



Villa Marketing Kit

Arterra Terrace

—PT. Arterra Capital Ventures

2024 COMPLETION

Arterra Terrace

Located a minute away from Jl. Raya Cangu, close to the heart of action with access to the best eateries, cafes and beaches vibrant beaches, yet tucked away in a tranquil villa cluster. The villa is in the ideal location to set roots.





Aerial view of Batu Bolong Beach, a 5 min ride away from the villa

Arterra Terrace

The 4 villas cascade up a gentle terrain, with each villa gaining a mild elevation up slope, hence the name "Terrace". This site was carefully chosen for its dominantly north-south orientation to ensure maximum comfort and best ventilation in the tropical weather. Each villa is designed with a private courtyard and a pool.



Aerial View of Arterra Terrace

Nestled in a villa cluster in Jl. Raya Uma Buluh, Cangu, Kec. Kuta Utara, Kabupaten Badung, Bali, Indonesia

Designed by Award-Winning Architects

Arterra Terrace is designed by the co-founders of award winning international architecture firm Inully Limited. Leading the design is Architect/Developer Ar. Luther Seet, whose villa designs were awarded the Tatler Homes Best Tropical Design 2019 and Tatler's Designer on the Rise 2021. Prior to designing villas, Luther held lead design roles projects in Singapore, Vietnam, India and Indonesia, including Singapore Changi Airport terminal 4, and National Gallery Singapore. He is co-owner of PT Arterra Capital Ventures.

www.inully.com

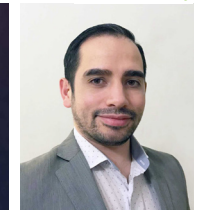
Inully
Inhabit Carefully



Ar. Luther Seet
SINGAPORE



Ar. Javier Santiago
SPAIN



Ar. Philip Russell
UNITED KINGDOM

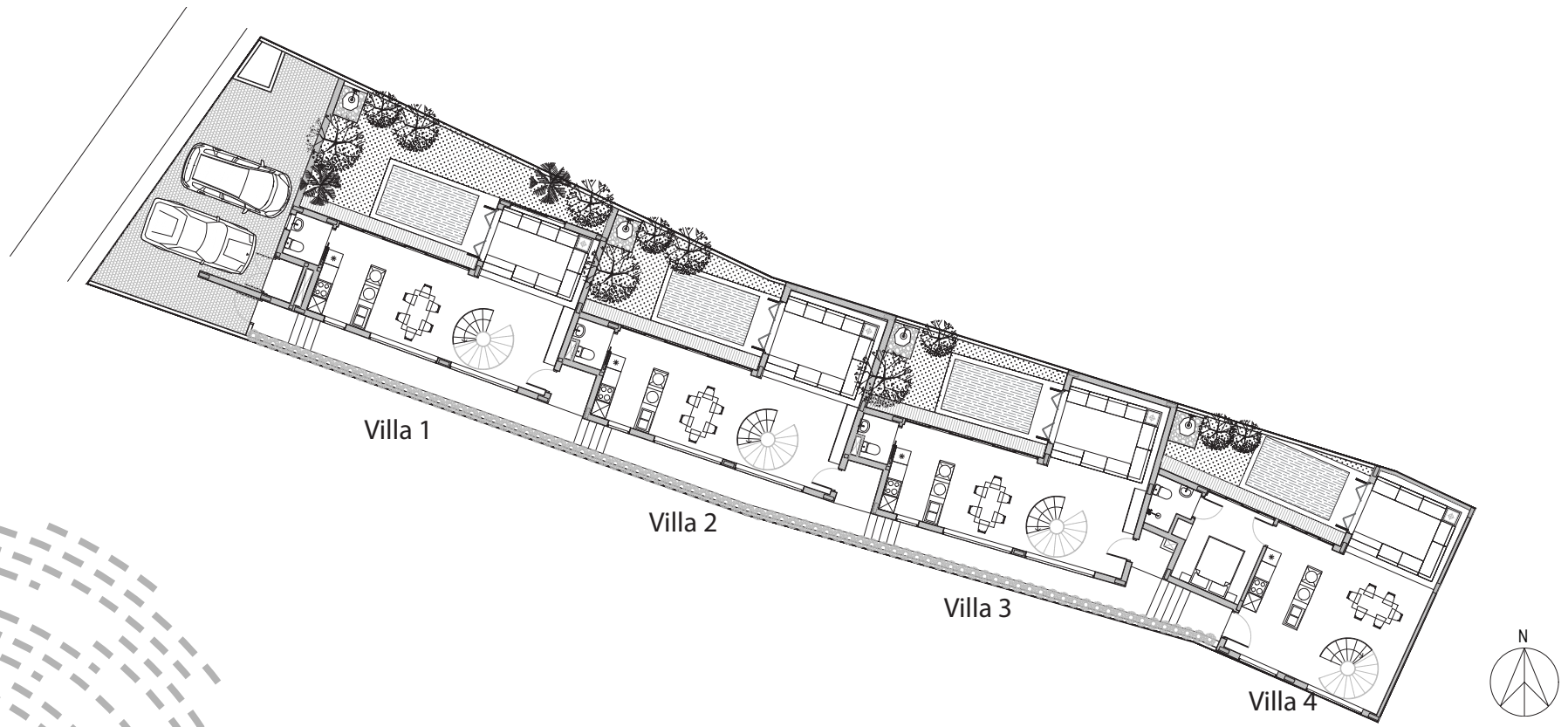


The exterior is cladded with locally sourced cladding to protect the inner concrete brick walls against the weather, built to last.

Arterra Terrace
Masterplan

The site is long in the east-west direction, allowing the openings of the 3 villas to be spread in a primarily north-south orientation, which has the best climatic performance. Visual and acoustic privacy is maintained by the enclosure for each villa, while the courtyard allows for daylight and ventilation.

The first and last units are 3-bedroom villas, with two 2-bedroom villas in the middle. Private roof terraces top the villas to provide unblocked views of the area.



