



SHANTI
VILLAGE
EIGHT

VILLA COMO

THE UNIQUE VILLAGE IN BALI:
VILLAS OF EXCLUSIVELY EUROPEAN QUALITY



WELCOME TO VILLA COMO

This unique retreat is nestled in the heart of Bali, where luxurious living harmoniously blends with nature.

Situated within an exclusive community of 16 villas, VILLA COMO offers a comfortable and refined lifestyle.

Como Villa is a four-bedroom residence with breathtaking sunsets, just a 5-minute stroll from the beach. It is designed in a modern JAPANDI style, incorporating Balinese aesthetics, natural materials, and tropical plants. The villa's standout feature is its close proximity to the ocean and a golf course, perfect for evening walks or surfing. Beyond the villa, cozy Balangan and lively Dreamland and Uluwatu unfold, offering a culinary journey through world cuisines, visits to spa salons, beach clubs, and numerous cafes and bars.

The concept behind COMO VILLA is to share beautiful moments in a completely private atmosphere while ensuring maximum comfort.

Through the use of panoramic windows, the aim is to reflect a sense of freedom and fill this magnificent space with light and vitality.





AN INVITATION TO LUXURY

The COMO villa is surrounded by tropical greenery with well-kept lawns and blooming trees. At the heart of the inner courtyard shines a sunlit 33-meter pool. Guests can sunbathe on loungers on the terrace with natural stone or on the lawn. They can also find shelter in the shade under the canopy, watching over children playing in the shallow end of the pool. Additionally, a barbecue area near the pool is perfect for hosting breakfast in the fresh air or pool party.

From the balconies and terraces, you can enjoy the view of the colorful sunsets of Bali..



SPACE PLANNING SOLUTION

The villa layout is designed to emphasize the connection between open and enclosed spaces, creating an infinite sense of expansiveness.

Every corner is adorned with tropical plants and panoramic windows, giving the feeling of a lush tropical garden throughout the entire area.



GROUND FLOOR

Kitchen-Living Room 65 m²
 Back Kitchen + Laundry 13 m²
 Storage 3,5 m²
 Bedroom 18,5 m²
 Bathroom 4,5 m²
 Guest restroom 2,5 m²
 Terrace up from 57 m²
 Swimming Pool 33 m²
 Entrance area 6 m²
 Parking 30 m² +

FIRST FLOOR

Master Bedroom 26 m²
 Master Bathroom 10 m²
 Master Terrace 10-30 m²
 Bedroom 20 m² + Terrace 5 m²
 Bathroom 8 m²
 Bedroom 21 m² + Terrace 5 m²
 Bathroom 9 m²
 Study Room 8 m²
 Stairs & Corridor 17 m²



JAPANDI — an elegant fusion of function and form, where each element is thoughtfully chosen:

Cultural Synthesis:

The perfect blend of Japanese elegance and Scandinavian functionality.

Natural Materials:

The foundation of the style is high-quality, eco-friendly materials.

Minimalism:

Simplicity in lines with no unnecessary details.

Calm and Harmony:

Colors and textures that create a sense of serenity.

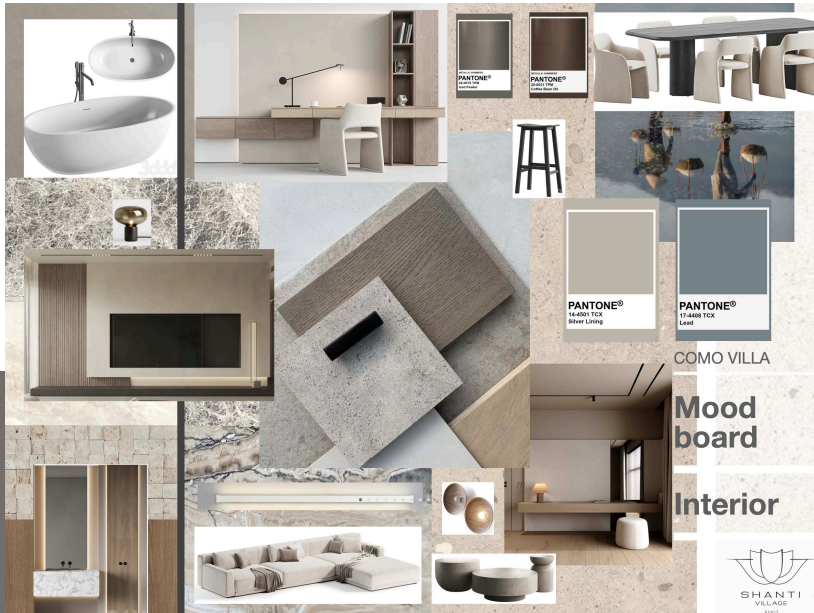
Respect for Nature:

A sustainable approach to design that positively impacts the environment and human well-being.

