



SERIRIT
PROPERTY DEVELOPMENT

• Seririt Sentosa •

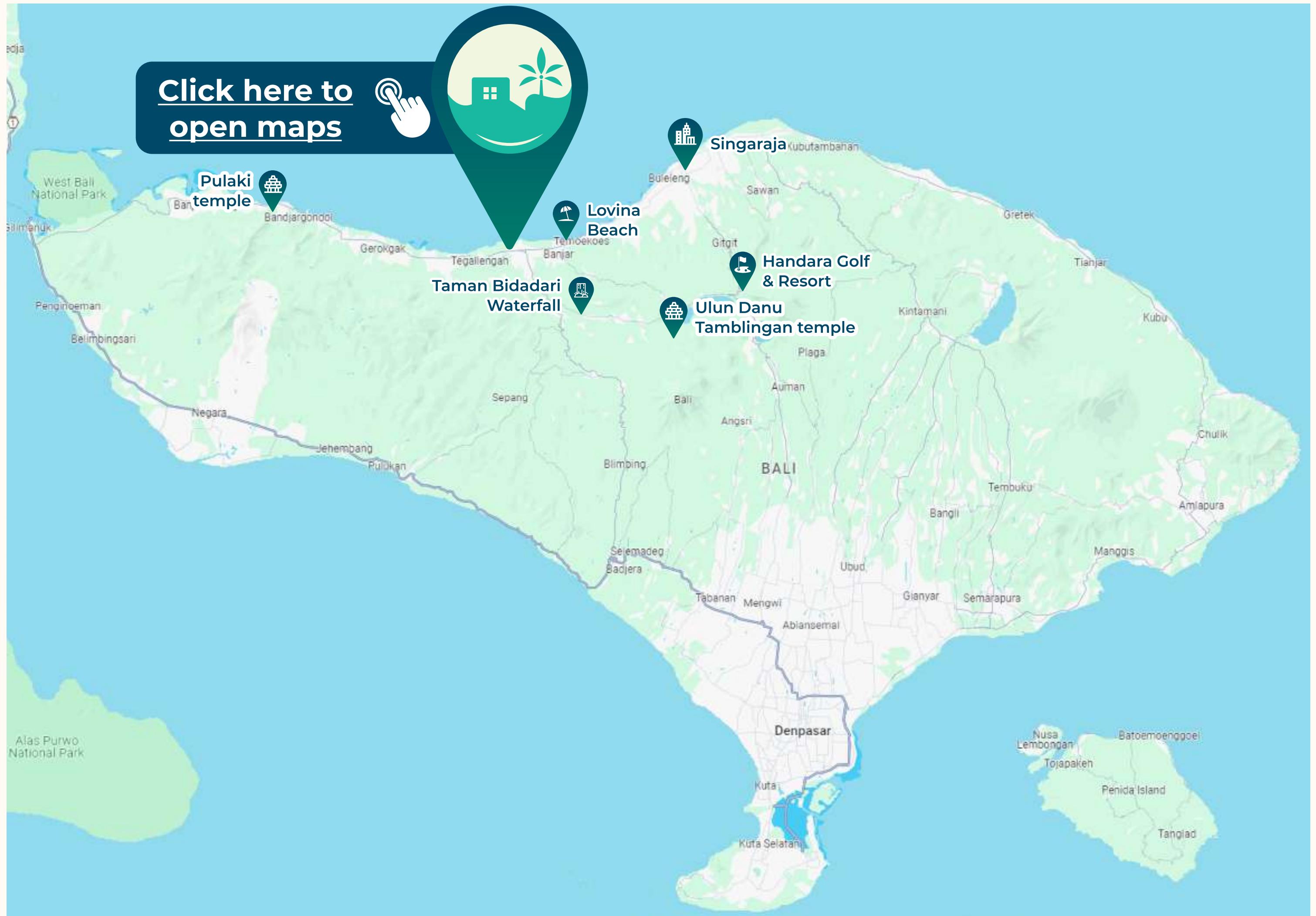
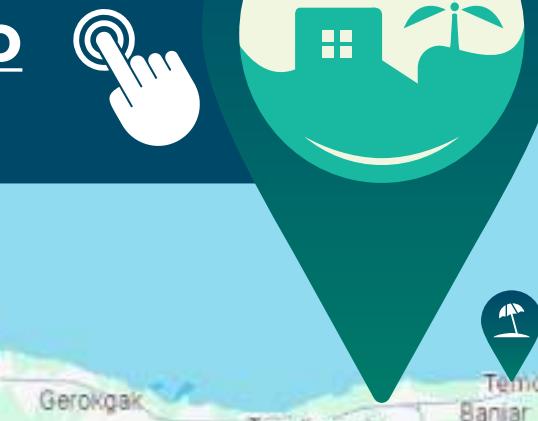
Masterplan



Masterplan



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Location

🏖 Lovina beach 20 min

🏛️ Taman Bidadari Waterfall 20 min

🌾 Mayong rice field 20 min

ㄏ Ulun Danu Tamblingan
temple 25 min

ㄏ Singaraja 40 min

ㄏ Pulaki temple 40 min

旗帜 Handara Golf & Resort 60 min

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.