1st storey site layout

Arterra Terrace

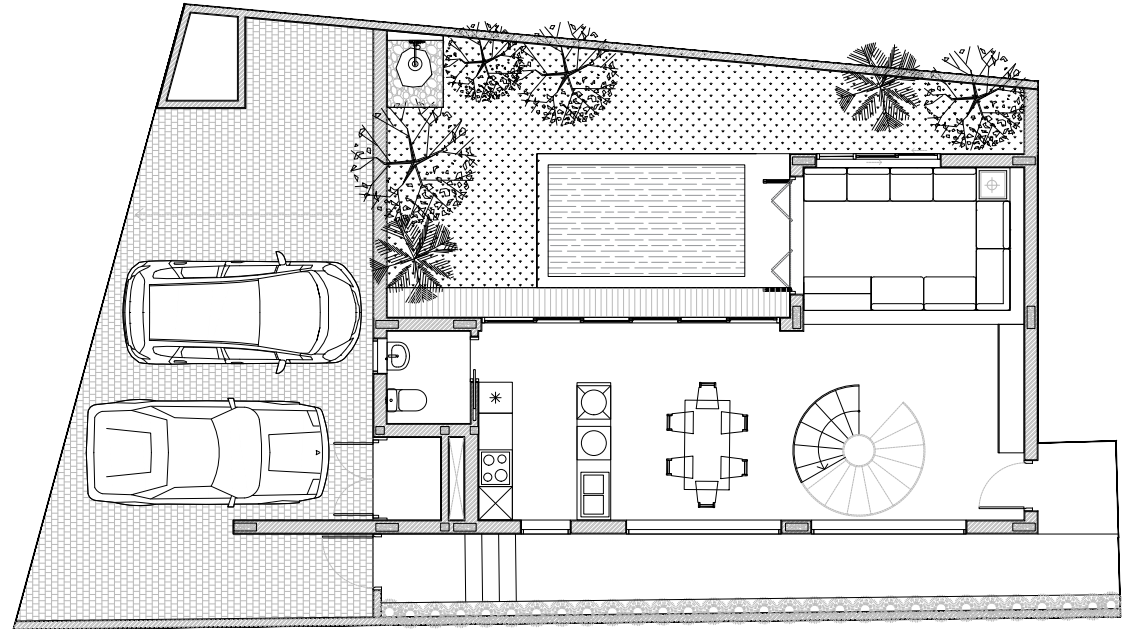


Aerial evening view



Secure tropical sanctuary

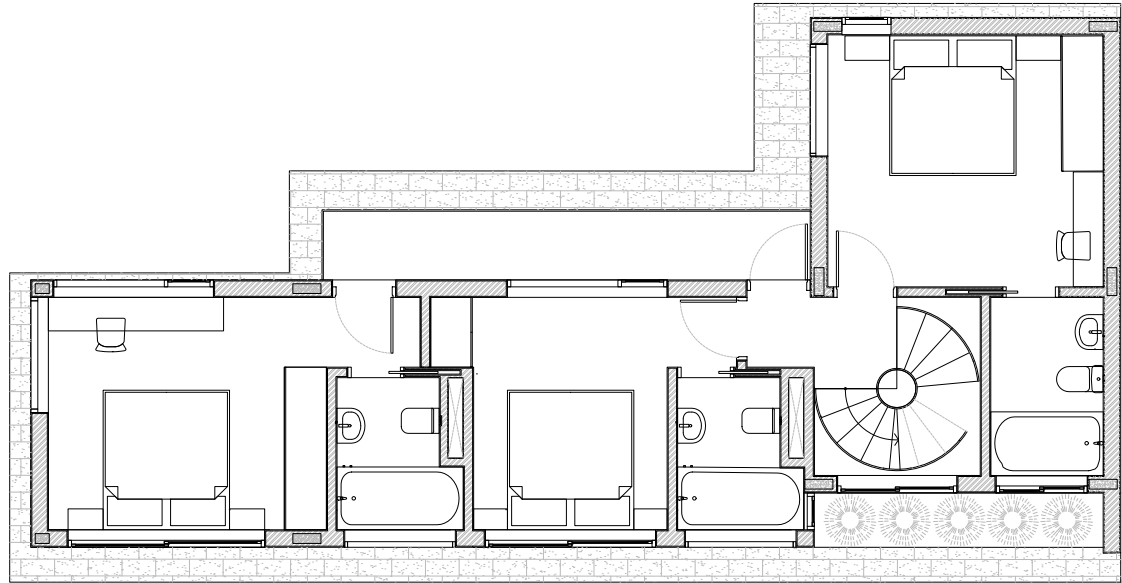
Arterra Terrace comes with a private access behind a main door, into a serene bamboo lined pathway that leads into each of the 4 villas.





Ensuite bedrooms

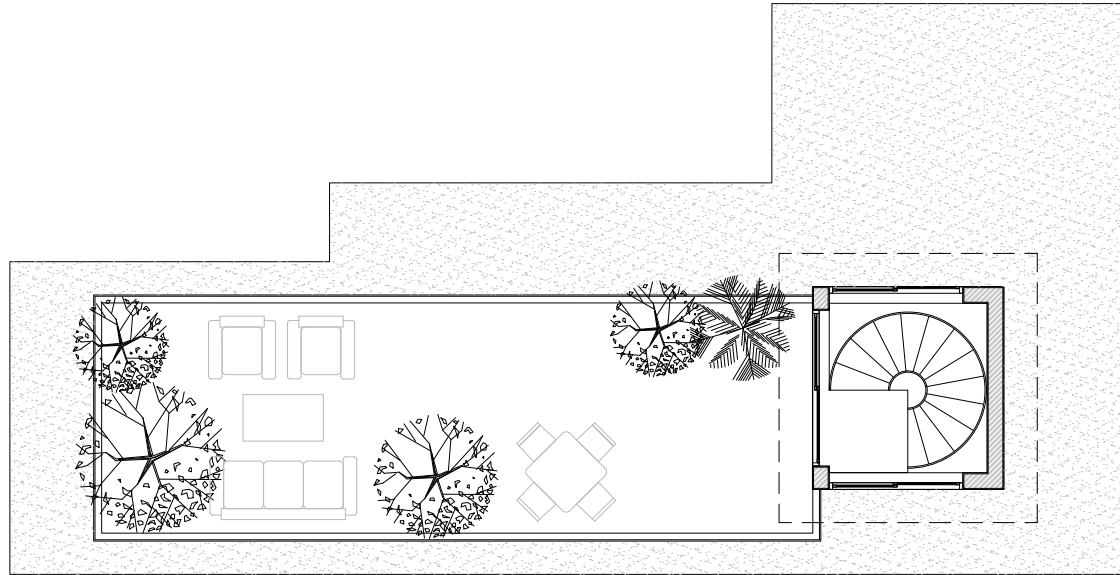
All bedrooms in the Arterra Terrace has an ensuite bathroom, in addition to the common powder room on the 1st storey.





Roof Terrace Level

Accessed via the main sculptural spiral stairs, the 3rd storey roof terrace is a breezy platform towering above the neighboring developments, where the space is customizable for gazebos, BBQ or portable jacuzzis.



Tropical living with modern comforts

Typical Living space Villa 1

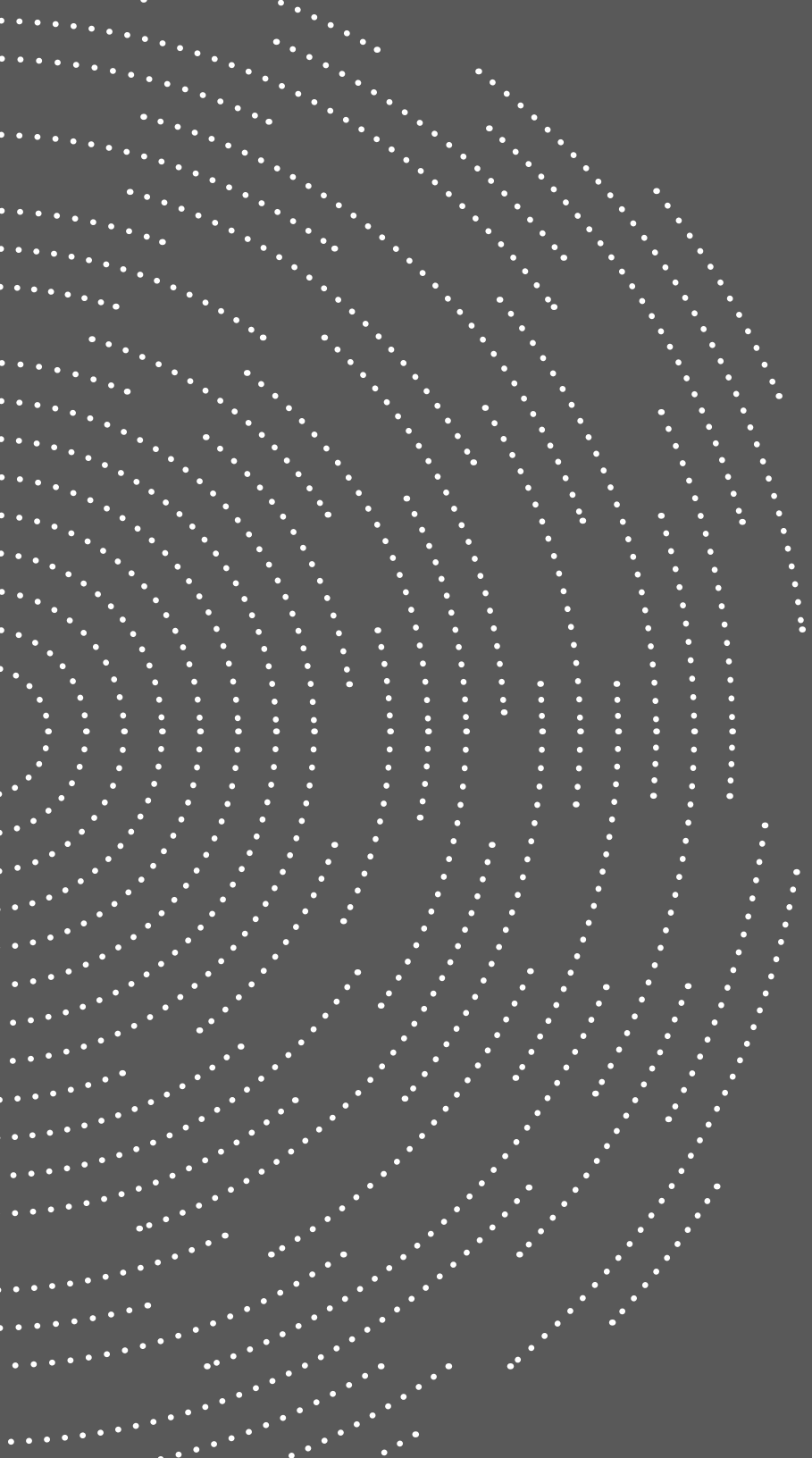
The main spaces of the 1st storey are configured in an open L-shaped configuration, wrapping around a courtyard with a pool, which is open to sky for maximum daylight and ventilation. The doors are fully openeable for the indoor to flow seamlessly with the outdoor space, and seal-able for air-conditioning during the hotter summer months.

As an added feature, the pool has seats that use the adjacent stone deck as a ledge for 'work-from-pool', an option for the resident to dip into the pool while addressing the needs of the new-age digital nomad.





