



**SERIRIT**

PROPERTY DEVELOPMENT

• Seririt Sentosa •



# Masterplan

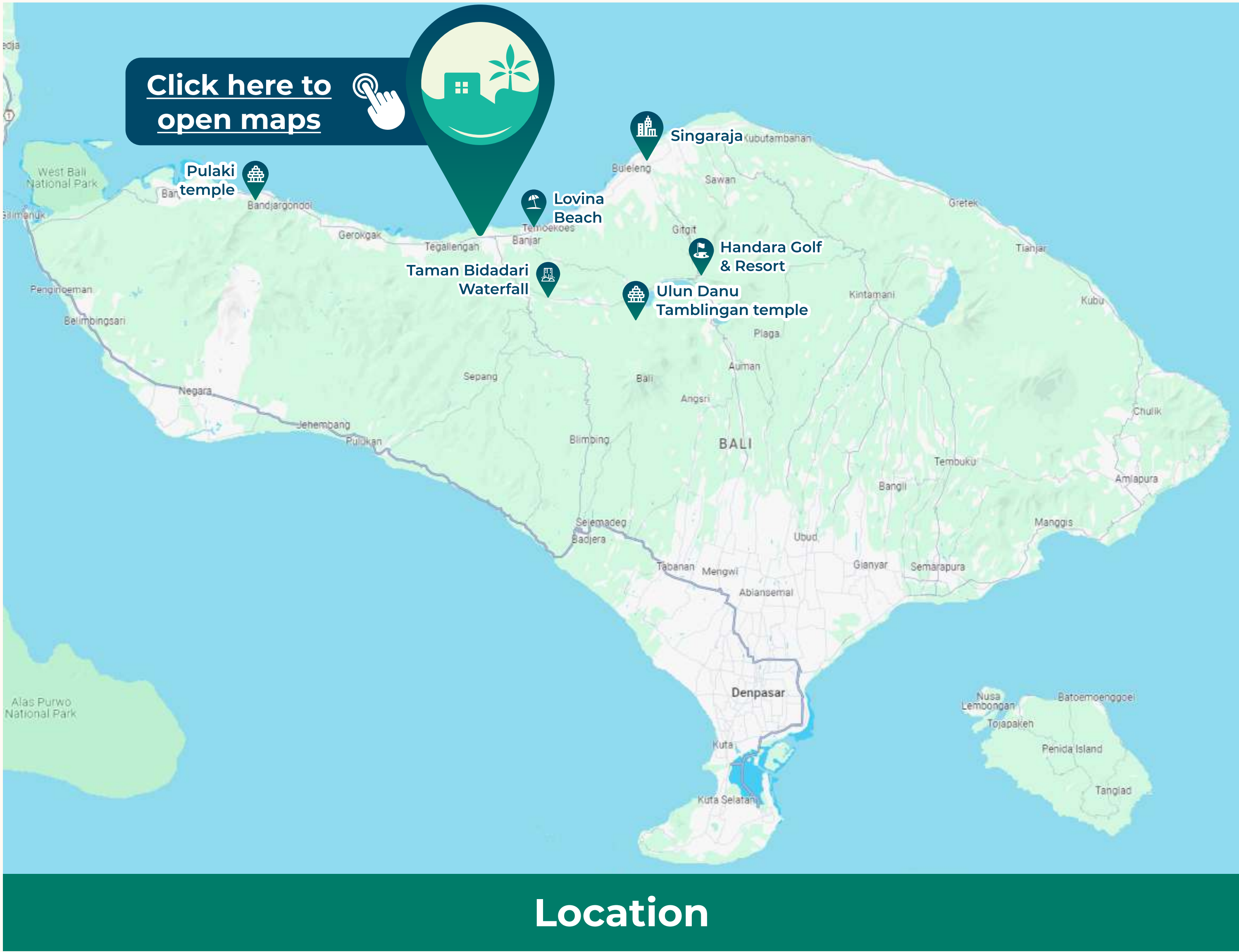




# Masterplan














# SERIRIT

## SENTOSA

Seririt Sentosa is located in the north of Bali in the Regency of Buleleng. The location is a 15-minute drive from the famous touristic attraction of Lovina Beach. It's a 25-minute drive from the city of Singaraja. The perfect place to unwind. With direct access to the beach and ocean, surrounded by beautiful grapevines, paddy fields and nature. This all set on a beautiful mountain backdrop.

