

TIARA NUSA RESIDENCE



A photograph of a modern house with a white textured facade and black architectural accents. The house features a large black rectangular volume on the right side and a black-framed entrance. A black staircase is visible on the left, and another set of black steps is on the right. A black scooter is parked near the entrance, and a black recycling bin is on the far right. Lush green trees and foliage are in the background and foreground.

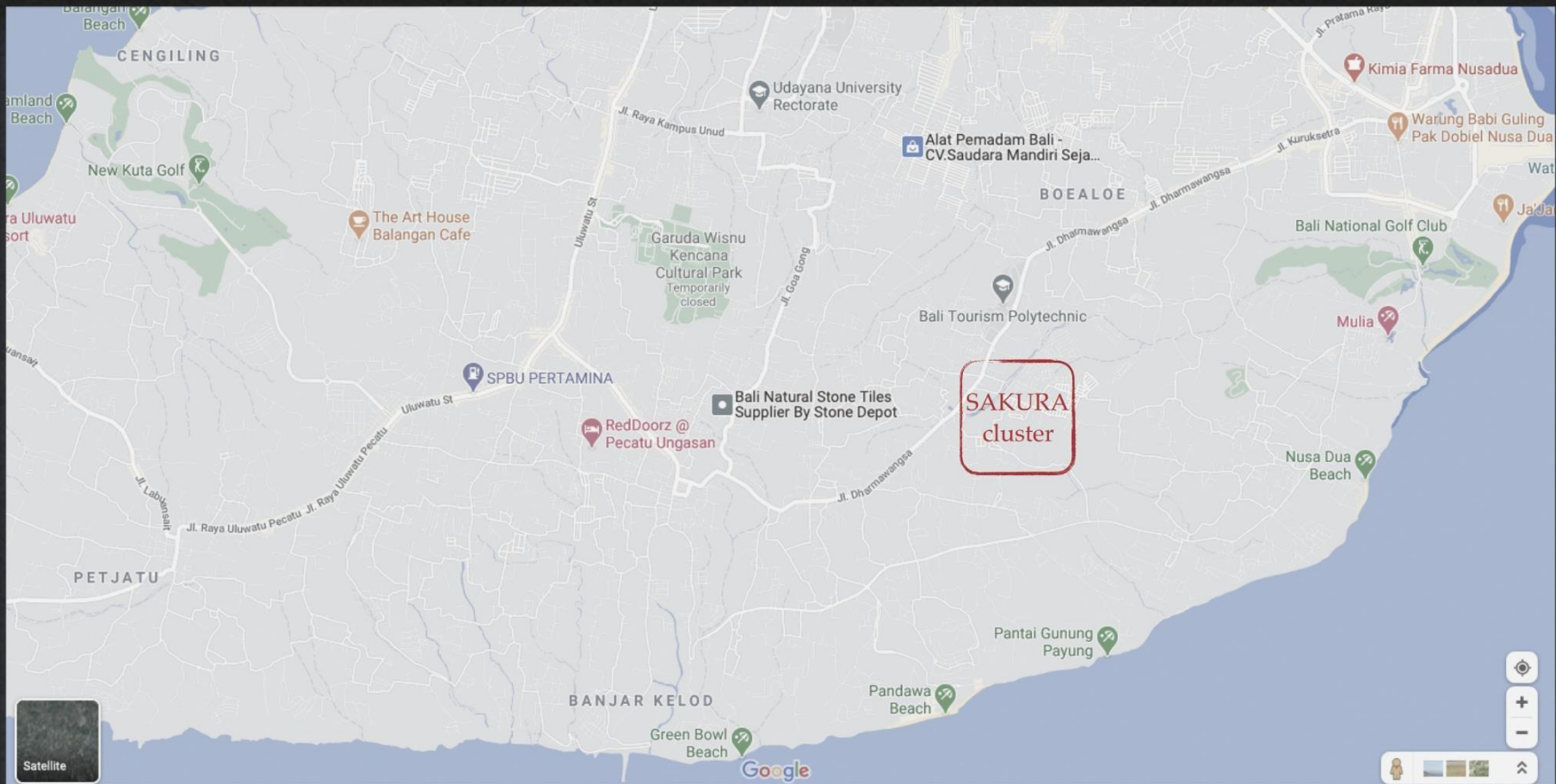
SAKURA

cluster

prepared by Arya Triandana S.Ars.