View from Courtyard



Villa Type 1

USD \$265,000
(IDR 3,950,000,000)

*Includes 10% property tax

*25 year lease
(with 5 year extension option)

Arterra Terrace

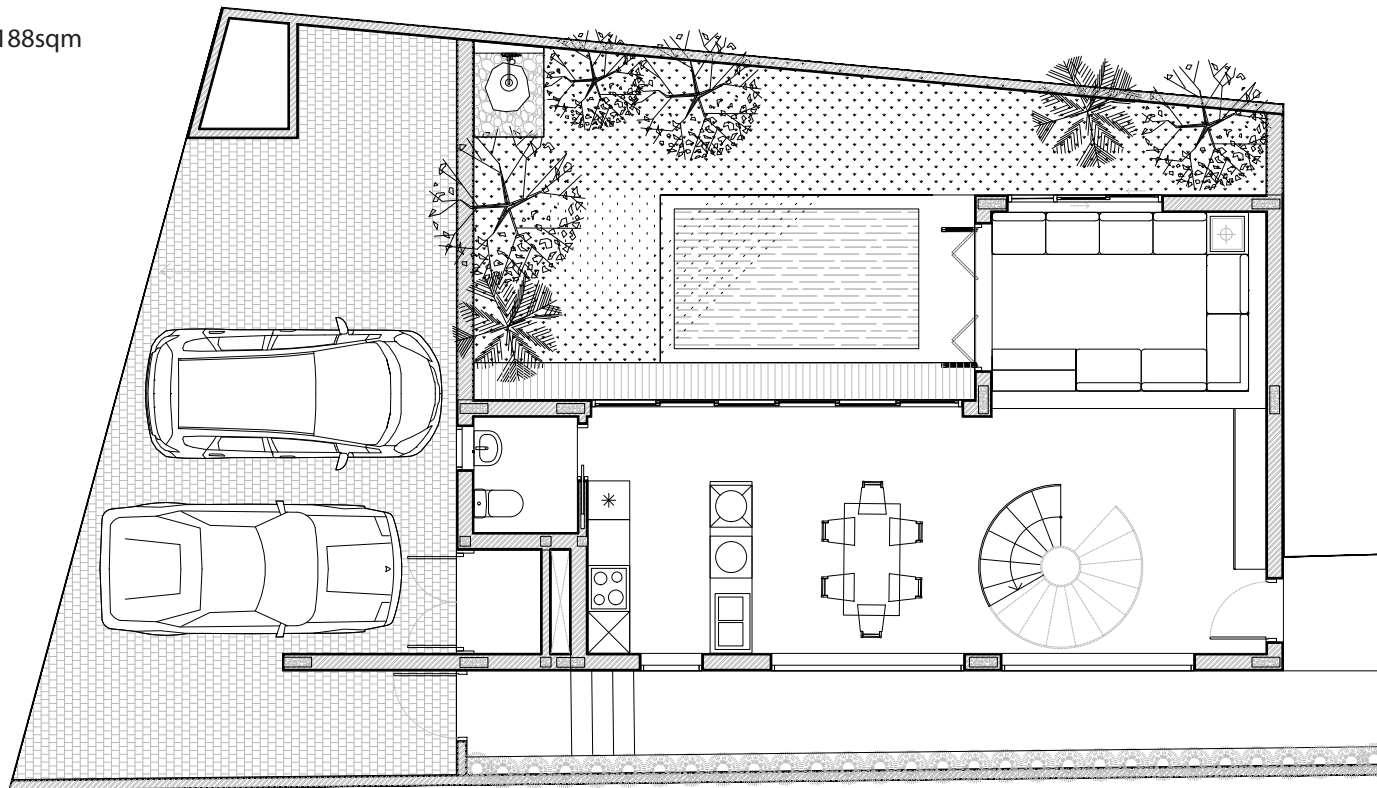
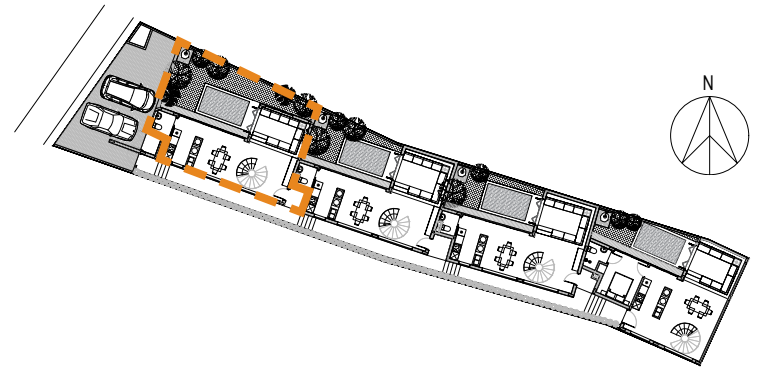
Villa Type 1 (3-bedroom)

Land Size: 101sqm

Indoor area: 148sqm

Roof Terrace: 40qm

Total built up area: 188sqm



1st Storey Plan

Arterra Terrace

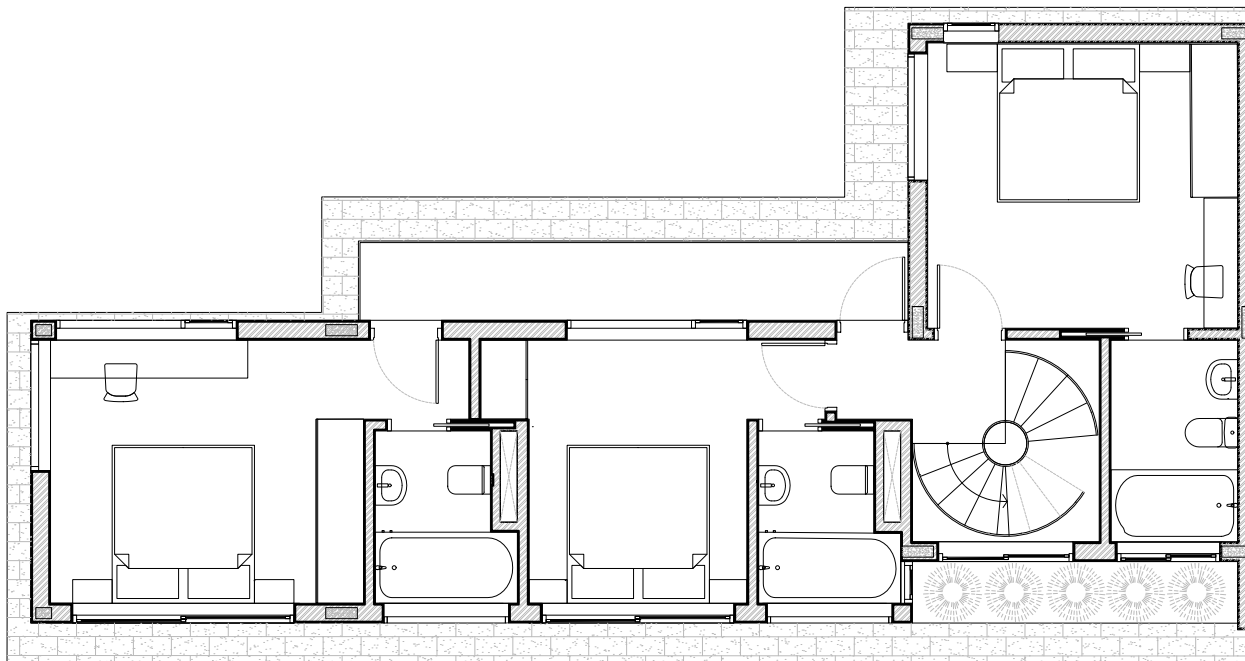
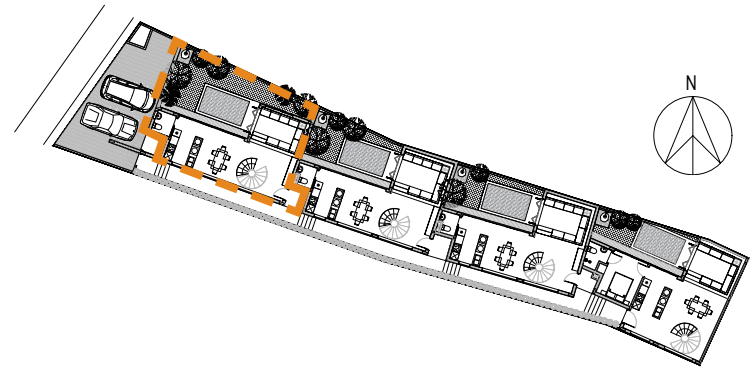
Villa Type 1 (3-bedroom)

