKWAVE

A very rare opportunity to own a villa with double view, city lights and GWK statue as Bali's famous landmark. Located at convenience premium 8 meter wide main road can give you all the prestige and also ensure your investment gain, with the newest Bali tropical style of architecture and interior design to give you the most exciting experience yet exotic living you always dream about.

MARKWAVE consists of limited number off-plan villas. You can have all those benefits at an affordable price, with the choices of freehold and leasehold ownership scheme. Secure your dream villa now.





SURROUNDING DESTINATION

Situated right in the center of South Kuta, It eases us to reach lots of incredible white sand beaches, such as Melasti, Padang-Padang, Bingin, Dreamland, Jimbaran, Nusa Dua and many more. Besides, there are also beachclubs with various atmosphere to watch the sunset such as Savaya, Cattamaran, Sundays, Palmilla, Single Fin, Ulu Cliffhouse to name a few.

CONVENIENCE LIVING

The area offers countless amazing restaurants and cafes to satisfy all tastes and budgets. There are also plenty of attractions and sites, such as Uluwatu Temple, Benoa Watersports, Jimbaran Sidewalk Mall, New Kuta Golf, Spas, and many more. On the other hand, South Kuta also attracts more and more visitors to stay in Ungasan as the area has been developed into a more convenience and affordable place to live.





- 3 minutes** to Pepito Supermarket
- 7 minutes** to Udayana University
- 8 minutes** to Jimbaran Sidewalk Mall
- 8 minutes** to Hospital (Uluwatu Medical Care)
- 8 minutes** to GWK
- 13 minutes** to Melasti Beach
- 16 minutes** to Jimbaran Beach
- 16 minutes** to New Kuta Golf
- 18 minutes** to Ngurah Rai International Airport
- 20 minutes** to Bali Mandara Toll Gate
- 21 minutes** to Padang - Padang Beach
- 25 minutes** to Benoa Watersports
- 29 minutes** to Kuta Beachwalk Mall
- 35 minutes** to Seminyak Beach
- 43 minutes** to Sanur Beach
- 48 minutes** to Canggu Area

MASTER PLAN GROUND FLOOR

MG MAIN GATE

SP SECURITY POST



GROUND FLOOR - MASTER PLAN
SCALE 1 : 300

MASTER PLAN FIRST FLOOR

MR MULTISPORTS ROOM

MO MANAGEMENT OFFICE



FIRST FLOOR - MASTER PLAN
SCALE 1 : 300



BLOCK PLAN

Being a residential project, these 12 villas are designed to ensure the privacy and safety of their owners. There is a roundabout with attached bench and a surrounding garden which blends in elegantly with the roster dividing wall that allows air to circulate in and out of the complex.



2BR FACADE



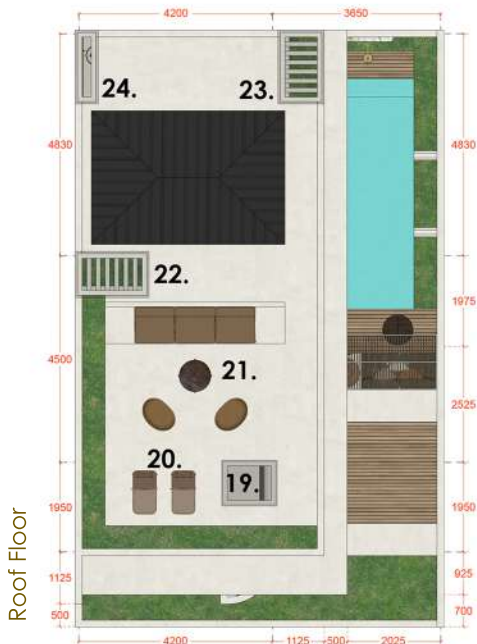
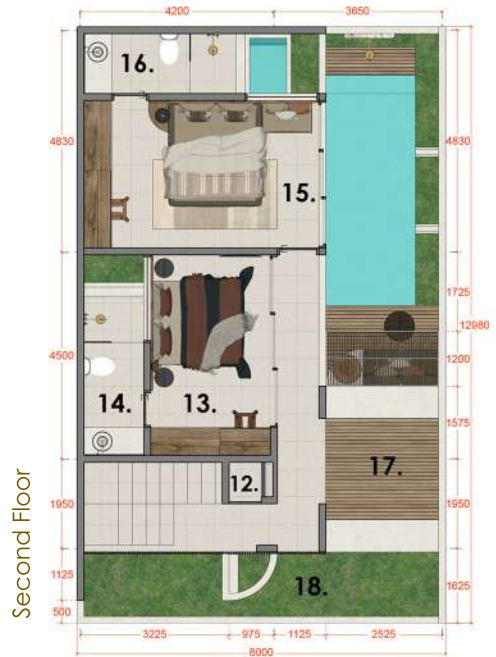
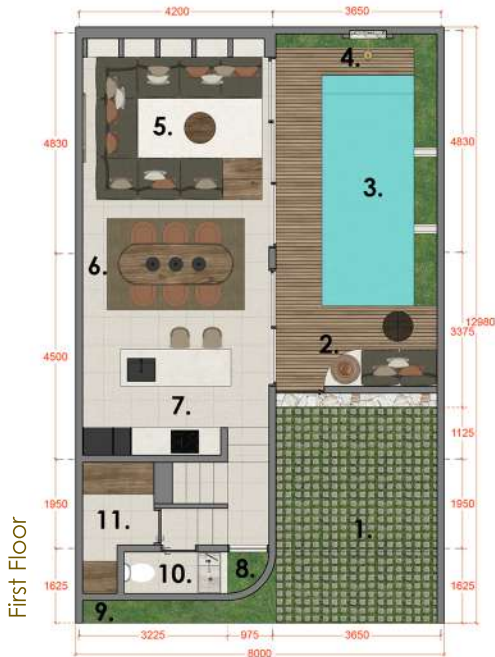
2 BEDROOMS