Seririt Sentosa is built on a plot totaling 8'000m2 with beachfront access. It will boast 14 plots with luxurious villas. Each villa has unrestricted ocean views, a private pool and at least 3 bed/bathrooms. 4 plots have direct beachfront access and the other 10 units have access via a private road.

-  Lovina beach 20 min
-  Taman Bidadari Waterfall 20 min
-  Mayong rice field 20 min
-  Ulun Danu Tamblingan temple 25 min
-  Singaraja 40 min
-  Pulaki temple 40 min
-  Handara Golf & Resort 60 min





# Development

## Plan

- 💎 Premium beach front location
- 📏 Total land size 8'000m<sup>2</sup>
- 🏠 Subdivided in plots of 300m<sup>2</sup> - 1'200m<sup>2</sup>
- 🚗 Luxurious three or four bedroom villas
- 🏊 Private pool
- 🚶 Private access
- 🅑 Private parking
- 🚶 Easy accessible







# Garden Area





# Living Room







Bedroom



Kitchen



Bathroom



# SERIRIT

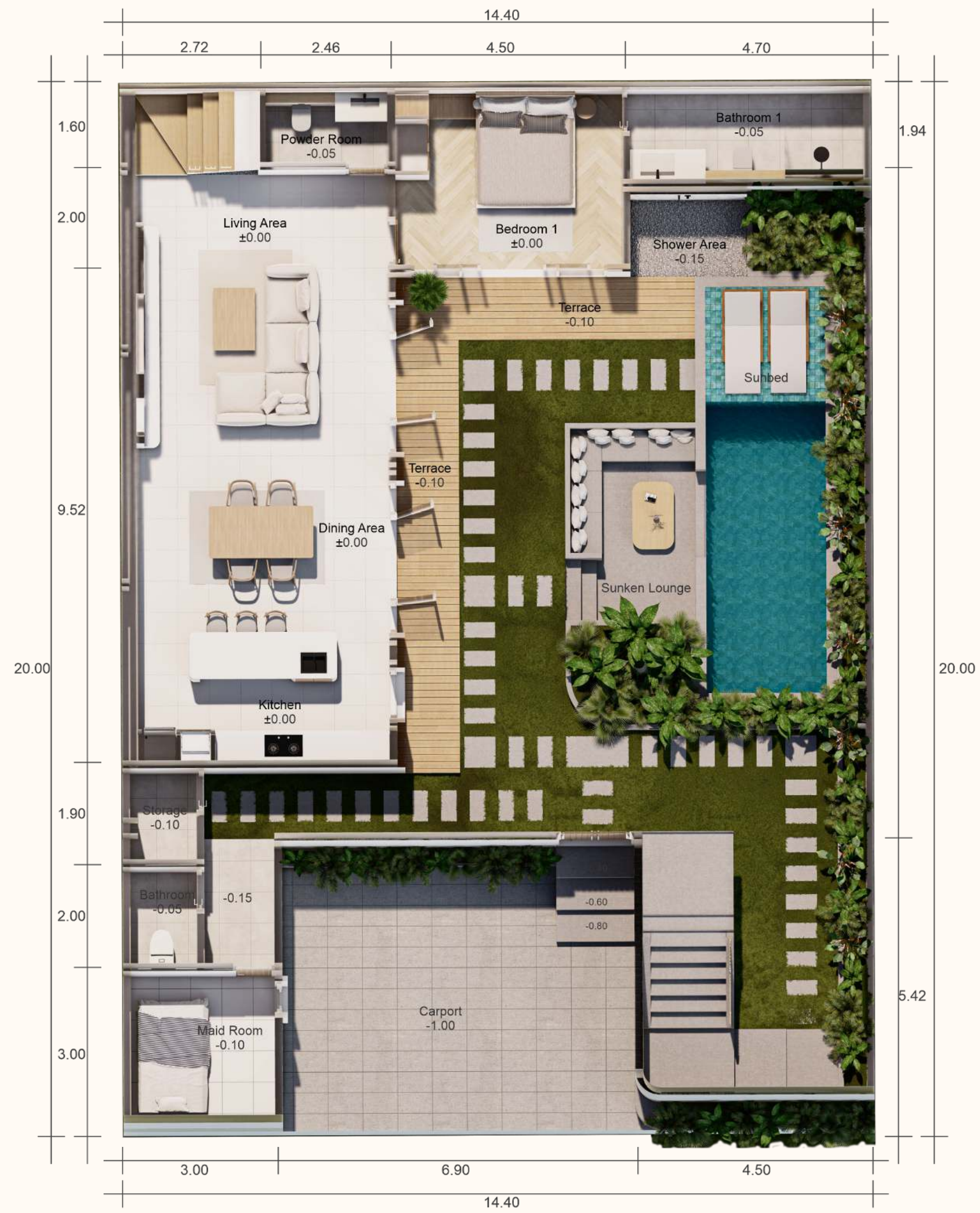
## SENTOSA

TYPE B





# Floor Plan



First Floor



Second Floor



# Garden Area





# Living Room









# SERIRIT SENTOSA



## TYPE A

- Fully furnished
- Favourable payment terms

Land area  
**866m<sup>2</sup> - 1'209m<sup>2</sup>**

Buliding area  
**331m<sup>2</sup> - 336m<sup>2</sup>**

Starting from

IDR 10'380'957'452

USD 665'446\*



## TYPE B & C

- Fully furnished
- Favourable payment terms

Land area  
**284m<sup>2</sup> - 410m<sup>2</sup>**

Buliding area  
**244m<sup>2</sup> - 274m<sup>2</sup>**

Starting from

IDR 5'389'624'551

USD 345'489\*



### Customize your villa

SPD's experienced team of architects can help you with the design of your dream villa in Bali. The price will be adjusted accordingly.

\*Based on exchange rate of USDIDR 15'600



SERIRIT

SENTOSA

PRICE



AREA	VILLA A1	VILLA A2	VILLA A3	VILLA A4	VILLA B1	VILLA B2-B5	VILLA C1	VILLA C2	VILLA C3	VILLA C4
Land area	1'150m²	1'209m²	930m²	866m²	284m²	288m²	358m²	410m²	380m²	395m²
Buliding area	260m²	260m²	260m²	260m²	244m²	244m²	259m²	274m²	274m²	243m²