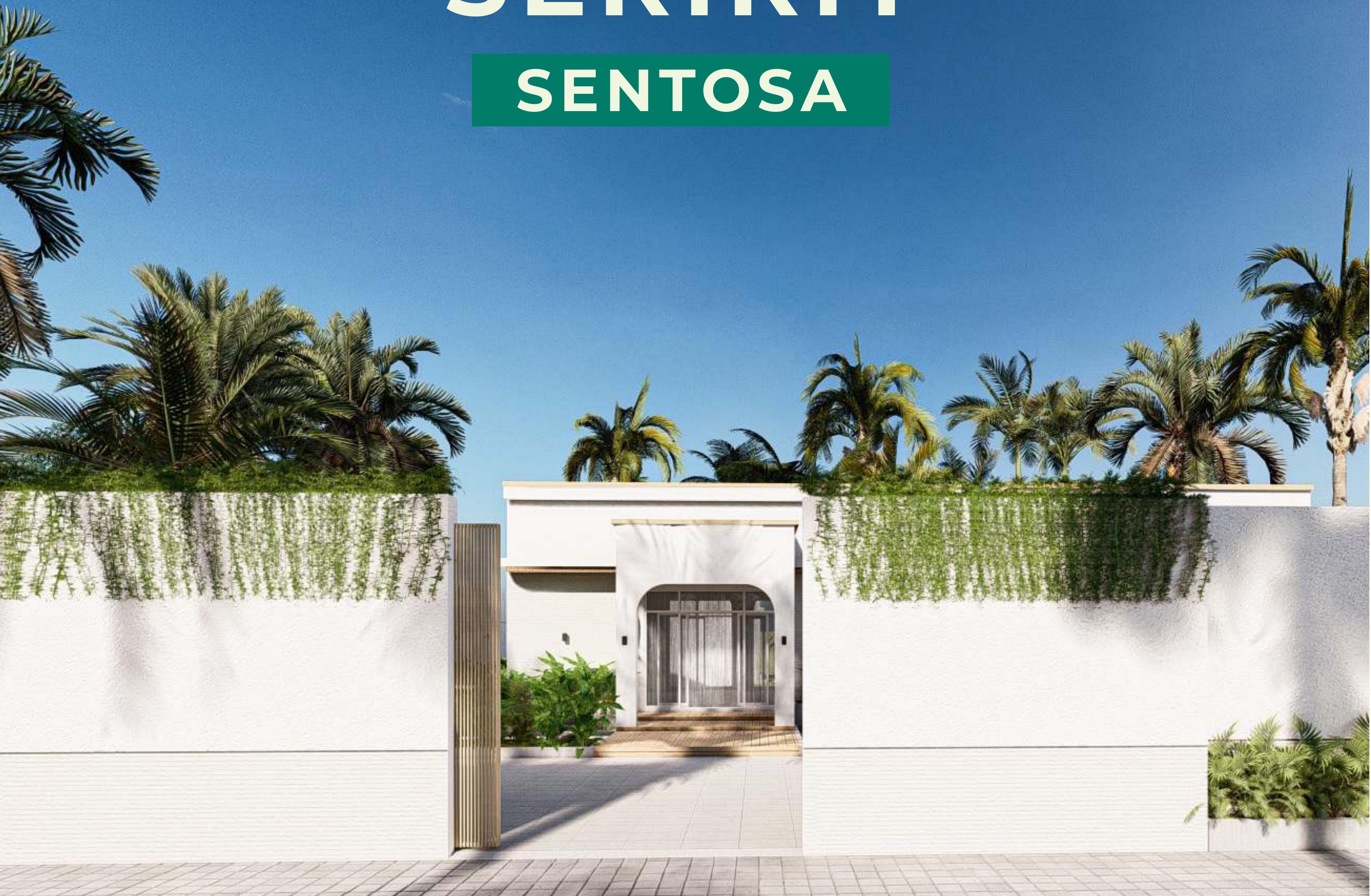
Development Plan



- ❖ Premium beach front location
- ❖ Total land size 8'000m²
- ❖ Subdivided in plots of 300m² - 1'200m²
- ❖ Luxurious three or four bedroom villas
- ❖ Private pool
- ❖ Private access
- ❖ Private parking
- ❖ Easy accessible

TYPE A

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Garden Area



Living Room





Bedroom



Kitchen



Bathroom

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TYPE B



Floor Plan



First Floor



Second Floor

Garden Area



Living Room





Bedroom



Kitchen



Bathroom

SERIRIT SENTOSA



TYPE A

- Fully furnished
- Favourable payment terms

Land area

866m² - 1'209m²

Buliding area

331m² - 336m²

Starting from

IDR 10'380'957'452

USD 665'446*



TYPE B & C

- Fully furnished
- Favourable payment terms

Land area

284m² - 410m²

Buliding area

244m² - 274m²

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.

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	1'150m ²	1'209m ²	930m ²	866m ²	284m ²	288m ²	358m ²	410m ²	380m ²	395m ²
Buliding area	260m ²	260m ²	260m ²	260m ²	244m ²	244m ²	259m ²	274m ²	274m ²	243m ²
Cabana	22m ²	22m ²	22m ²	22m ²	-	-	-	-	-	-
Pathway	130m ²	130m ²	130m ²	130m ²	-	-	-	-	-	-
Pool	51m ²	51m ²	51m ²	51m ²	22m ²					
Sunken Lounge	12m ²	12m ²	12m ²	12m ²	10m ²					
Shower area	4m ²	4m ²	4m ²	4m ²	4m ²	4m ²	3m ²	3m ²	3m ²	3m ²
Carport	87m ²	87m ²	95m ²	104m ²	35m ²	35m ²	35m ²	50m ²	50m ²	37m ²
Stair area	-	-	-	-	15m ²	15m ²	14m ²	19m ²	19m ²	14m ²
Total Building Size	331m ²	331m ²	333m ²	336m ²	273m ²	336m ²	287m ²	307m ²	307m ²	271m ²
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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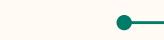
Seririt Sentosa
March 2024

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.



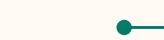
I can't visit Indonesia to monitor the progress regularly.



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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