Sit on 150 meters above sea level, MARKWAVE is designed to ensure each villa is a private oasis, with open-plan living area that is connected by full height windows to a turquoise swimming pool with tiny waterfall for relaxation ambiance.



2 BEDROOMS LAYOUT PLAN

LAND AREA	104 SQM
BUILD AREA	115,77 SQM
POOL + DECKING AREA	24,35 SQM



1. Carport/Parking
2. Covered Terrace
3. Swimming Pool 2x5 with Mini Waterfall
4. Outdoor Shower
5. Living Area with Daybed Sofa
6. Dining Area
7. Kitchen
8. Void Garden
9. Front Garden
10. Guest Toilet
11. Storage & Laundry Room
12. Stairs to Rooftop
13. 2nd Bedroom
14. 2nd Bathroom
15. 1st Bedroom
16. 1st Bathroom with Built-in Bathtub
17. Outdoor Lounge
18. Garden
19. Stairs from 1st Floor
20. Sunbath Area
21. Seating Area
22. 2nd Bathroom Garden Skylight
23. 1st Bathroom Garden Skylight
24. 1st Bathroom Sink Skylight



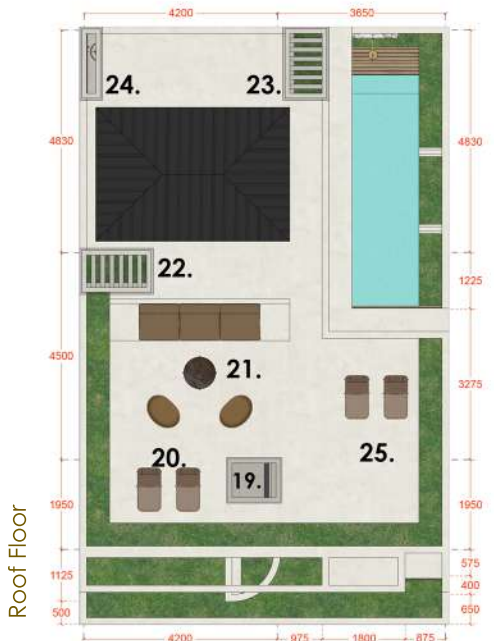
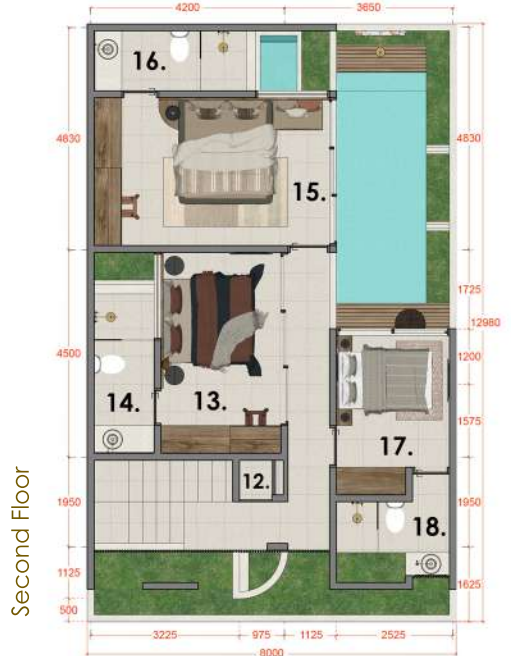
3 BEDROOMS

In this option, the outdoor lounge turns into third bedroom with ensuite bathroom. One of those rooms can be converted into a workspace or a home library as you needed. This layout is so versatile that you can combine mirrored unit to become one large villa, so does the bedrooms.