Land Size: 101sqm

Indoor area: 148sqm

Roof Terrace: 40qm

Total built up area: 188sqm



2nd Storey Plan



Arterra Terrace

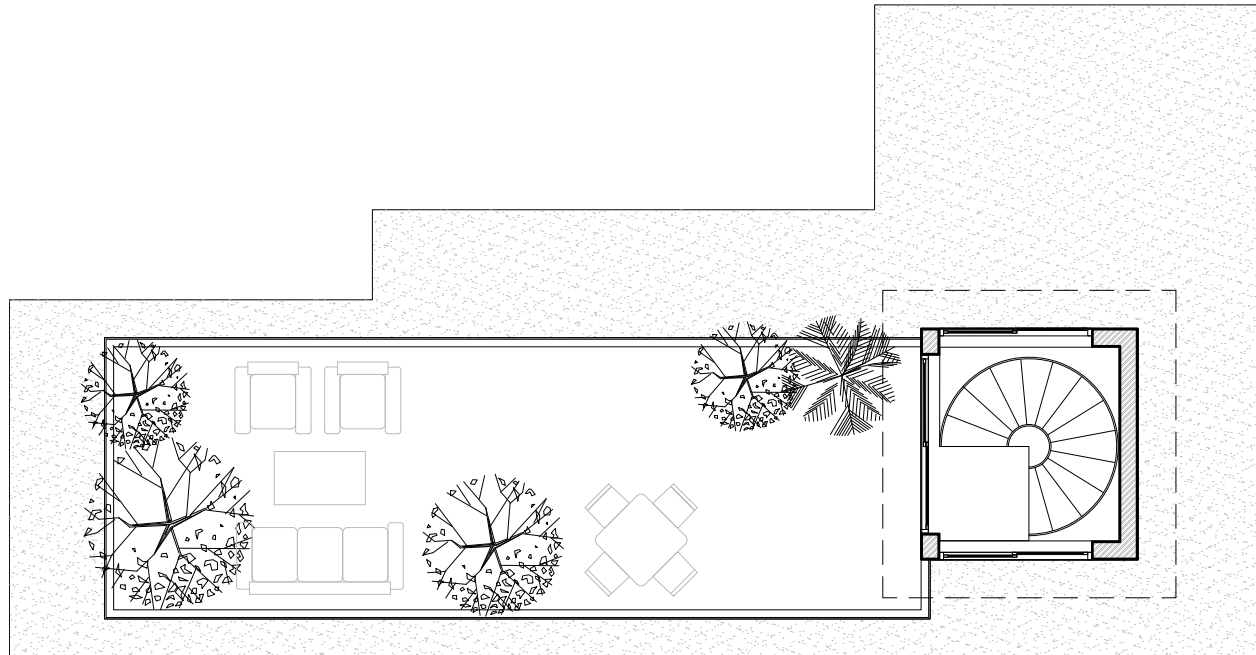
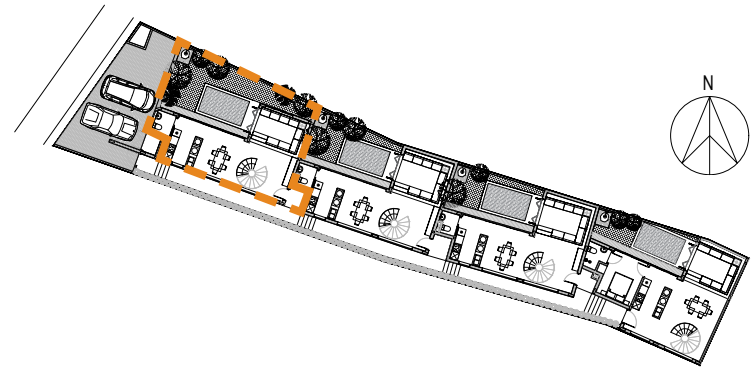
Villa Type 1 (3-bedroom)

Land Size: 101sqm

Indoor area: 148sqm

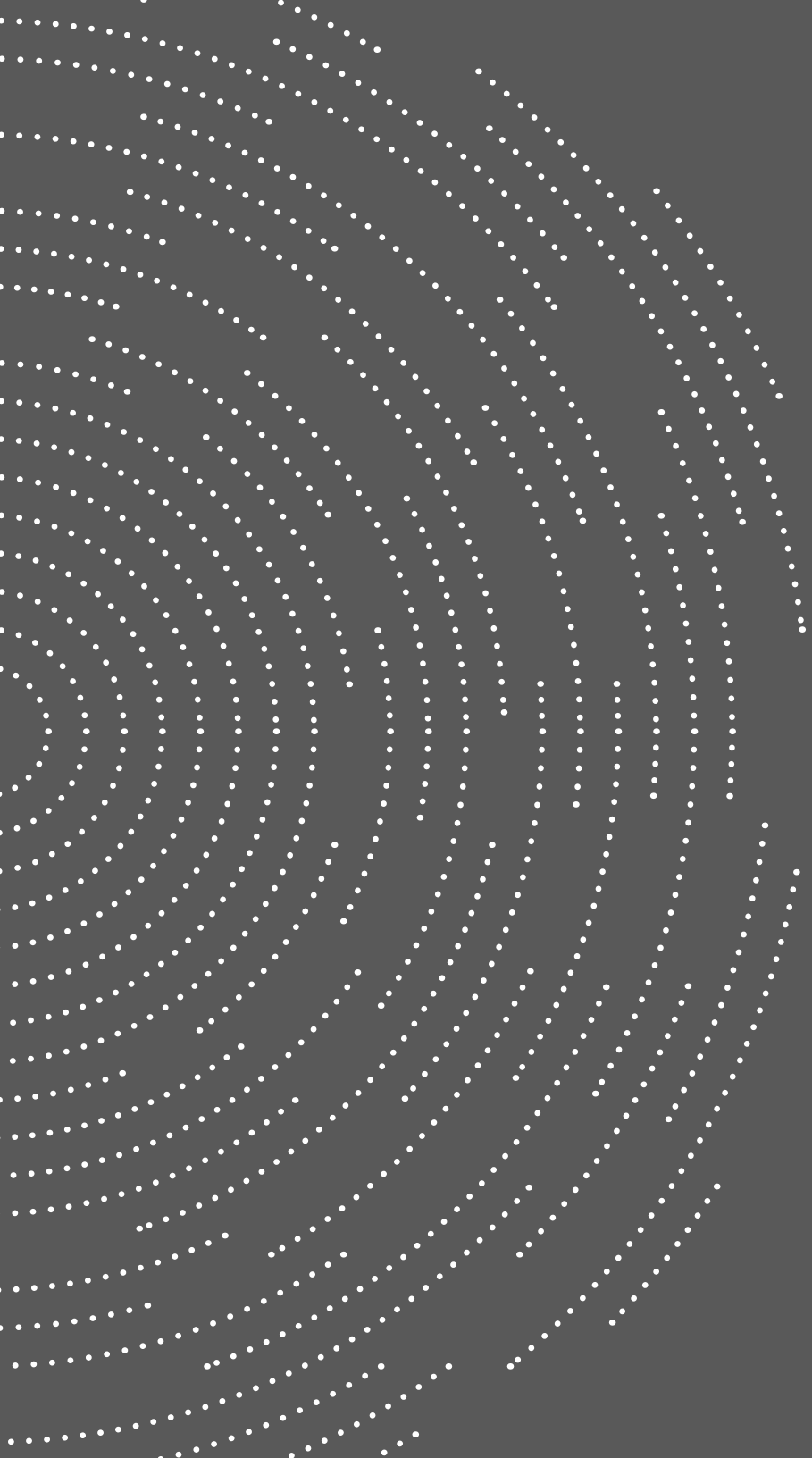
Roof Terrace: 40qm

Total built up area: 188sqm



3rd Storey Plan





Villa Type 2

SOLD

USD \$215,000
(IDR 3,205,000,000)

*Includes 10% property tax

*25 year lease
(with 5 year extension option)