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Date 23 October 2020



ITDC Hotel & Golf 10 mins.

GWK 10 mins.

Tol Bali Mandara 5 mins.

Benoa Beach Sport 10 mins.

Uluwatu Temple 25 mins.

Jimbaran Beach 20 mins.

Pandawa & Melasti Beach 10 mins.

Ngurah Rai Intl. Airport 20 mins.

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SAKURA
cluster

Land Area	200	sqm
Ground Floor	120	sqm
First Floor	115,3	sqm
Shared Backyard	80	sqm

Facilities

- 2 Bedroom
- Semi-Open
Living & Dining Area
- Kitchen Set & Bar
- Semi-Indoor Pool & Pool Deck
- 1 Common Area on First Floor
- Carport for 1 Car & 1 Bike
- Public Area / Shared Backyard

Utilities

- Include Water Torrent "MPoin" 800 l & Water Pump
(exclude Water Source)
- Include MCB Electrical Installation
(exclude KM Electrical Source Routing)
- Include Water Heater 10 l for 2 Master Bathroom
- Include WC, Shower, and Washtafel for each Bathroom
- Include Complete Pool Installation





FACADE

impression

Living & Dining Area

Specification :

❖ Flooring

- Portino Granite Tile 60x60cm Graphite Structured

- Vinyl Pool-Deck

❖ Include Customized / Built-in Kitchen Set

❖ Wall Finishing : Textured Wall Paint & Polished Concrete (Exposed)

❖ Gypsum Ceiling

❖ Include Mounted Ceiling Fan





Kitchen

Living /Dining

Pool



Specification :

❖ Flooring

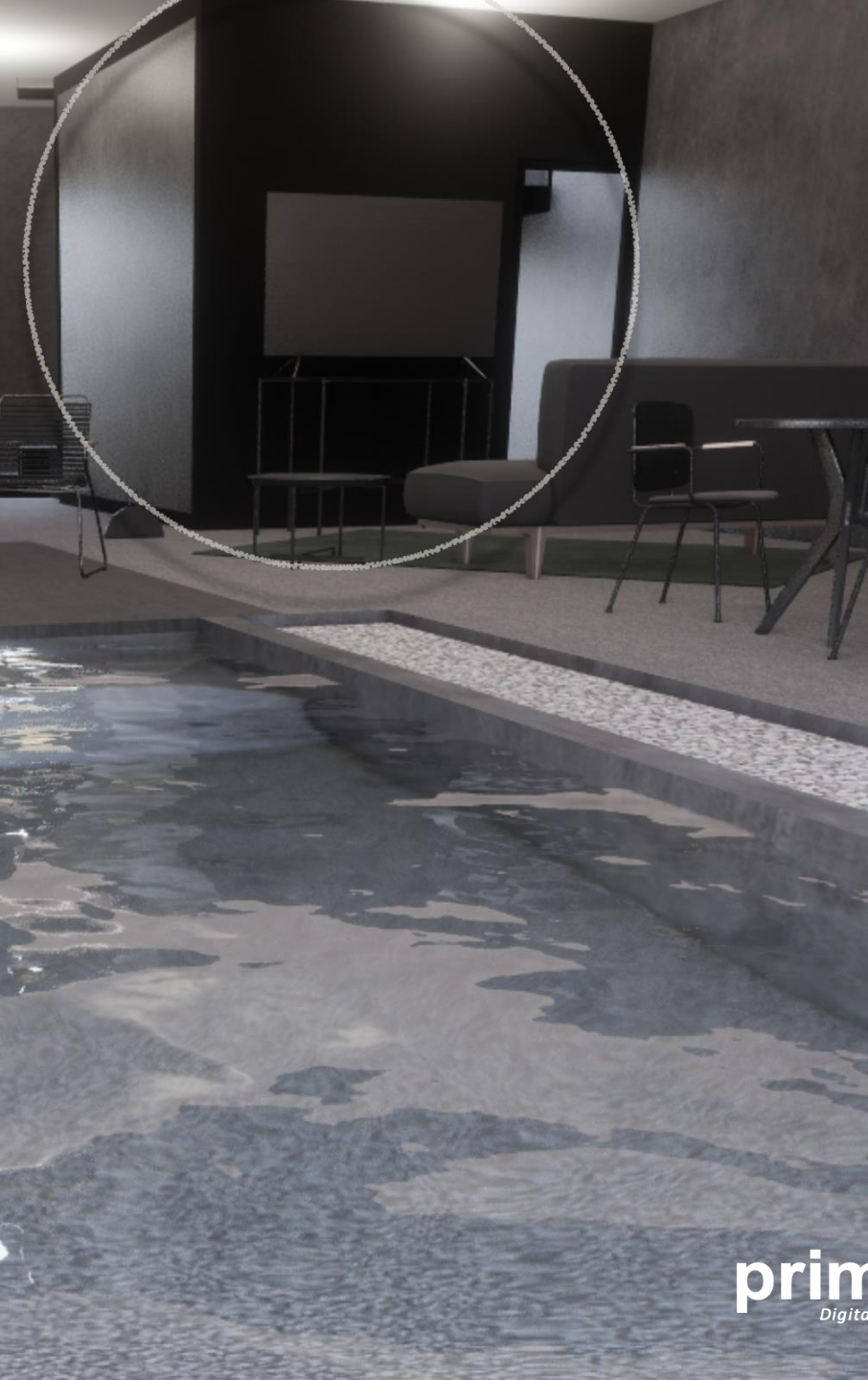
-Batu Sikat / Pebble Dash Stone (Black) & Portino Granite Tile 60x60cm
Graphite Structured