Functionality: Practicality and comfort in every item.

JAPANDI DESIGN

The lifestyle philosophy where beauty meets utility in harmony with nature.



WHAT'S INSIDE MATERIALS

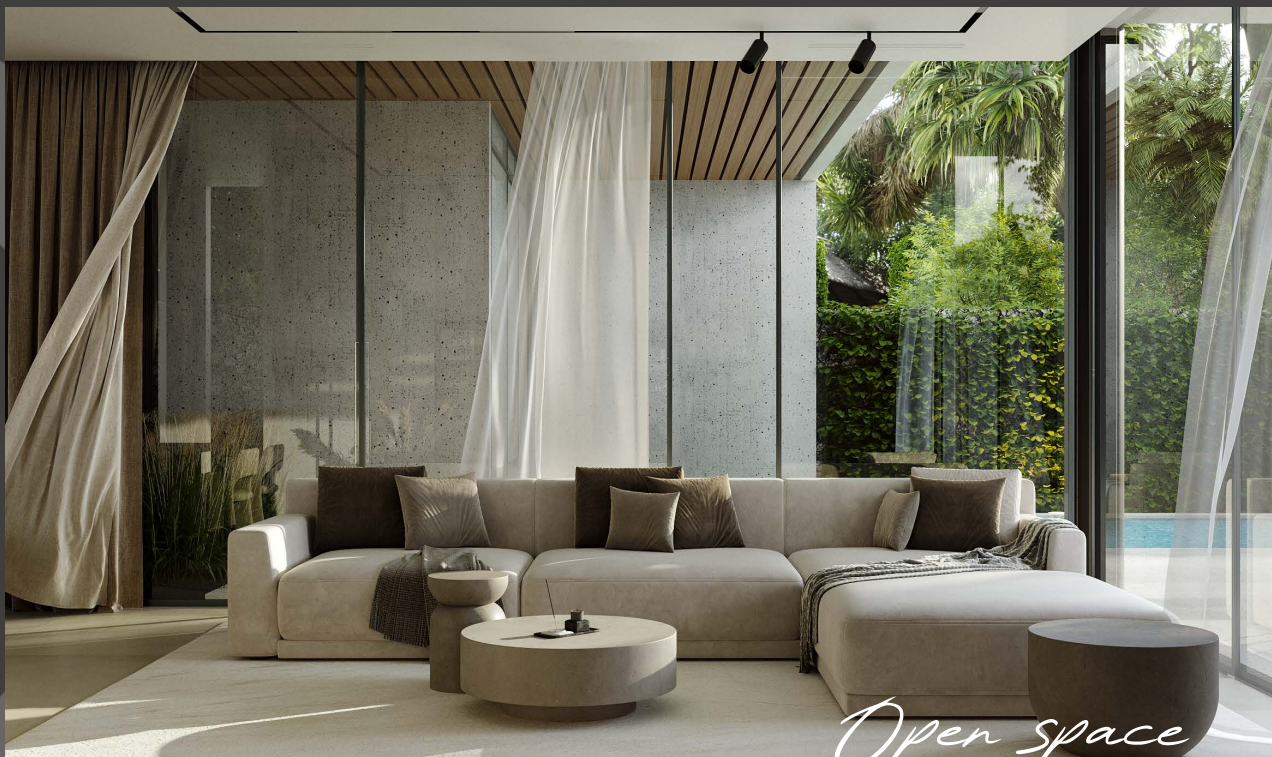
The modern villa interior is decorated with exclusively designed and custom-made furniture crafted from Indonesian iron wood, teak wood, and wood veneer. It also features luxurious marble, neutral color schemes of beige and gray tones.

We carefully planned the design project so that you get an aesthetic and functional space, where a pleasant atmosphere of warmth and coziness

SPECIFICATION

- ✓ Fully equipped designer kitchens with island
- ✓ Concealed air conditioning in bedrooms and living rooms
- ✓ Summer kitchen by the pool with barbecue and dining area
- ✓ Custom-made soft furnishings in bedrooms and living rooms
- ✓ Premium bathroom fixtures and furniture
- ✓ Quality large format ceramic flooring
- ✓ Natural marble in the bathroom finishing
- ✓ Swimming pool and outdoor shower
- ✓ Fitted closets in all bedrooms
- ✓ High-quality aluminum windows

The logo for TOTO, featuring the brand name in a bold, black, sans-serif font.The logo for GROHE, featuring the brand name in blue, uppercase letters above three wavy blue lines.The logo for DAIKIN, featuring a blue and white stylized 'D' icon followed by the brand name in blue, uppercase letters.The logo for Teka, featuring the brand name in white, lowercase letters on a red square background.The logo for TECHNAL, featuring a blue square icon with a white crosshair inside, above the brand name in white, uppercase letters on a black background.The logo for SAMSUNG, featuring the brand name in black, uppercase letters.The logo for BLANCO, featuring the brand name in blue, uppercase letters.The logo for blum, featuring the brand name in white, lowercase letters on an orange rectangular background.The logo for BOSCH, featuring the Bosch symbol (a circle with a stylized 'H') followed by the brand name in red, uppercase letters.The logo for Schneider Electric, featuring the brand name in black, uppercase letters above a green circular icon with a white lightning bolt, followed by the word 'Electric' in black.