Arterra Terrace

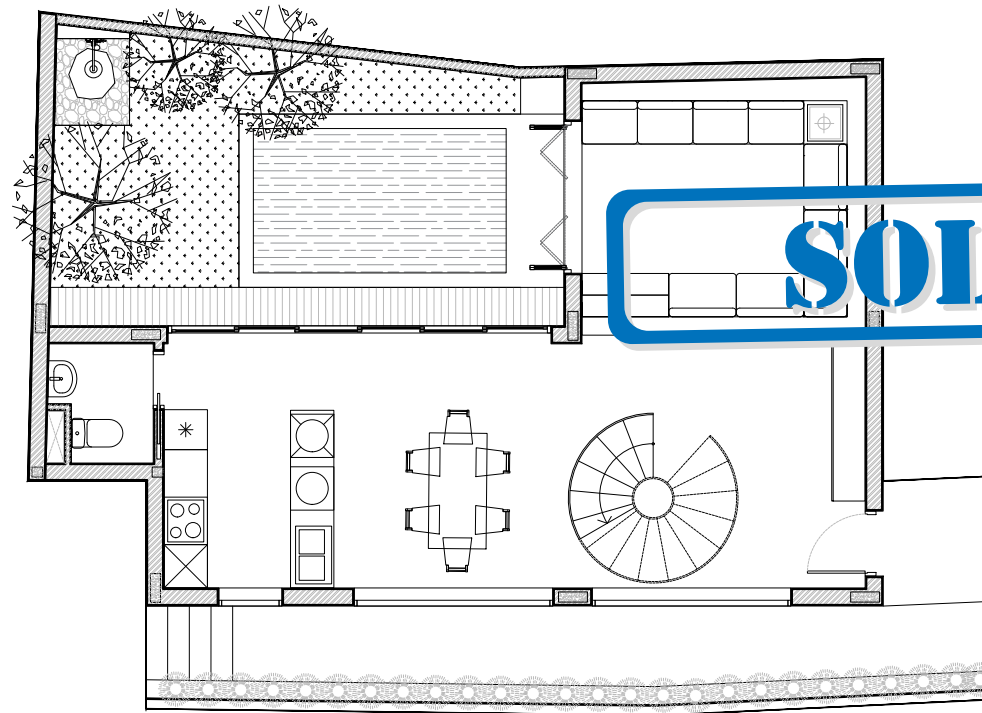
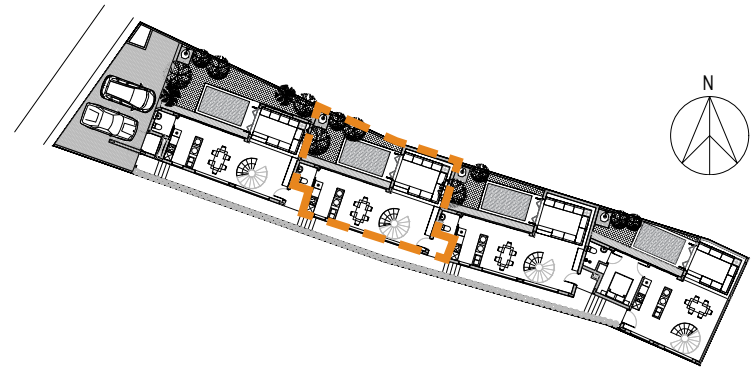
Villa Type 2 (2-bedroom)

Land Size: 90sqm

Indoor area: 126sqm

Roof Terrace: 21sqm

Total built up area: 147sqm



1st Storey Plan



Arterra Terrace

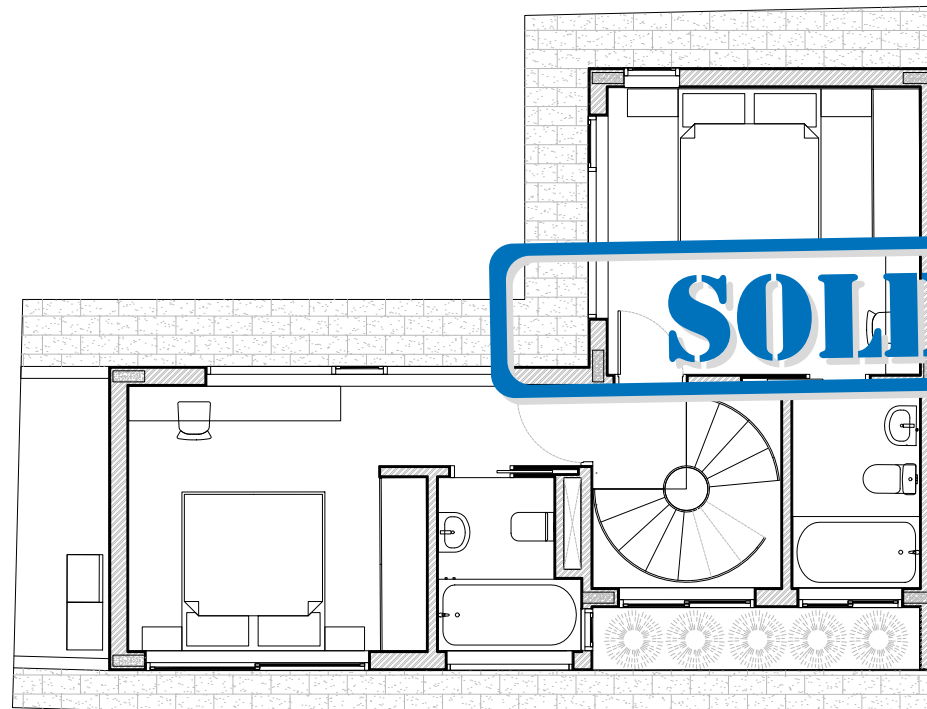
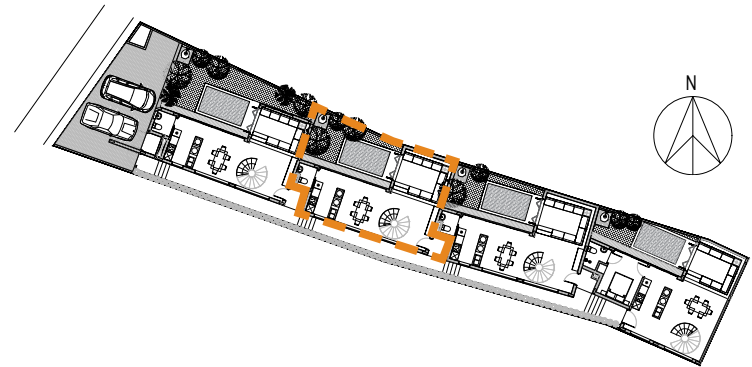
Villa Type 2 (2-bedroom)

Land Size: 90sqm

Indoor area: 126sqm

Roof Terrace: 21sqm

Total built up area: 147sqm



2nd Storey Plan

Arterra Terrace

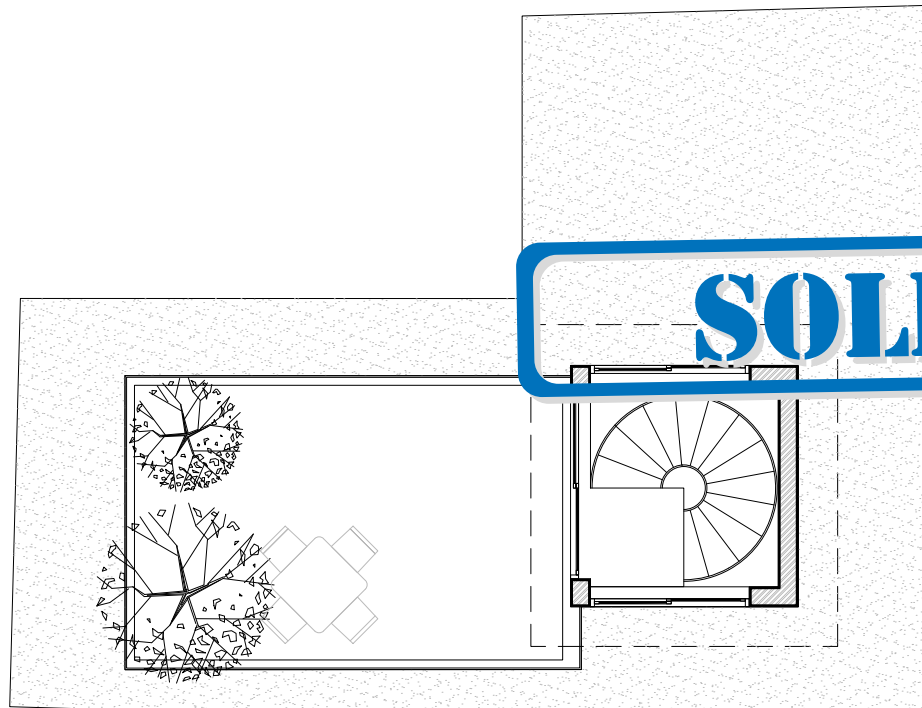
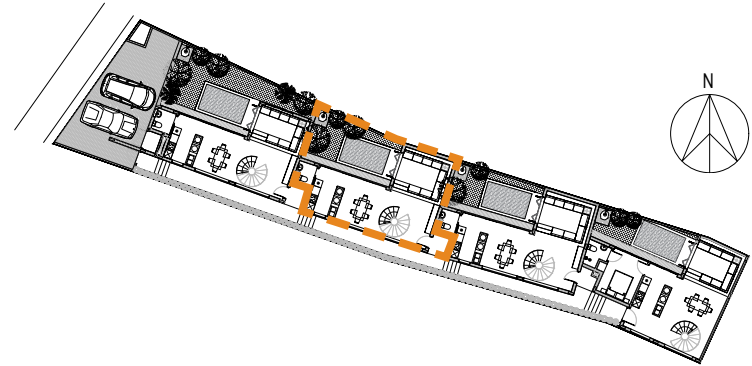
Villa Type 2 (2-bedroom)

Land Size: 90sqm

Indoor area: 126sqm

Roof Terrace: 21sqm

Total built up area: 147sqm



3rd Storey Plan



Villa Type 3

USD \$215,000
(IDR 3,205,000,000)

*Includes 10% property tax

*25 year lease
(with 5 year extension option)