Cabana	22m²	22m²	22m²	22m²	-	-	-	-	-	-
Pathway	130m²	130m²	130m²	130m²	-	-	-	-	-	-
Pool	51m²	51m²	51m²	51m²	22m²	22m²	22m²	22m²	22m²	22m²
Sunken Lounge	12m²	12m²	12m²	12m²	10m²	10m²	10m²	10m²	10m²	10m²
Shower area	4m²	4m²	4m²	4m²	4m²	4m²	3m²	3m²	3m²	3m²
Carport	87m²	87m²	95m²	104m²	35m²	35m²	35m²	50m²	50m²	37m²
Stair area	-	-	-	-	15m²	15m²	14m²	19m²	19m²	14m²
Total Building Size	331m²	331m²	333m²	336m²	273m²	336m²	287m²	307m²	307m²	271m²
Price IDR	SOLD	12'817'708'760	10'817'838'315	10'380'957'452	5'389'624'551	5'418'646'636	6'098'694'128	6'720'181'236	6'502'515'597	6'177'893'416
Price USD	SOLD	821'648	693'451	665'446	345'489	347'349	390'942	430'781	416'828	396'019






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**Seririt Sentosa**  
March 2024


SERIRIT


SENTOSA

Typical challenges


- 


I can't speak the language. How do I communicate with the contractor?




You will have direct contact with the owners of SPD in English who supervise the project on a daily basis.
- 


I can't visit Indonesia to monitor the progress regularly.




SPD's team provides regular updates using pictures and video's in order to actively involve its clients during the development process.
- 


I don't have any experience designing or building a house




SPD's team consisting out of experienced architects, designers and civil engineers are ready to assist you during the whole development process.
- 

How do I control the construction quality?



SPD's team has 20+ years' experience developing and building real estate. All buildings comply with the Indonesian building standards and SPD delivers European standard quality.
- 

How do I know the investment is safely structured?



SPD always performs a thorough due diligence process before starting a project. This process is guided by the notary and a legal team. The team will check on ownership and confirm everything is according to (local) regulations.





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