*Open space
Living room*

Open spaces and large floor-to-ceiling windows flood the entire villa with natural light, creating a sensation that nature is seamlessly integrated into your home.

SHANTI VILLAGE

DETAILS

The design is developed with meaningful details.

Contrast is created through a combination of light and dark tones: dark frames and a dark solid wood dining table starkly contrast with the light floor and walls. The decorative lattice on the windows in the hallway adds an extra level of contrast, forming a rhythmic pattern.





Premium
QUALITY

WINDOWS “TECHNAL”

FRENCH

One of the world's leader aluminium building systems, based on 60 years of experience. TECHNAL imagines with no limits to maximize people's comfort.



Nature's light embrace:

By embedding frames in walls, LUMEAL invites natural light to dance through spaces.

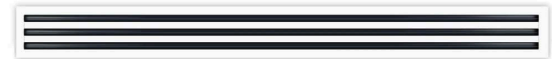
Refined finish:

Say goodbye to overlapping profiles with square-jointed assembly and concealed drainage, embracing an aesthetic that's both functional and appealing. Enjoy the freedom of very large dimensions and effortless operations blurring the boundaries between indoors and outdoors.



DUCTED DAIKIN SYSTEM

- ✓ A comfortable Home
- ✓ Efficiency and Savings
- ✓ Consistent Temperature



Transform your home into a haven this Summer, delivering a perfect fusion of whisper quiet comfort, industry leading energy efficiency and indoor air quality technology.



Premium
QUALITY

WARDROBES AND KITCHEN

A stunning fusion of the natural beauty of Indonesian wood species and the refined European craftsmanship in hardware.



The unique design and unparalleled quality embody a harmonious blend of natural allure and stylish functionality, evoking an atmosphere of exquisite luxury and elegance in your interior space.

THE PLAY OF LIGHTS

At the heart of the villa lies the dining room, exuding its own unique atmosphere.

Warm interior tones blend simplicity and elegance, creating the perfect setting for meals.

The modern kitchen brings joy to cooking, with the marble island serving as the focal point of culinary organization.

Narrow windows not only add originality to the interior but also fill the dining room with soft light dancing on the wall surfaces, making every meal a special experience.





Tranquility & Modern Elegance

The focal point of the living room is the concrete accent wall, where a large screen enlivens the space, while built-in shelves visually organize the interior. Elegant decorative elements add a touch of sophistication. Overall, this living room is perfect for a romantic getaway or cozy family evenings.

EASY TO FALL IN LOVE

Tall doors expand the space. Art in the interior - adds uniqueness.
Various lighting scenarios - allow enjoyment of the interior details in any light. Altogether creating a blend of functionality with high taste.



EASY COOKING

The kitchen at Villa Como is a modern blend of minimalism and functionality. Neutral tones of wood and natural stone. Straight lines, cabinets, and glass showcases ensure convenience and order.



COOKING MASTERPIECE

VILLA COMO is designed with two kitchens. The kitchen in the living room is the perfect spot for quick snacks.

The intuitive layout of furniture and appliances makes reheating or preparing simple dishes easier and more enjoyable, even if you are a novice in the kitchen.

For experienced gourmets and cooking enthusiasts, the additional space for experimenting with recipes will be appealing - the second kitchen is hidden behind the main one and is equipped with everything necessary for this purpose.



Both kitchens at COMO Villa are equipped with all the necessary furniture and appliances from renowned brands such as BOSCH, TEKA, BLANCO.



OCEAN, GOLF, SPECTACULAR SUNSET VIEW *bedrooms*

On the second floor, there are three spacious bedrooms, some of which offer direct views of the ocean or the golf course.

Each bedroom is equipped with a king-size bed, comfortable KING KOIL mattresses, exquisite finishing, hidden air conditioning system, modern built-in wardrobes with lighting.

The final touch is the glass wall between the bathroom and the bedroom, creating a WOW effect.



A PERSONAL COMFORT

All bedrooms feature sliding doors.
Each one with individual relaxation areas indoors
and outdoors. Each one with individual relaxation
areas indoors and outdoors.

