

TECHNICAL SPECIFICATIONS AND DETAILS

The Luxe Bali - Bali's Finest Residence



The Luxe Bali is set in an Exclusive Private Three Home Gated and Secure Ocean Frontage Estate of 5,000 m² Right Besides Padang2 Beach-Uluwatu . Each residence has its own fully private space.

Raised 35 meters above sea level this location is safe from any Tsunami issues and facing North has the coolest sun aspect with magnificent and expansive ocean views.

The Luxe Bali Residence is on 1,620 m²

The Residence internal size 900 m² of floor space

The Residence undercover and top floor open Terraces 300 m² or non-slip nano-coated cream-colored marble.

Private garage down own personal tree covered driveway with private lift to ground floor house level.

Entrance to house from garage foyer entrance via large primitive hewn rock walled vertical and in-ground garden with koi pond and 2 large banyan trees and waterfalls.

The Luxe is a 4-floor residence.

There are 3 main suite bedrooms all with private ensuite bathrooms and large outdoor terraces surrounding bedrooms and living spaces in the house thus giving very comfortable , cool and shaded outdoor living as well as secure Star plus internal living when desired.

There is 1 extra ocean lower cliff face villa shared by the three houses in the estate that can be used for extra bedroom when houseguests require it. At other times rented to the public to pay for all common estate expenses.

Stairs lead to its own private access to ocean & beach.

Onsite Location at cliff edge for storing small watercraft and Jet Ski's should a davit (loading crane) be installed. Nearby is an antique carved balai for close to the beach recreation.

Construction

Top-grade contractors commissioned for the project.

The size, thickness and concrete quality of pillars, floors and walls exceeds the standard requirements for quality construction.

All internal walls have a core of solid red brick from floor to ceiling for sound proofing on every room space. Doors are solid timber 5cm thick perfectly flat and true to create quite space.

The foundations are set 1.5 meters deep into bedrock to ensure stability.

Top quality construction materials used throughout.

Top Floor Roofing is Ironwood shingles,
Lined with 5cm thick refrigeration foam insulation and double-sided aluminum plate.
Internal roof lined with laminated bamboo flooring and exposed marbau timber framing. Creating a very attractive, quiet & well insulated roof.

Coatings and Claddings

External walls clad in Grey Honed Granite from China.

Gyprock internal walls supported by laminated finger-jointed FSC termite treated timber for solid integrity and no vibration.

4-floor open stairwell clad in rough honed off white extra hard limestone coral.

All bathrooms clad floor to ceiling in Turkish light Caramel Travertine arranged vertically.

Flooring

Turkish Caramel Travertine floor borders and hall walkways.

Merbau 2cm thick tongue and groove plank flooring fixed to battens and polished with matt wax.

Large Kashmir Gold granite slabs for both dry and wet kitchens

Acid washed, non-slip cream marble for all bathrooms and terraces.

Brush-hammered, non-slip Basalt 3cm thick tiles cut from large river boulders for all outside paths and walkways.

Large Kashmir Gold granite floor slabs for both dry and wet kitchens.

Electrical and Lighting

Large back up automatically activated Generator and 90Kva voltage regulator.

Fully intergrated Vantage USA Smart Home Control System for all lighting.

Home Control System is Internet connected and includes infrared communication and CCTV Recorded Security.

Vantage home Audio system linked to an over 3000 song library in home theatre. Using Bose and Infinity Reference Standard Speakers in house and garden.

Full House Panasonic PABX communications equipment for internal and outside connections. Fully protected by a sine wave uninterrupted power supply.

Both Satellite and Cable TV connections to All TV's including High Definition Broadcasts to all Bedrooms, Living Area and Home Theater.

All house Wi-Fi network using dedicated channel 2Mb downlink - 1 MB uplink to International Web Backbone (USA – Europe – North Asia – Australia)

Telkomsel 3G Repeater outside the house to ensure good mobile signal anywhere on the property, soon to be upgraded to 4G.

Deeply Grounded 40 meter high lighting protecting mast to ensure safety to all areas of the Estate.

Btcino entrance wall monitor set and secure remote door opening.

Custom specialty lighting from Dua Lighting (suppliers to Bulgari Hotel) that is fully dimmable.

BrightGreen Australian designed award winning LED architectural lighting for all down lighting and spotlighting of art.

Full house control system for lighting, Sound, and Security interfaced with house iPad's.

Security monitored control panel for the detection of intruders, fire, panic buttons, and house pumps at Security post at Street level Security & Staff Quarters.