❖ Include WC & Washtafel

❖ Wall Finishing : Textured Wall Paint & Polished Concrete (Exposed)

❖ Space for Washing Machine area / Storage

Guest Toilet & Utility Room



GUEST

toilet





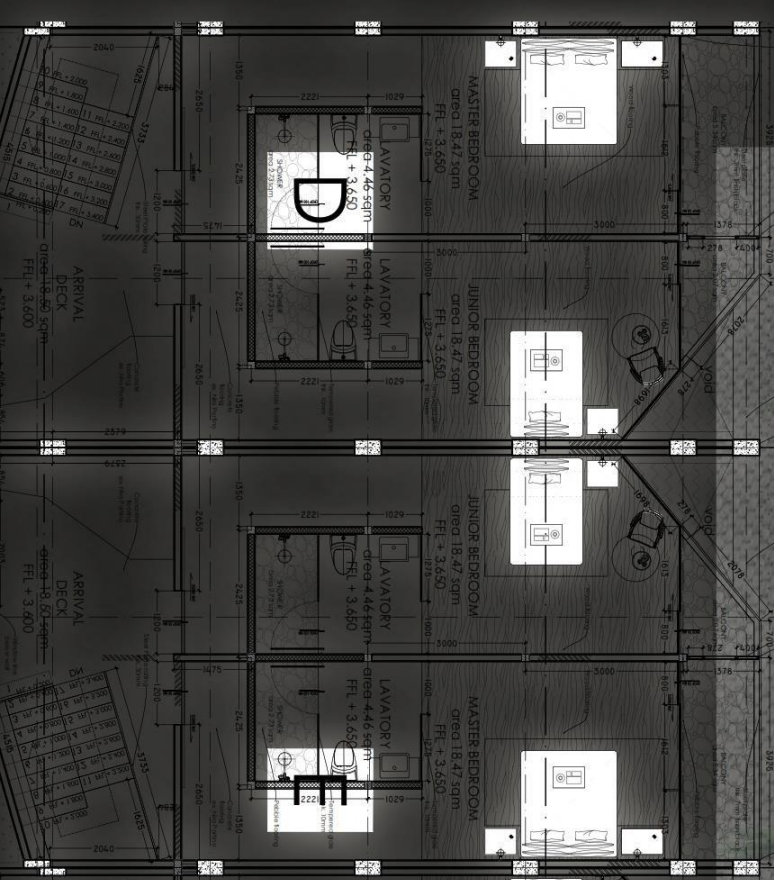
BACKYARD

shared

BACKYARD

access

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- 2 BEDROOM
- INCLUDE BATHROOM
- COMMON AREA / SEATING AREA
- PRIVATE BALCONY

