



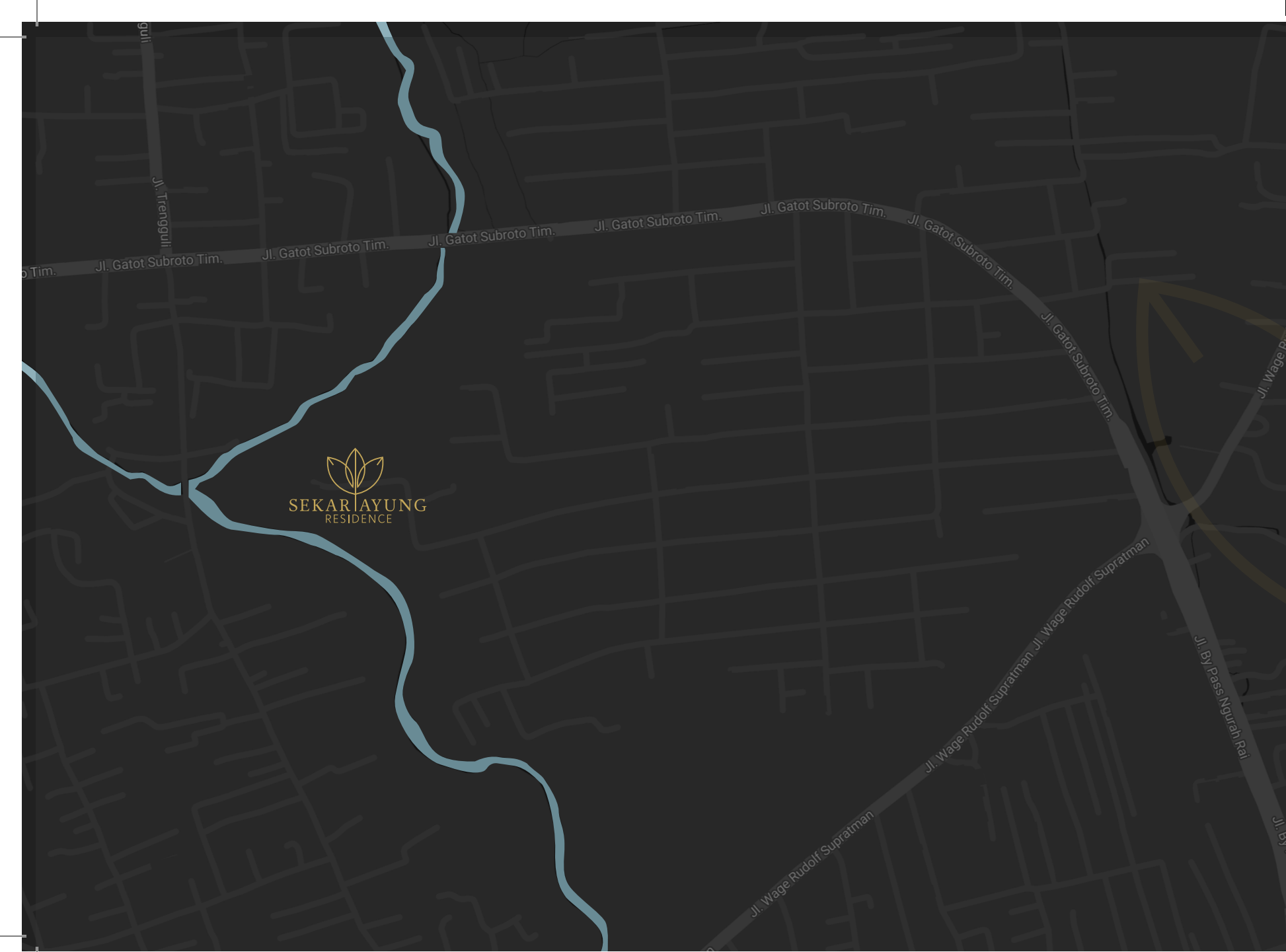
SEKARIAYUNG  
RESIDENCE



## 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



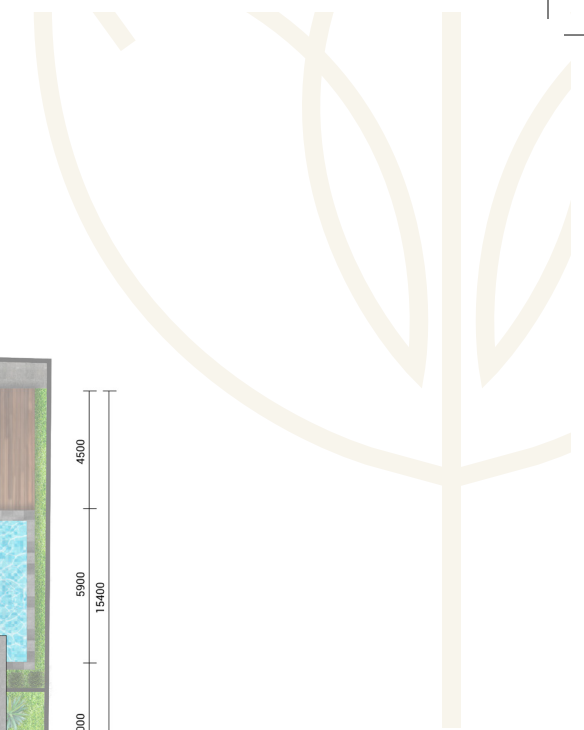
Ground Floor Plan  
108m<sup>2</sup>



1<sup>st</sup> Floor Plan  
109m<sup>2</sup>

- 3+1
- 3+1
- 2
- 15 m<sup>2</sup>

Building Area: 217 m<sup>2</sup>  
Land Area: 256 m<sup>2</sup>









# UNIT 5 6



Ground Floor Plan  
124m<sup>2</sup>



1<sup>st</sup> Floor Plan  
124m<sup>2</sup>

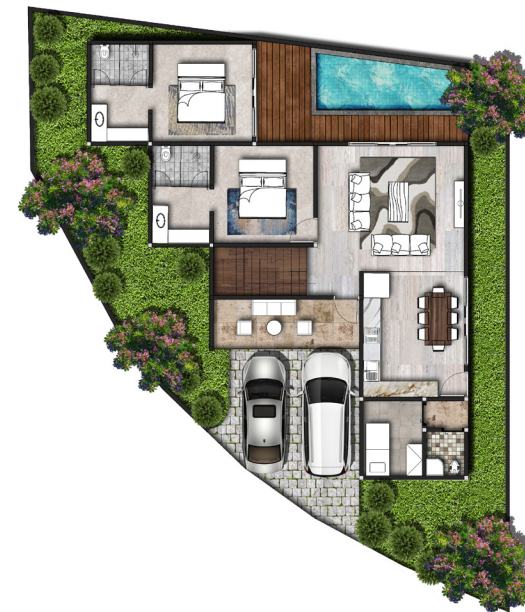
- 4+1 
- 4+1 
- 2 
- 11 m<sup>2</sup> 

Building Area: 263 m<sup>2</sup>  
Land Area: 255 m<sup>2</sup>





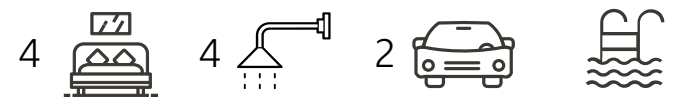
## UNIT 7



Ground Floor Plan  
123m<sup>2</sup>



1<sup>st</sup> Floor Plan  
134m<sup>2</sup>



Building Area: 257 m<sup>2</sup>  
Land Area: 287 m<sup>2</sup>



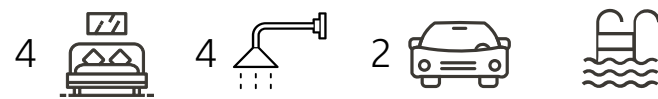
UNIT 9



Ground Floor Plan  
140m<sup>2</sup>



