



SHANTI
VILLAGE

VILLA KUBU

THE UNIQUE VILLAGE IN BALI:
VILLAS OF EXCLUSIVELY EUROPEAN QUALITY



WELCOME TO VILLA KUBU

Nestled in the tranquil heart of Bali, this exceptional retreat seamlessly merges luxury living with the natural world.

As part of an elite enclave of 16 villas, VILLA KUBU presents a lifestyle of elegance and comfort.

VILLA KUBU is a luxurious four-bedroom property, offering stunning views of the sunset, just a short 5-minute walk from the beach. This modern design villa beautifully blends Balinese design elements, using natural materials and lush tropical greenery. Its prime location near the sea and a golf course makes it ideal for those who enjoy sunset strolls or surfing. Surrounding the villa, the charming areas of Balangan, Dreamland, and Uluwatu invite you to explore a diverse culinary scene, relaxing spa treatments, vibrant beach clubs, and an array of cafes and bars.

The vision for VILLA KUBU is to offer a space where guests can enjoy splendid moments in total privacy, all the while providing utmost comfort.

By incorporating panoramic windows, the goal is to convey a sense of boundless freedom and to imbue this grand space with brightness and vibrancy.





A PASSAGE TO SPLENDOR

roof top

The rooftop at Villa Kubu is designed for the ultimate relaxation and leisure. Here, one can witness the magnificent sunsets bathing the sky in warm shades of orange and pink, with views stretching out to the sea. The rooftop is furnished with comfortable seating perfect for cozy evenings and is adorned with a stylish wooden pergola with lighting. The jungle below and the botanical garden above provide a sense of unity with nature.

OCEAN, GOLF, SPECTACULAR SUNSET VIEW *roof top*



You can meditate here to the sound of the waves, practice yoga sessions breathing in the freshness of the sea breeze, or simply enjoy the beauty of nature in silence. Evening yoga on such a rooftop with a view of the sea sunset can turn into an unforgettable experience, helping to achieve inner peace and harmony.



SPACE PLANNING SOLUTION

The design of the villa is structured to blend open and private areas seamlessly, fostering a boundless spatial experience.

Tropical flora and panoramic windows decorate every nook, cultivating the ambiance of an expansive tropical garden across the premises.



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

ROOF TOP

- Lounge 46 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 word "TOTO" in a bold, black, sans-serif font with a registered trademark symbol.The logo for GROHE, featuring the word "GROHE" in a blue, sans-serif font with three wavy lines underneath.The logo for DAIKIN, featuring the word "DAIKIN" in a blue, sans-serif font with a blue and white geometric shape to the left.The logo for Teka, featuring the word "Teka" in a white, sans-serif font on a red square background.The logo for TECHNAL, featuring a blue square with a white crosshair inside, above the word "TECHNAL" in a white, sans-serif font on a black background.The logo for SAMSUNG, featuring the word "SAMSUNG" in a bold, black, sans-serif font.The logo for BLANCO, featuring the word "BLANCO" in a bold, blue, sans-serif font.The logo for blum, featuring the word "blum" in a white, lowercase, sans-serif font on an orange rectangular background.The logo for BOSCH, featuring the Bosch symbol (a circle with a diagonal line) to the left of the word "BOSCH" in a bold, black, sans-serif font.The logo for Schneider Electric, featuring the word "Schneider" in a black, sans-serif font above the word "Electric" in a smaller, black, sans-serif font, with a green and white circular icon to the right.



Continuous living space

Open layouts and expansive floor-to-ceiling windows let abundant natural light into every corner of the villa, giving the impression that nature becomes an integral part of your living space.

DETAILS

The design is developed with meaningful details.

Elegant clay pendant lights hang in the air like organic, abstract sculptures, adding a touch of artistic flair to the space.

Wood is a defining element throughout, with a luxurious dining table, wooden paneling, and kitchen fronts that envelop the room in warmth.

A soft and cozy sofa offers a welcoming spot to relax, and strategic spot lighting enhances the ambience. The overall atmosphere breathes tranquility and sophistication, blending modern and traditional design elements in the distinctive Japandi style.



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.

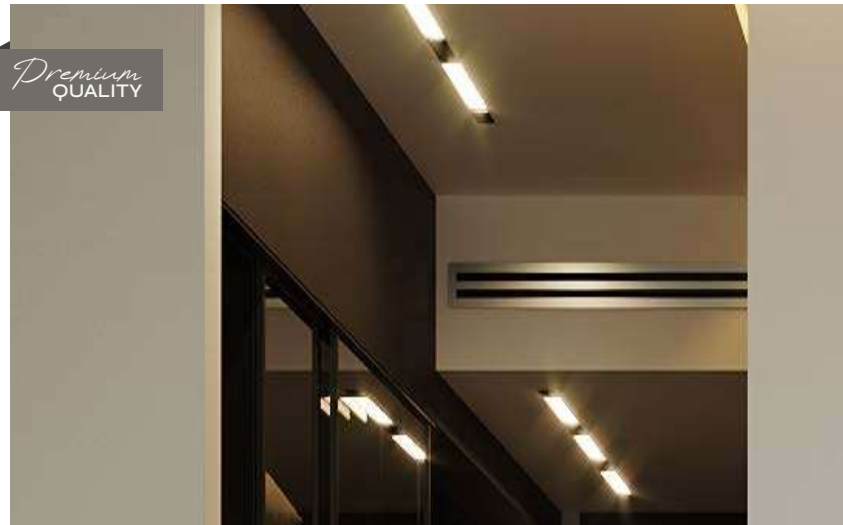
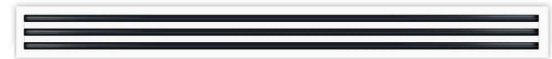
Refined finish:

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.