Arterra Terrace

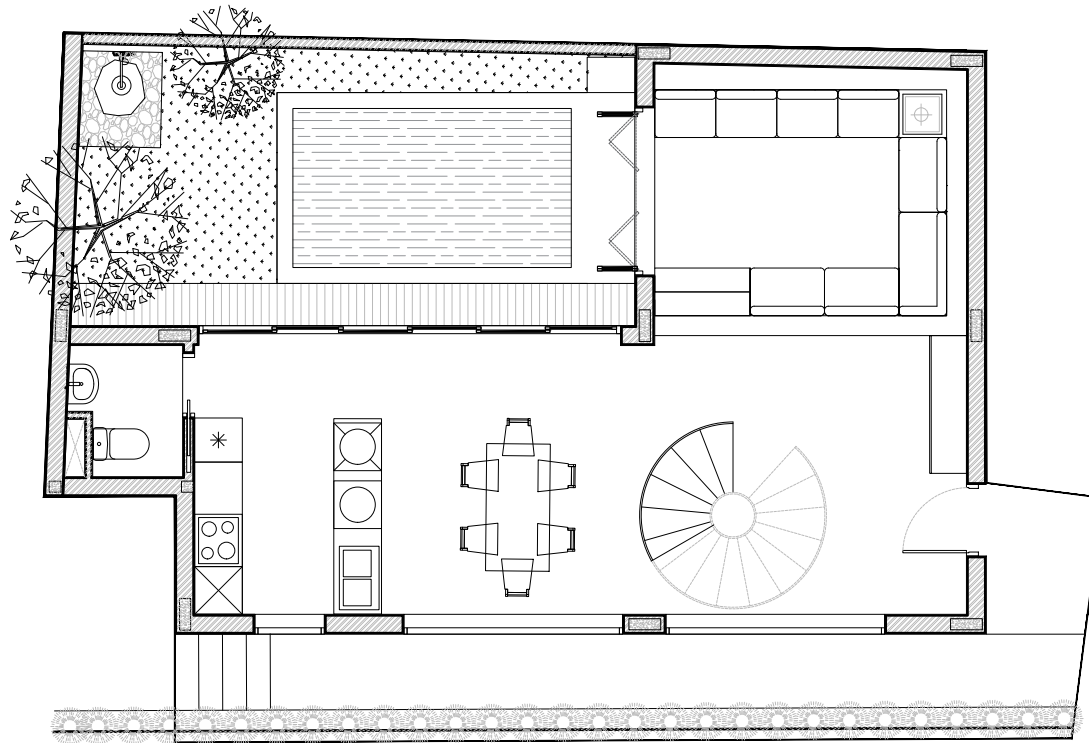
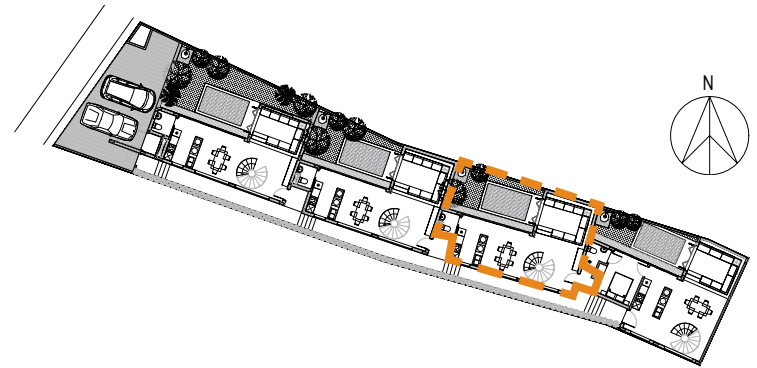
Villa Type 3 (2-bedroom)

Land Size: 88sqm

Indoor area: 126sqm

Roof Terrace: 21qm

Total built up area: 147sqm



1st Storey Plan



Arterra Terrace

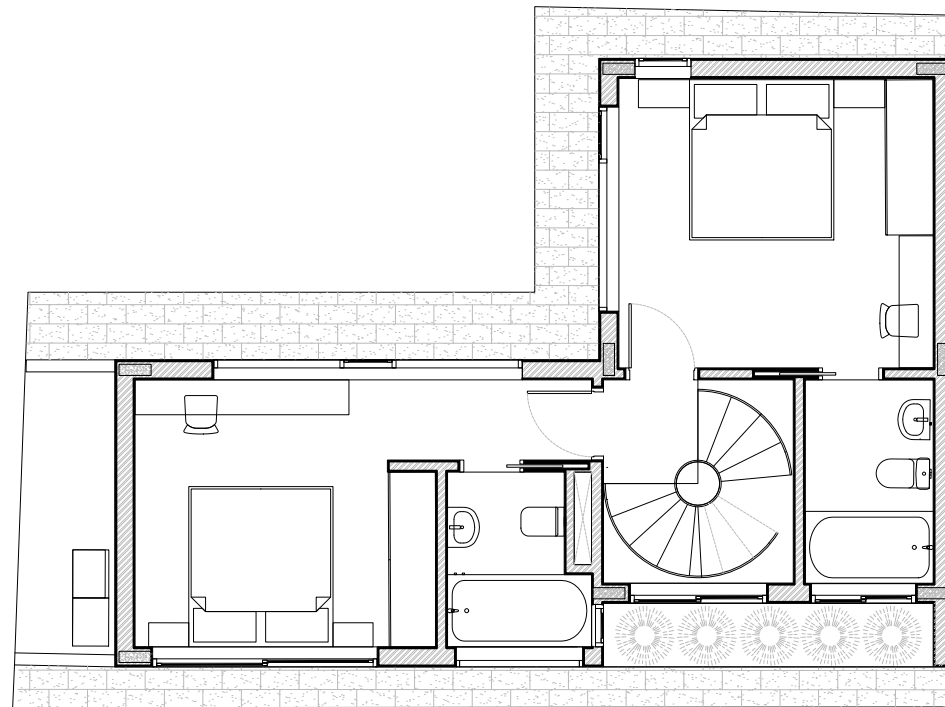
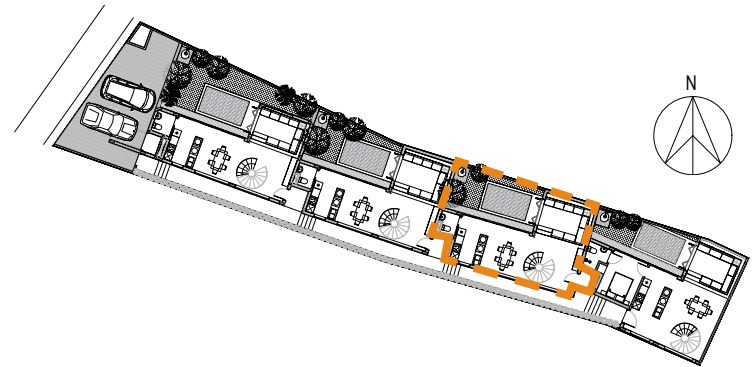
Villa Type 3 (2-bedroom)

Land Size: 88sqm

Indoor area: 126sqm

Roof Terrace: 21qm

Total built up area: 147sqm



2nd Storey Plan

Arterra Terrace

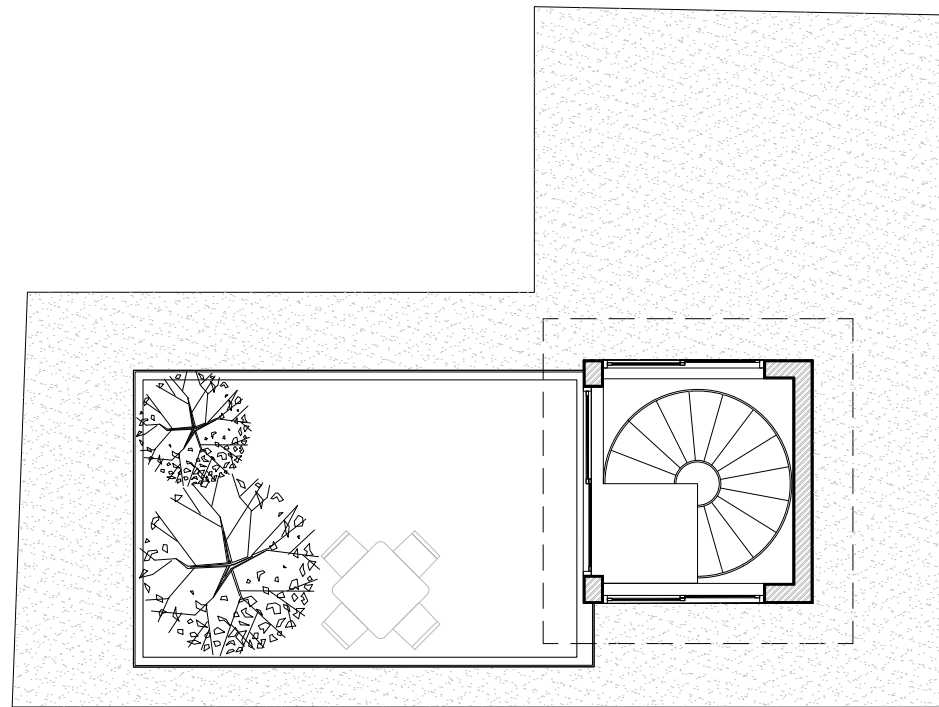
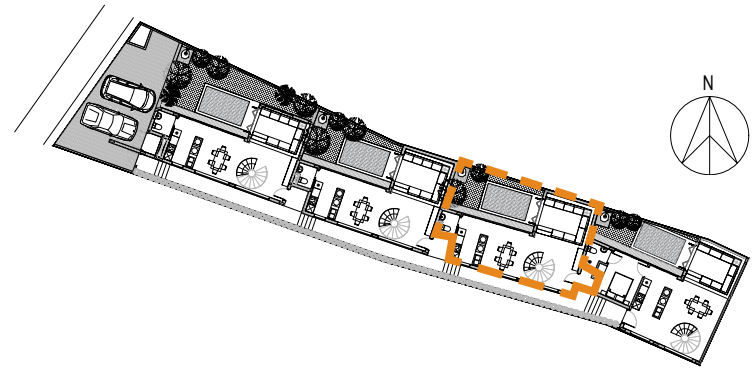
Villa Type 3 (2-bedroom)

