

for people who feel at home in Bali

Jan-Feb 2005

# Tropical Living

TROPICAL HOMES

**YOUR VILLA  
IN PARADISE**  
FIND IT IN OUR  
PROPERTY DEPARTMENT

**PUTTIN' ON  
THE RITZ**  
THE PEERLESS RITZ-CARLTON  
SPA TURNS TWO

**FROM  
VISION  
TO  
REALITY**  
CREATING THE HOME  
OF YOUR DREAMS  
- WITH ERIC LI

**PLUS!** FLOWER POWER BRIGHTENING UP YOUR INTERIORS WITH LOCAL FLORA

Samar has long been the area favoured by Bali's burgeoning expat community and it is not difficult to see why. The traditional outlook on life means that families feel very comfortable in this area. It is no surprise therefore that Bali's best schools have found their home in Samar, and most foreign consulates are in the neighbourhood.

For tourists, the orientation of Samar also remains friendly family-based. The gentle white sand beaches offer safe swimming all year round and the area abounds with affordable yet good quality restaurants.

Until recently though, it has been difficult to find top quality properties for sale in Samar. The developer of 'The Residence', Nirwana Group, is a long-standing Samar resident and created that project after identifying 'the gap' in the market. The Residence is sure to set the standard for others to follow in this area.

This boutique-style estate of just four luxury residential villas lies hidden in an elegant and private area in the heart of Samar. It neighbours the famous Bali Hyatt and is only a few minutes walk from beautiful white sand beaches and the gently lapping Indian Ocean. When arriving at the



luxury estate entrance you are immediately struck by a true sense of understated elegance.

Each spacious four-bedroom residence is designed in an elegant Bali influenced fashion and features lush tropical gardens and a large private swimming pool. The finishes and standard of construction are of a very high standard as expected by today's discerning villa owner featuring marble floors throughout and a superbly fitted stainless steel kitchen.

The developer has also had the foresight to secure a longer lease than is normal in Bali. When purchasing a villa at The Residence you are buying a 50 year fully paid up lease (as opposed to the normal 25 or 30 years in Bali).

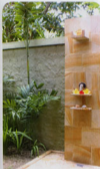
The above villa is ready for your inspection, please call Tropical Homes (0361-767888) to arrange an appointment.



## The Residence

True Quality in Samar

**Tropical Living**  
PROPERTY DEPARTMENT



### The Project

- Private, fully managed estate with 24-hour security
- Four spacious self-contained villas
- Four bedrooms all with en-suite bathrooms
- All with private pools
- Contemporary tropical design and architecture
- 24-hour security and services
- Completion guaranteed in 14 months.

### The Professionals

- Nirwana Group Limited, a well-established Indonesian and Singapore-based developer who has been operating in Asia since 1999.
- Bali-based pugilar Architect renowned for his contemporary Asian style villas.

### Villa Specifications

- Individual villas built suspended on steel reinforced concrete beams using 100-in-thick wall systems.
- 450 square metres built-up area.
- Marble flooring throughout.
- Powered by 16 kW of installed electricity.
- Fully equipped with a/c systems.
- Fitted bathrooms and marble tiles on the walls.
- Fitted stainless steel kitchen using low energy appliances.
- Communications, high-speed internet, satellite TV, two separate telephone lines with wireless telephone/intercom system.
- Landscaped tropical gardens with timber decking, large 12 x 3 m swimming pool using low chemical chlorination system.

### The Financials

- 10 years fully paid-up lease with options for further extension.

### Vendor finance available

- Villa 1: US\$ 589,000 (land size 786 SQM)
- Villa 2: US\$ 367,000 (land size 786 SQM)
- Villa 3: US\$ 394,000 (land size 830 SQM)
- Villa 4: US\$ 394,000 (land size 836 SQM)



first in lifestyle property for Bali