Serenity & Sophistication

In this living room, where light plays off the walls of soft pastel tones, a plush sofa with pillows beckons to settle down with a book or a cup of coffee, creating an atmosphere of warmth and comfort. Modern lighting fixtures add a sense of lightness. Every element of the interior promotes relaxation and communication, inviting you to forget about daily bustle and enjoy the moment with loved ones.

THE PLAY OF SPACE

The dining and living area at VILLA KUBU is a unique blend of cultural traditions and modern design trends, providing a space for relaxation and inspiration for everyone. It's imbued with the spirit of travel and discovery, inviting guests to immerse themselves in the unmatched atmosphere of the island of Bali and to experience its soothing influence.



CHEF'S HAVEN

Thoughtfully designed details, such as smart storage solutions and minimalist decorative elements, endow the kitchen with both functionality and a stylish appearance. This is a place where you'll want to learn, create, and ultimately, astonish your guests with culinary masterpieces.



EASY COOKING

The kitchen at VILLA KUBU is a modern blend of JAPANDI style and functionality. Light tones of wood and natural stone. Straight lines, cabinets, and showcases ensure convenience and order.



EASY TO FALL IN LOVE

The kitchen space blends minimalist design with a touch of home warmth, highlighted by an evocative artwork that invites contemplation of timeless values.





Echoes of Bali

The master bedroom of VILLA KUBU seems to embody the soul of Bali, intertwining with the elegance of Japanese minimalism. An atmosphere of unique relaxation and tranquility reigns throughout. High-quality materials enhance the serene and refined experience.

SHANTI VILLAGE

BREATHTAKING *terrace* VIEWS

Embrace the Serenity: From the second-floor terrace of our villa, gaze upon the tranquil beauty of golf greens melding into the vast, azure expanse of the ocean. Here, amidst the harmony of nature, the soul finds peace, and the mind is inspired by the boundless beauty.



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. Wood everywhere here - like the main actor, both clothing and decoration in one, creating an atmosphere of comfort and style.





A PERSONAL COMFORT

The tranquility of the bedroom is conveyed through the harmonious blend of natural textures and muted colors, creating an atmosphere that invites rest and relaxation. The interplay of light and shadow, alongside the thoughtful placement of bespoke furnishings, adds to the room's serene ambiance. Here, one can retreat into a world of calm, surrounded by the subtle luxuries that make the space not just a room, but a sanctuary for the soul.



WOOD AND COTTON

A niche with a shelf is a design highlight that breaks the monotony and adds expressiveness to the form. The headboard, where fabric harmonizes with perforated wood, embodies nobility and coziness. Stylish light fixtures add warmth, making the bedroom not just beautiful but also the most cherished place in the home, one you wouldn't want to leave.





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.

ORIENTAL PHILOSOPHY

Simplicity, balance, and natural wood. This small study in one of the bedrooms embodies the orderliness and restraint cherished in Eastern traditions. The entire space reflects a pursuit of balance between the man-made and the natural, expressing respect for all living things and the surrounding world. In such an environment, one can feel part of a larger, harmonious world order.





The Island Vibe For Total Relax

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.

VILLA KUBU: TOTAL RELAX

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, 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.



Serenade of
**WATER
AND STONE**

In the realm of marble walls and granite floors,
Where the element of water in the bathtub rests,
A window opens up a splendid view,
Offering sights of endless oceans under a deep blue sky.

Here, where heavy drapes gently kiss the ground,
Light dances with fabric, creating serenity and peace,
In this luxurious nook, time seems to dissolve,
And the bathtub — a vessel, adrift in a sea of dreams and
tranquility.



SIMPLE MAGIC

There is something magical about this bathroom. Being here, you feel as if you are crossing the threshold into another world - a world where harmony, tranquility, and absolute bliss reign.





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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.



Tropical Bath Retreat! Natural light playfully reflects on the marble surfaces, adding luxury and depth. This is not just a bathroom; it's a tropical haven of relaxation, where modern materials meet natural splendor.

*The Magic
of
Tropical Land*

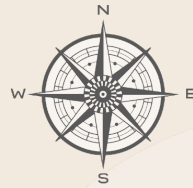


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WARM WELCOME FROM THE OUTSET

The Guest Restroom always speaks of the taste and style of its owner, inviting every guest into a special atmosphere of a modern VILLA KUBU 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.



KUBU 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 KUBU AWAITS TO
OFFER YOU A SLICE OF
PARADISE IN BALI

Thank you!