Land Size: 88sqm

Indoor area: 126sqm

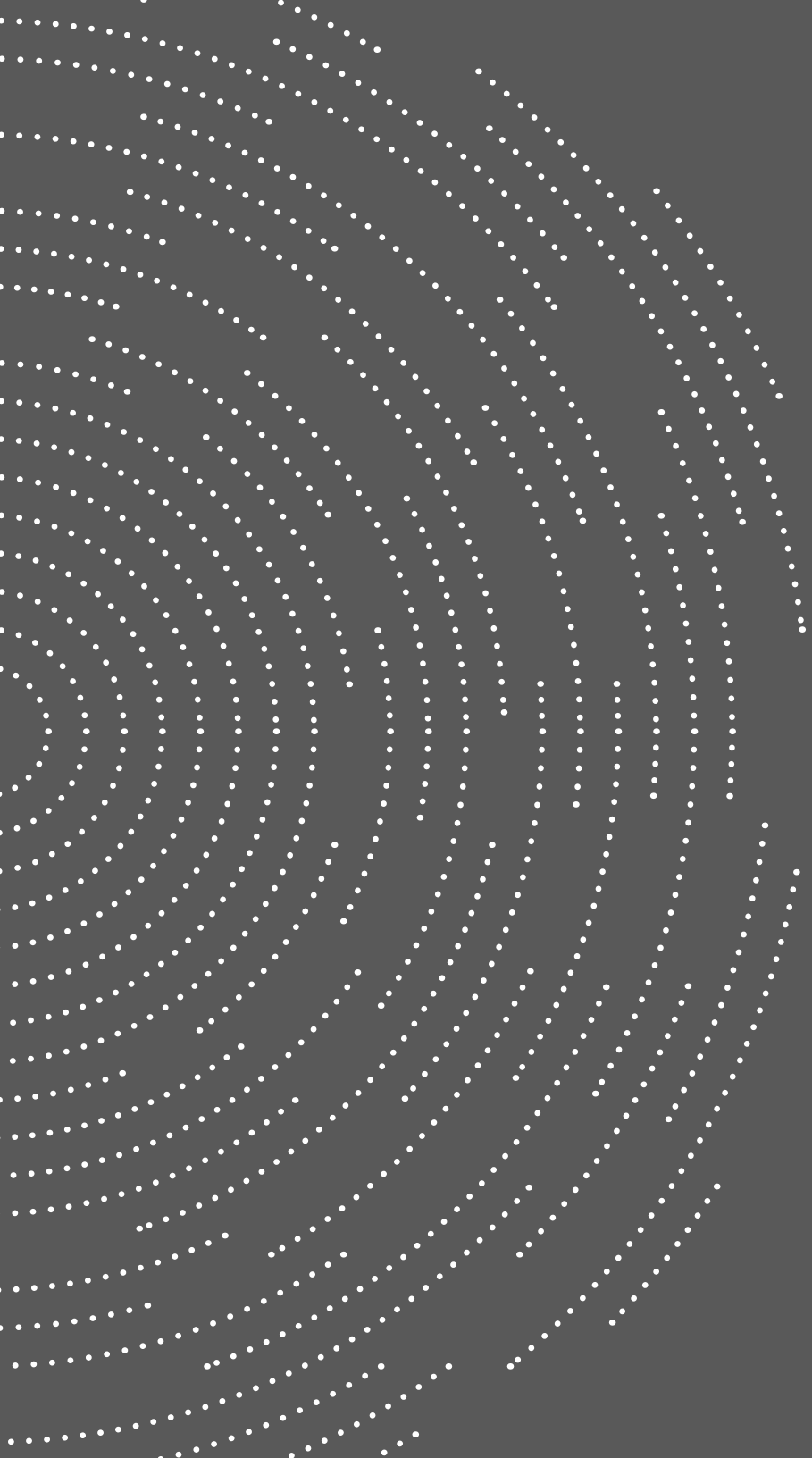
Roof Terrace: 21qm

Total built up area: 147sqm



3rd Storey Plan





Villa Type 4

USD \$245,000
(IDR 3,650,000,000)

*Includes 10% property tax

*25 year lease
(with 5 year extension option)

Arterra Terrace

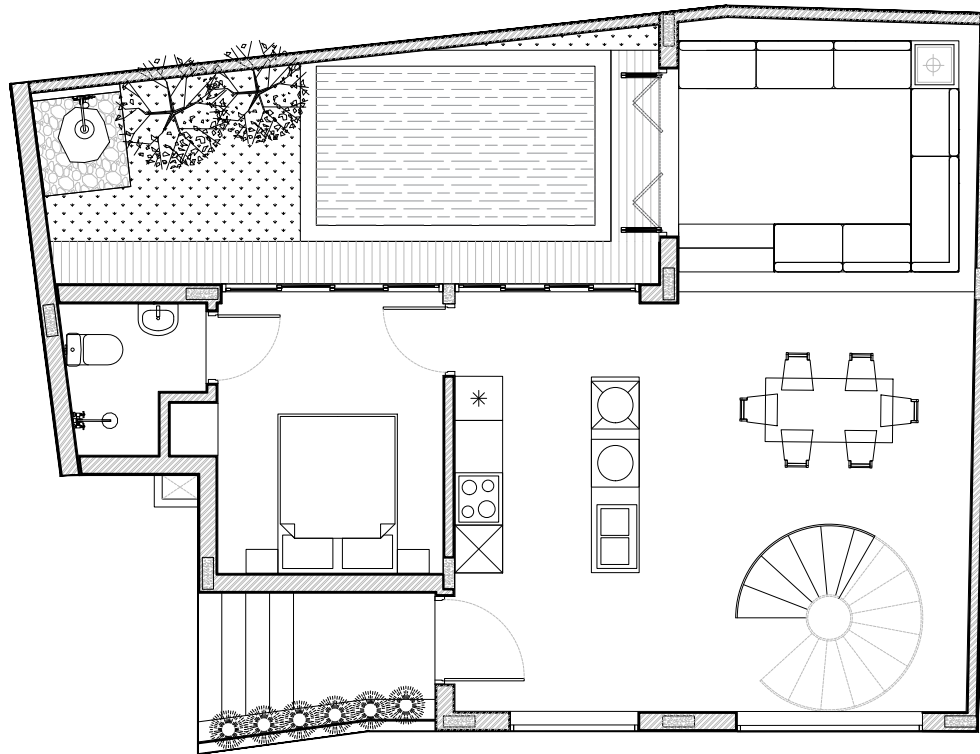
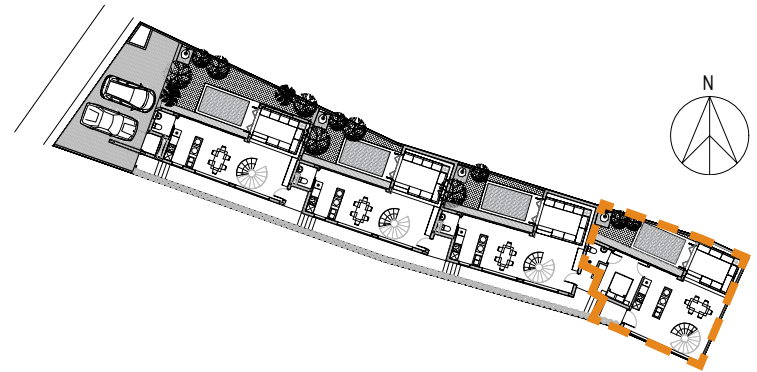
Villa Type 4 (3-bedroom)