Plumbing

Grohe constant pressure and temperature-controlled showers and taps.

Kohler large Jacuzzi baths and Kohler 3/4" ceramic valve bath taps will fill the bath in less than half the normal time.

Instant hot water recirculating plumbing; with 630 liters of hot water immediately available.

Grundfos Scroll Inverter computer controlled water pressurization system that ensures minimum 4.5 Barr on any floor and automatically adjusts as more taps are opened at one time. .

The Residence collects and filters to full capacity 500,000 liters of pure rainwater collection tanks under the garage and entire driveway system with access shafts for inspection. Clean, fresh water filtration/activation treatment that removes, heavy metals, calcium, chlorine, algae and bacteria, with ultra filtered and healthy alkaline water for drinking available at kitchen and sub zero fridge.

Two large 80cm diameter storm-water drainage pipes with climb down shafts run either side of the house below lower ground level to collect excess rainwater runoff and ensure that flooding will never be an issue.

There is a 60,000-liter super refined grey and black water 100% recovery bio-digester for all gardens. This provides all the water needed to keep all the gardens green and healthy.

4 Swimming Pools ! within the Estate.

22 meter wide infinity cliff-edge pool with expansive ocean view.

26 meter x 6-meter wide lap pool.

8 meter Private for The Luxe Bali only infinity edge pool adjoining ground floor living area with adjustable temperature setting for warmer pool setting for evening.

Small heart shape plunge spa pool at lower cliff side villa.

Even the largest pool only suffers an evaporation loss of 1.2m³ a day of water.

The Luxe Bali - Main Features

Allure Italian marine-grade, cyclone-resistant sliding doors and windows with 10mm tempered glass for soundproofing and strength. With custom made marine-grade 316 imported stainless steel door handles and pulls.

Travertine edged, solid timber floors throughout all living and bedroom areas with travertine hallways. Non-slip marble flooring in all Bathrooms and toilets.

Non-Slip off white Marble flooring on outside under covers and open terraces.

2 elevators to make the residence wheelchair and handicap accessible on all levels.

4-floor, 6-person Hitachi lift in Residence.

2-floor, 4-person lift from garage to main door.

Wolf USA 150cm Professional cooking range. 6 burners, char grill, griddle plate and twin full feature ovens.

Largest size Sub Zero 120cm fridge /freezer. With ice and cold water dispenser.

Separate Wet Kitchen adjoining main Kitchen with its own washing & cooking facility.

Walk in climate controlled cold room adjustable down to 3 Celsius.

Stunning 4-floor architectural open stairwell inside the house.

Private soundproof office with commanding views of ocean and garden swimming pool.

All entertaining areas and garden have an iPad adjustable sound system.

Dedicated Home Theater/Music Room with state of the art HD 3D projector, 3-meter screen with high-end KEF 7-1 sound system with JL Audio Subwoofer.

Canadian cedar sauna and travertine-lined steam room. With adjoining dressing and shower area.

Dedicated spa room with two massage tables and complete spa equipment.

Large gym with full mirror wall martial art mats and exercise equipment, sound system, and large led TV.

Artworks commissioned by renowned overseas artists exclusively for the residence.

A full house of collectable Indonesian Artworks , Carvings and Curios.

Tastefully concealed private stairs that lead down to the ocean.

Potential small boat/ Jet Ski storage and launching area.

Open/fresh airflow inside residence due to the large, custom sliding doors and windows.

Marine-grade ultra silent architectural ceiling fans.

Fully air-conditioned with energy efficient units when required.

Wide Track Sheer and Solid Layer Curtains in all rooms, with sunlight block out curtains in all bedrooms.

Custom made 2 meter by 2 meter Beds with Bedheads containing led reading lights and recessed panic buttons. Masterpiece and Natural Response King Size Bed Mattresses with Frette Fine Italian woven cotton sheets and covers.

Custom furniture throughout made for style and comfort.

Quality built in robes by German company in bedroom suites.

All external furniture uses Sunbrella waterproof fabric and quick dry foam cushions.

Rain forest garden with large koi pond and water flow forms at main entrance.

Large internal koi pond adjoining dining area.

Private Lower Garage with Lift for 2 vehicles and several motorbikes, and extensive inside parking at the front of the estate.

Ducted fresh airflow for all areas that do not have window access.

Living Quarters for the Luxe Bali Butler and Engineering Staff are onsite above the front street level garage - security space.