First Floor Plan

Common / Seating Area (First Floor)

Specification :

- ❖ Flooring

- Polished Concrete (Exposed)

- ❖ Include Utility Access Only

for 1 Unit Ac

- ❖ Wall Finishing : Textured Wall Paint & Polished Concrete (Exposed)

- ❖ Gypsum Ceiling



SEATING

area



Bedroom (Typical)

Specification :

❖ Flooring

- Polished Concrete (Exposed)

- Vinyl Parquette

❖ Wall Finishing : Textured Wall Paint

& Polished Concrete (Exposed)

❖ Gypsum Ceiling

❖ Include Utility Access Only

for 1 Unit Ac



BATHROOM

bedroom



Bathroom per Bedroom (Typical)

Specification :

❖ Flooring

- Batu Sikat / Pebble Dash Stone (Black) &

Portino Granite Tile 60x60cm Graphite Structured

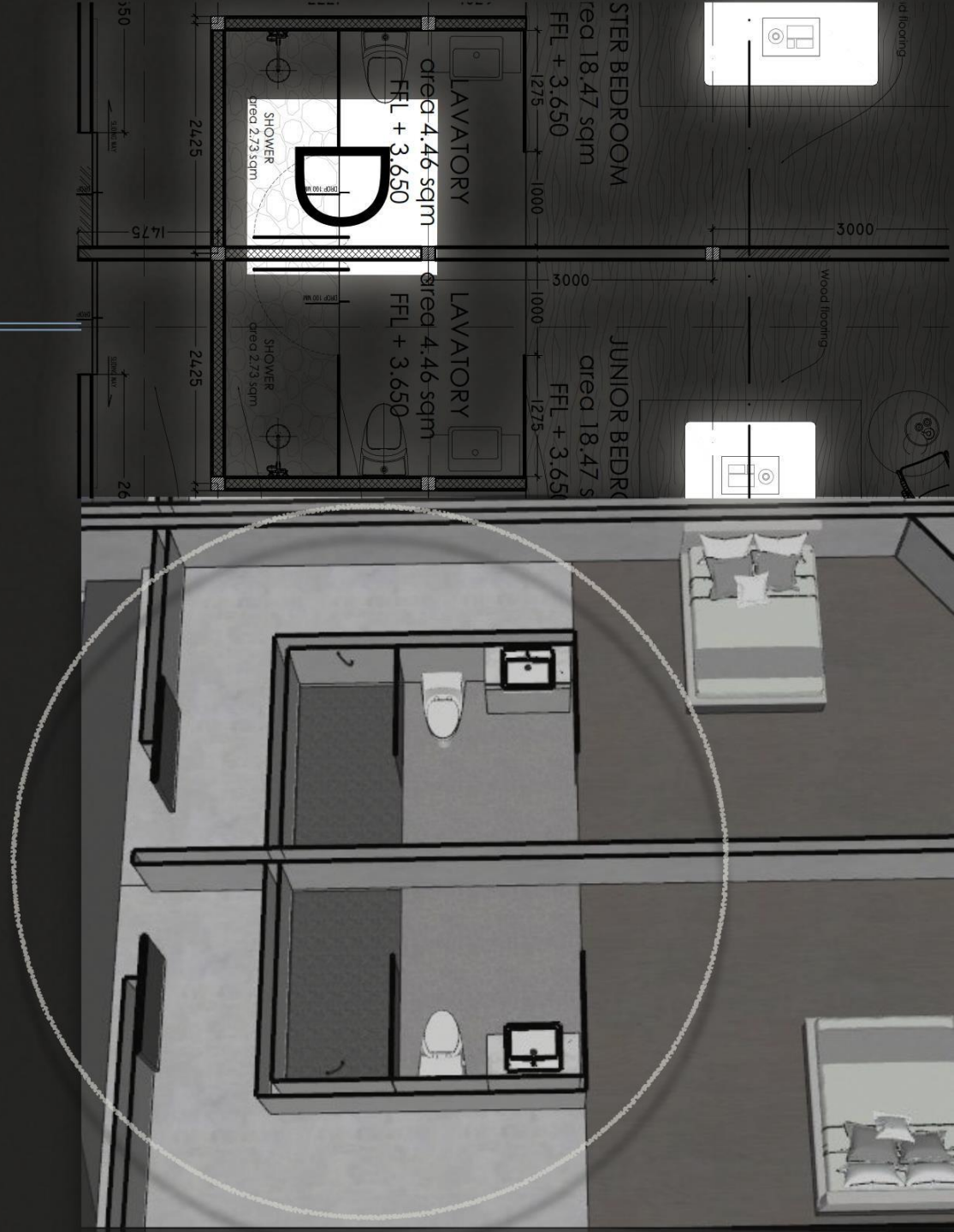
❖ Include WC & Washtafel

❖ Wall Finishing : Granite Tile 30x60cm Semento
Light Grey

& Polished Concrete (Exposed)

❖ Gypsum Ceiling

❖ Include 1 Water Heater 5 l



Specification :

Flooring

- Batu Sikat / Pebble Dash Stone
(Black)

Wall Finishing : Multiplex
Balcony Divider

& Polished Concrete (Exposed)