Modern style is complemented by a warm and
neutral color palette.



TRANQUIL ELEGANCE

The bathroom area is enclosed by a glass partition complemented with a textile curtain, offering the flexibility to adjust privacy settings. Both spaces share a serene and softened color palette, heightening the feeling of comfort and peace.



SIMPLICITY OF LINES

The clean lines of the furniture and shelf fixtures bestow a touch of austerity and organization upon the interior. The wall-mounted television opposite the bed elegantly blends into the space, unobtrusive, and the track ceiling lights ensure ample illumination.





Harmony of Bali Spirit & European Quality

A personal entrance hall with a wardrobe - in every bedroom! Built-in closets, like secret storage spaces, where every element is meticulously thought out. The charm lies in the details: from the soft light flooding the closet compartments to the super-modern glossy shelves on metal guides, creating a special coziness.

Dance of **SHADOWS AND LIGHTS**

In the Master Bedroom, it's like a theater: the play of shadows dances to the rhythm of the waves of time, bringing to life the exotic dance of Bali. Textiles are everywhere here - like the main actor, both clothing and decoration in one, creating an atmosphere of comfort and style.



GLASS AND COTTON

In the Master Bedroom, there is a spacious bathroom adorned with natural marble, playfully revealing its curves through a transparent wall. It's almost like a reminder: "Relaxation is welcome here too, but don't forget to check if the curtains are closed first!"



BEAUTY LIES IN SIMPLE LINES

The niche with a table in the bedroom is a tiny paradise spot for brilliant ideas, where size doesn't matter, and coffee is a must! Textiles and mirrors blend harmoniously in the space, evoking a sense of lightness and order.





*The Island Vibe
For Effective Work*

Your office at Villa COMO. Fully furnished.
This space is a true reflection of an artist's soul: clean, clear, with soft light transitions
and silence, only interrupted by the rustle of leaves outside the window.
An ideal place to create something truly magnificent.

VILLA COMO: TOTAL RELAX

In this bathroom, traditional style merges with modern elements beautifully. Play of shadows and textures create a unique atmosphere where every detail seems to come alive under the rays of light.

Marble, marble mosaic, terrazzo, and the tiniest decor accents blend into a unified harmony that surrounds you with a pleasant warmth, inviting you to immerse yourself in an ocean of tranquility.



REST, RELAX, MEDITATE, AND STRIVE FOR A HAPPY LIFE

Each element within the bathroom plays a role in establishing a serene and harmonious ambiance. This sanctuary has the potential to transform into your haven of joy, where you can indulge in blissful moments of complete relaxation and peace.



GOOD CHOICE

The Master bathroom looks as if one could find secret entrances to other dimensions in it, if one were to turn the faucets just right. Marble, glass, perfectly placed candles, and sculptures — everything is like in the most beautiful movie.



EXCELLENT TASTE

This bathroom encapsulates European charm and the timeless appeal of “classic” aesthetics, blending refined elegance with contemporary concepts. Its design transcends eras, where marble patterns waltz with minimalist lines, forging a magical union between traditional design and modern innovation.





GLASS EDGES

Due to the enormous glass partition, all bathrooms in the VILLA COMO project enjoy wonderful and natural daylight. There is always a visual connection between the bathroom and the sleeping area, making the bathroom feel more spacious and seamlessly integrated with the rest of the room.



The master bathroom is adorned with natural marble, whose unique patterns resemble paintings of nature. The shower, like a tropical downpour, promises freshness and relief from the heat. The lighting delicately framing the space further enhances the nobility of the materials.

This part of the villa resembles a personal tropical lagoon, where each raindrop is an invitation to new sensations and the revival of emotions.

*The Magic
of Tropical Land*



SHANTI VILLAGE

WARM WELCOME FROM THE OUTSET

The Guest Restroom always speaks of the taste and style of its owner, inviting every guest into a special atmosphere of a modern VILLA COMO from the very first steps. It is not just a place to wash hands; it is an art crafted to create a lasting impression and leave guests amazed and inspired.



COMO VILLA

ON THE MASTER PLAN OF SHANTI VILLAGE

- Full package - furnished Villa including tableware, bedding, and towels. Perfect for those who value a turn-key solution, where every aspect of home setup is already considered and provided for, down to the smallest details.



WARRANTY TERMS

50 YEARS ✪

The design life of the civil engineering construction



Overall Structure
5 years



Roof Structure
5 years



Windows
5 Years



Pool Structure
5 years



Pool Filtration System
2 years



Plumbing and Electricity
2 years

VILLA COMO AWAITS
TO OFFER YOU A SLICE
OF PARADISE IN BALI

Thank you!