1<sup>st</sup> Floor Plan  
140m<sup>2</sup>



Building Area: 280 m<sup>2</sup>  
Land Area: 328 m<sup>2</sup>





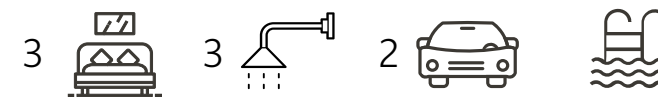
## UNIT 10



Ground Floor Plan  
187m<sup>2</sup>



1<sup>st</sup> Floor Plan  
178m<sup>2</sup>



Building Area: 365 m<sup>2</sup>  
Land Area: 411 m<sup>2</sup>



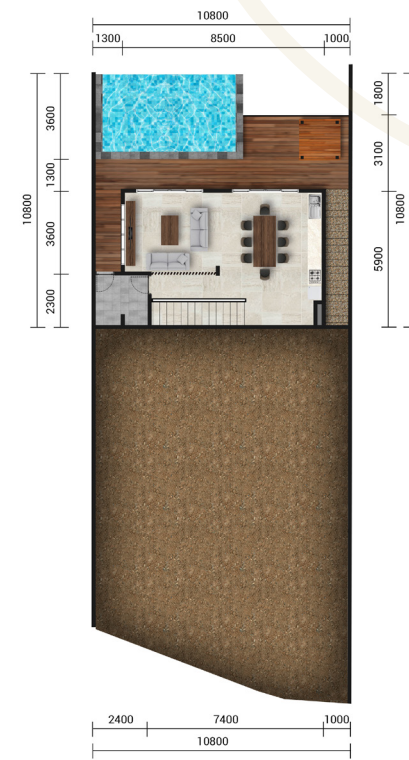
## UNIT 8A, B, C, D, E, F, G




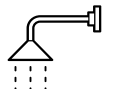


Ground Floor Plan  
106m<sup>2</sup>



Lower Level 1<sup>st</sup> Floor Plan  
122m<sup>2</sup>



Lower Level 2<sup>nd</sup> Floor Plan  
55m<sup>2</sup>

3+1 
 3+1 
 2 
 19 m<sup>2</sup> 

Building Area: 365 m<sup>2</sup>  
 Land Area: 411 m<sup>2</sup>





## 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





SEKARAYUNG  
RESIDENCE

*DEVELOPED BY PT. PARAMITA ADHI PERKASA*

**CONTACT US**

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