



Nirwana Group



The Ayung River Estate

Superbly positioned along the sacred Ayung River, this estate of luxury private residences guarantees you the comfort and security of a haven in heaven. Secluded, yet easily accessible to all amenities, the estate positioned on the banks of the Ayung River at Kesiman, provide you with western standards and Balinese ambience. A tennis court and clubhouse will surely add to the overall enjoyment of living in this beautiful estate - your home in paradise!

The Ayung River Estate offers a choice of three and five bedroom residences in a safe and secluded environment of luxury and tranquility. Each spacious residence is designed in an elegant Balinese style, featuring lush tropical gardens and a large private swimming pool. The quality and finish of construction is of a high standard as expected by today's discerning villa owner.

- Developer:** Nirwana Group Limited
- Architect:** Jekhier Architect – Architect Associates
- Tenure:** Freehold title
- Total Estate Size:** 6000 square meters
- Location:** Jl. Penyu Dewata Gang III, Kesiman Petilan, Denpasar, Bali, Indonesia
- Facilities:**
- Security – 24 hours a day, 7 days a week
 - Full Maintenance
 - Private parking per villa & Guest Parking area
 - Private Road
 - Tennis Court & Gym
 - Club House & Maid service
 - Separate telephone line with wireless telephone/intercom system
 - High-speed internet, satellite TV,
- Specifications:**
- Individual villas part suspended on steel reinforced Concrete beams using fill-in block wall system
 - Marble flooring throughout
 - Traditional Balinese alang-alang roofing
 - Fully equipped with air conditioning systems
 - Western standard quality bathrooms and kitchens
 - Landscaped tropical gardens
 - Large swimming pool using low chemical sterilization system
 - On-site deep-bore water system



Description & Price List:

Lot No	Property Type	Lot Area (sqm)	Built Area (sqm)
1	3 Bedroom	417	232
2	3 Bedroom	475	232
3	5 Bedroom	1134	512
4	5 Bedroom	1006	512
5	3 Bedroom	450	232

Maintenance Fee:

All communal costs including external maintenance, roads, gardens and pathways, etc. Electricity and water for common areas,
Full reception service, technicians and gardener, Interior repairs and refurbishment of Reception

All prices are subject to change by the developer without notice