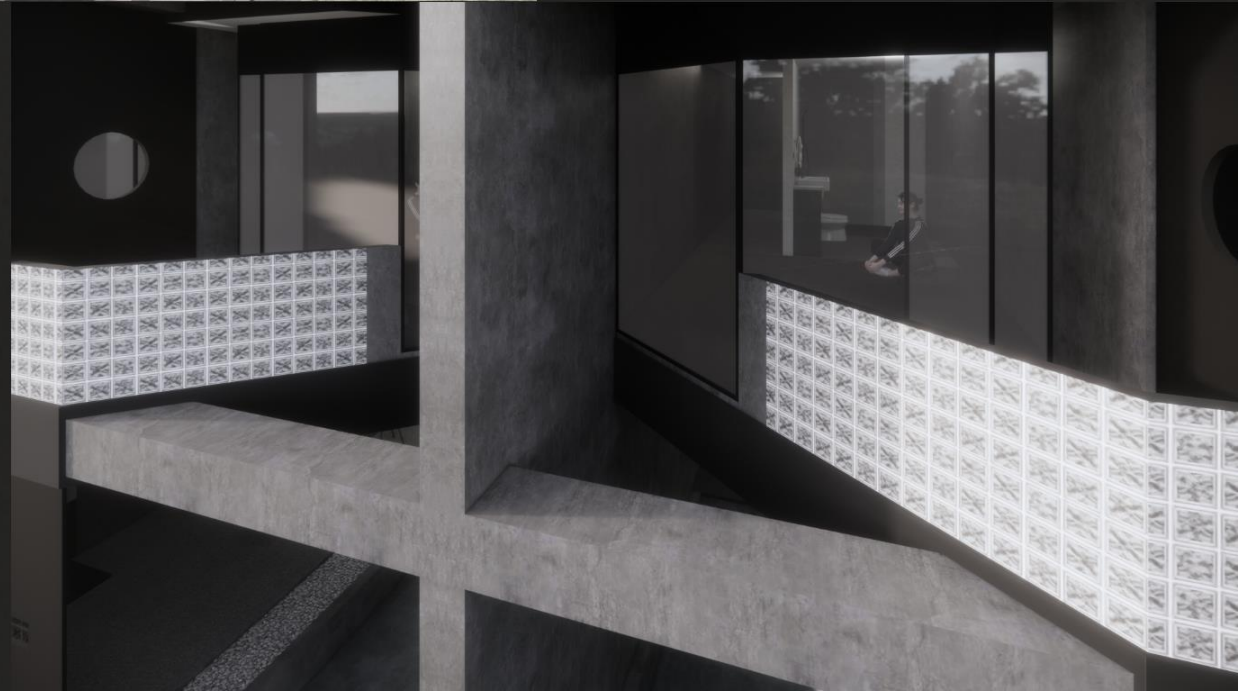
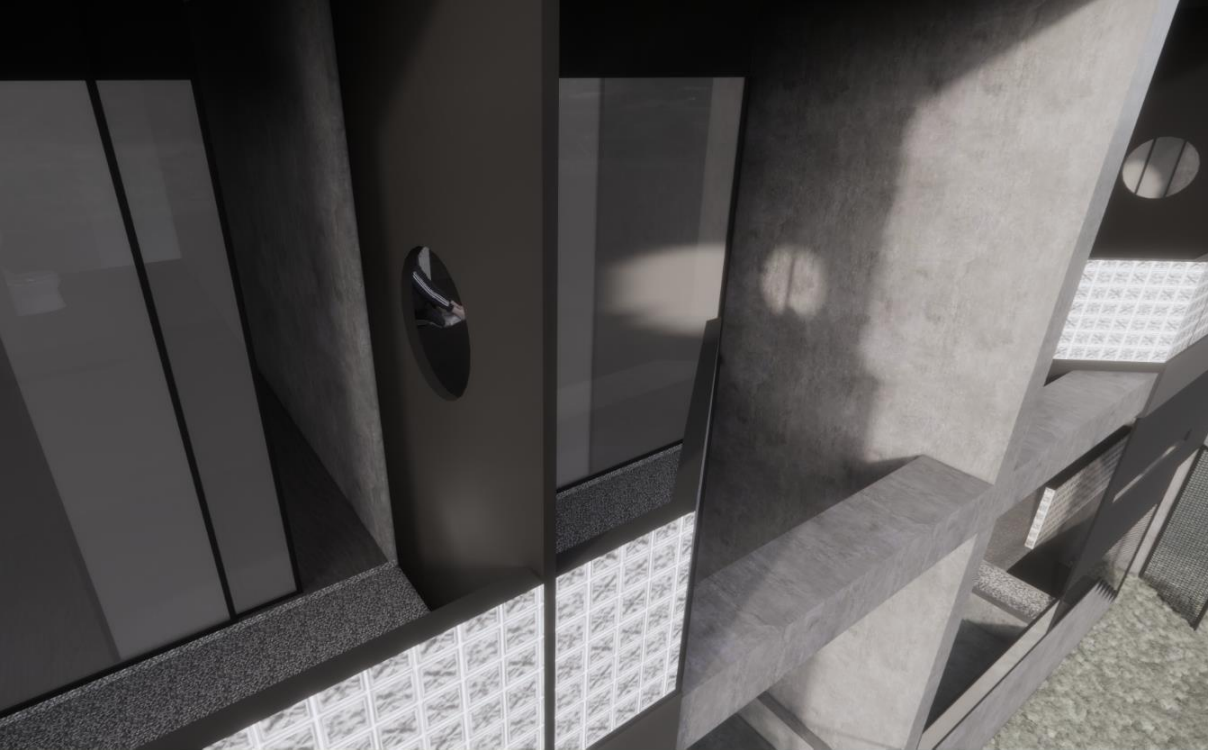
Glassblock Railling

Exposed Concrete Ceiling

Balcony

/

bedroom





mood-board

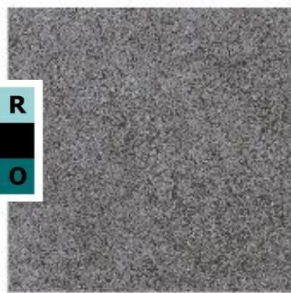
MATERIALS

GREY PB5 03

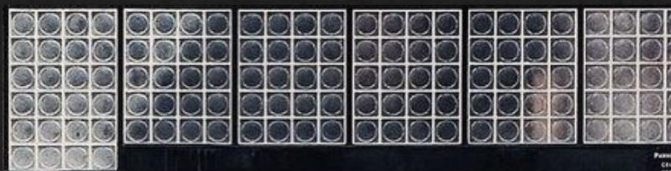


60 x 60cm

GRAPHITE PB5 04



60 x 60cm



mood-board

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MATERIALS



mood-board

MATERIALS

SAKURA



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KOMISI

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**BLT Rp
25.000.000,- /
Unit**



**Terima
kasih!**