



Nirwana Group



## Villa Onje

...is a contemporary modern two level home, set within, The Residence - Sanur. The Residence – Sanur- is a secure estate of five Villas in the heart of Sanur. The Villa offers four bedrooms with en-suites bathrooms, including a separate guest pavilion. The dining and living areas merge as one, with an open style library space adjoining. The stainless steel kitchen and bathrooms are fitted with top of the line fixtures and fittings. The villa looks out onto a magnificent swimming pool & Jacuzzi which holds centre court and would be the perfect family home and entertainer's delight! The special bonus of this property is the huge water slide, which starts at the back of the villa (where you climb the stairs to a tree house and enter the slide) and winds its way down one ending up at the large pool - what fun for the young at heart!

Living within this tranquil setting will surely relax and revitalize, and what better way to end the day than to sit around the pool on a sweet balmy evening with a cool drink in hand – Ah, this is the life in the tropical paradise of Bali

<b>Developer:</b>	Nirwana Group Limited
<b>Architect:</b>	Jeghier Architect – Architect Associates
<b>Tenure:</b>	Leasehold until 2055 with the option for a further 50 years extension
<b>Completed:</b>	August 2006
<b>Plot Size:</b>	857 sqm
<b>Built size:</b>	475 sqm
<b>Location:</b>	Jalan Kesari, The Residence, Sanur, Bali, Indonesia
<b>Description:</b>	A two level villa, built on a 857 square meter plot of land, with the total living area of 475 sqm; a large swimming pool, four bedrooms with en-suite bathrooms including a separate guest pavilion, library area, dining/lounge, kitchen and water slide. The Master bedroom is built upstairs overlooking the property.



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### Specifications:

- Constructed with steel reinforced concrete portals using a fill-in block wall system
- Thatched roof (traditional Balinese Alang Alang roof) with internal exposed timber and bamboo rafters with rattan finish
- A mix of tropical hardwood and marble flooring throughout
- The external wood decking is made from Ironwood
- Water features are finished with Andesit stone
- High quality mosaic tiles for swimming pool and ponds
- Kitchens and bathrooms feature granite surfaces, quality stainless steel fittings of Grohe
- Jacuzzi bathtubs and a pool Jacuzzi
- On-site, deep-bore water service
- Quality air conditioners (LG Art Cool) fitted throughout

### Facilities:

24/7 security service  
Fixed telephone landline  
Broadband internet,  
Satellite TV  
Private & guest car parking