Land Size: 98sqm

Indoor area: 139sqm

Roof Terrace: 35sqm

Total built up area: 174sqm



1st Storey Plan



Arterra Terrace

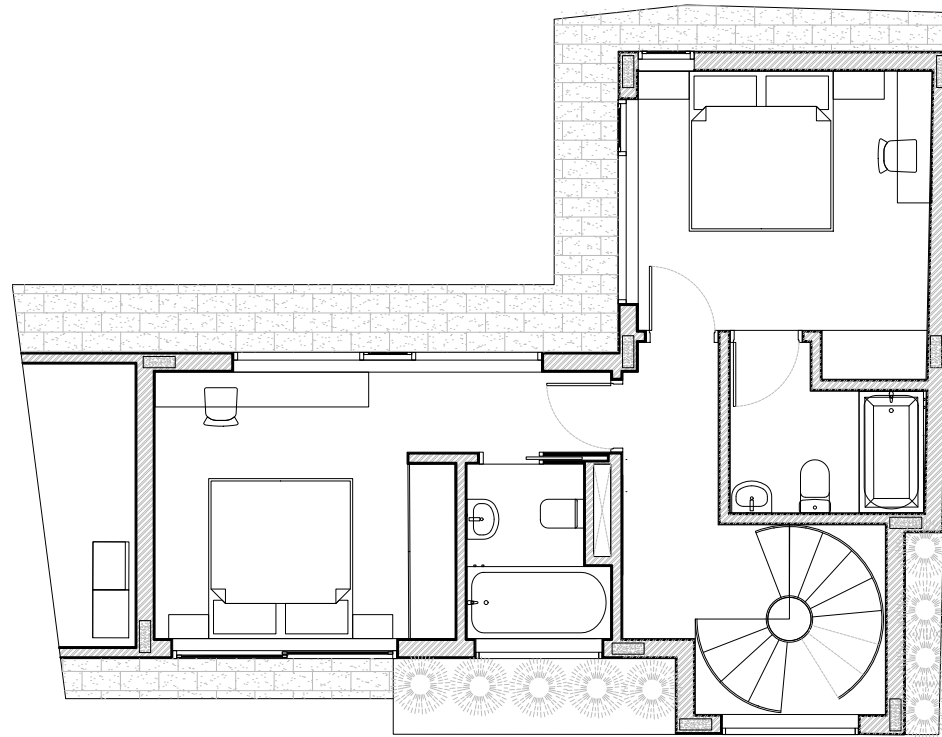
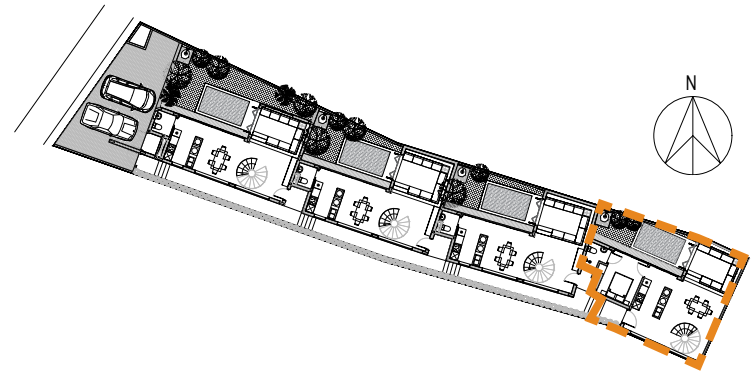
Villa Type 4 (3-bedroom)

Land Size: 98sqm

Indoor area: 139sqm

Roof Terrace: 35sqm

Total built up area: 174sqm



2nd Storey Plan

Arterra Terrace

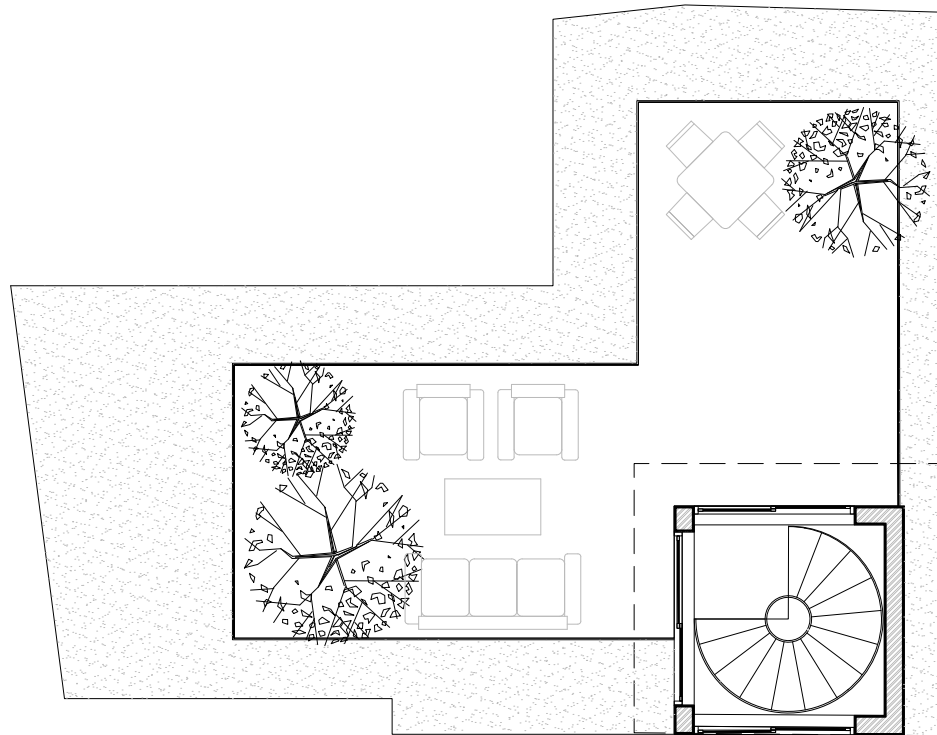
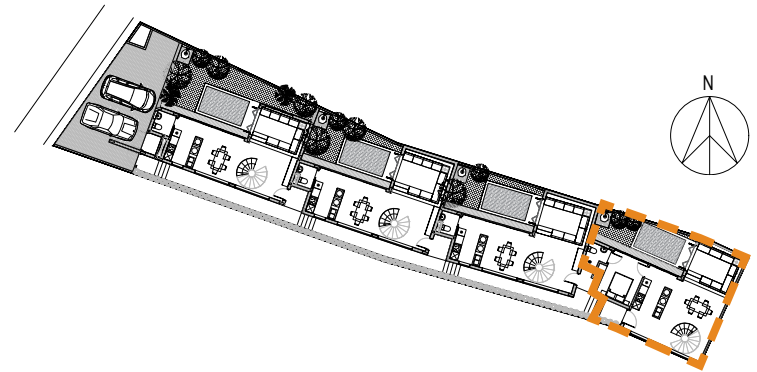
Villa Type 4 (3-bedroom)

Land Size: 98sqm

Indoor area: 139sqm

Roof Terrace: 35sqm

Total built up area: 174sqm



3rd Storey Plan

Construction Progress

As of 7 June 2023, 2 months into construction, the land has been fully cleared and excavated, majority sub-structure works are completed. 1st storey columns and non load bearing concrete block walls are in progress. Construction is systematically phased from top slope downwards and is straightforward and timely.



Building Specifications

Ceiling:	Gypsum/ Wood Kamper (Lamber Sering)
General Floor: strips	Polished Cement with Stainless Steel
Walls:	Paint (Jotun easy wipe)/ Polished Cement
Toilet Floor:	Granite tile
Toilet walls:	Granite tile
Waterproofing:	Sika top 107
1st storey exterior clad:	Timber slats Bengkire hardwood
2nd storey exterior clad:	Lava stone with waterproof coating
Railing:	8mm tempered glass
Windows:	Aluminium and glass
Doors:	Wood kamper
Staircase:	Steel structure, timber Cladding
Roof Terrace:	Andesite Bakar Tiles, Pebble finish
External Path:	Andesite Bakar Tiles
Pool finish:	Andesite Grey
Pool deck:	Wood Bengkire
Boundary wall:	Textured Cement
Garage Floor:	Andesite Bakar
Sanitary Wares:	Toto
Electrical Capacity:	5500Watts

Fittings and Furnishings

- Dining Table
- Dining Chairs (6 seater)
- Sunken Living Sofa
- Refridgerator
- Microwave oven
- Airconditioning
- Water heaters
- Wardrobes
- Television (55 inch)
- Built-in Kitchen
- Study desks
- Study chairs
- Beds
- Bedside tables

*These materials are as per building contract, and might be subject to variation to equivalent value alternatives depending on availability.