3 BEDROOMS LAYOUT PLAN

LAND AREA	104 - 141 SQM
BUILD AREA	128,25 SQM
POOL + DECKING AREA	24,35 SQM



1. Carport/Parking
2. Covered Terrace
3. Swimming Pool 2x5 with Mini Waterfall
4. Outdoor Shower
5. Living Area with Daybed Sofa
6. Dining Area
7. Kitchen
8. Void Garden
9. Front Garden
10. Guest Toilet
11. Storage & Laundry Room
12. Stairs to Rooftop
13. 2nd Bedroom
14. 2nd Bathroom
15. 1st Bedroom
16. 1st Bathroom with Built-in Bathtub
17. 3rd Bedroom
18. 3rd Bathroom
19. Stairs from 2nd Floor
20. Sunbath Area
21. Seating Area
22. 2nd Bathroom Garden Skylight
23. 1st Bathroom Garden Skylight
24. 1st Bathroom Sink Skylight
25. Sunbath Area/ Covered Jacuzzi (Optional)



THE INDOOR & OUTDOOR

This space has been designed by combining a strong sense of aesthetics and functionality. A deep connection between the indoor and outdoor area is achieved. Thanks to the full height windows. The openings have been designed to maximize the views while preserving the privacy of the tenants.





THE GREAT ROOM

The kitchen, dining room, and living room have been designed to be the heart of the house, "where everything happens". Its timeless design, with concrete look wall, dramatic limestone, noble wood details and colorful fabric, provides the space with so much character. A perfect central hub of the house.





THE MASTER

Light colors, wood, rattan and fabric succeed in making the bedroom a quiet space, where resting and chilling become an integral part of the layout. Large window eliminates the barrier between bed and bath. Embedded bathtub at the master bath overlooking the small garden and outside view.

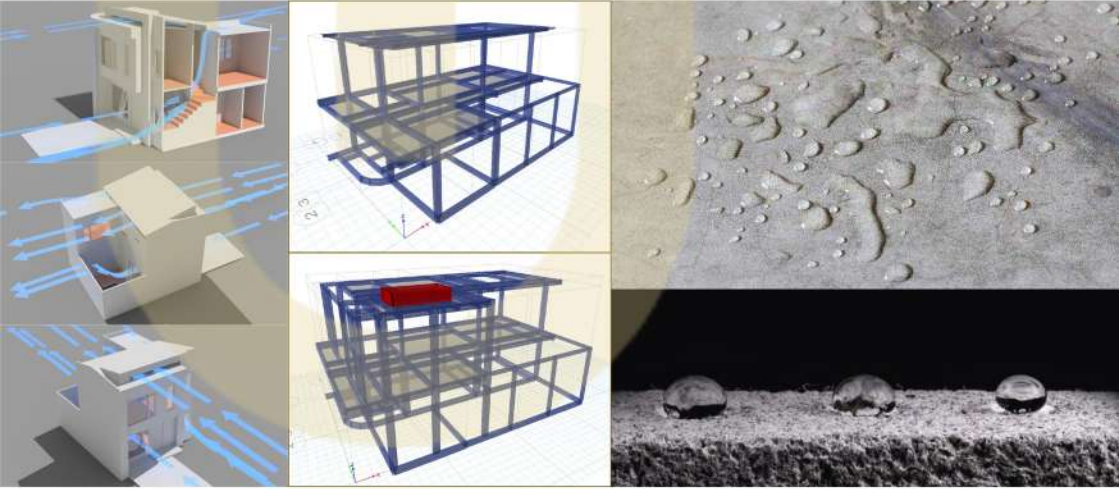




THE BEDROOMS

Large window openings in each room ensure optimal natural light showering the room. And smart window placement in each bathroom allows natural drop in temperature. Brass gold finishing on the faucet and shower gives a touch of luxury to the whole appearance.





FEATURES & INCLUSIONS

Modern tropical contemporer design

Smart passive cooling method

One gate system with onsite security

Residential street is 6 meter wide

Water, electricity and internet connections

Fully covered carport

Private pool with double waterfall and outdoor shower

Open plan great room with sunken sofa

Full height wood doors and aluminium windows

Open bath in every room with brass gold faucets and showers

Rooftop floor with seating and sunbathing area

Storage and laundry room

Construction time 6 months

Advanced structural design

Remarkable building waterproofing technique

Exceptional low maintenance building materials

Distinct piping system

Multisport room facility with rooftop

Optional villa management

Optional interior, furniture, appliances & decoration

PORTFOLIO PROJECTS

