



by BALYAND

Jengja Villa 101

Project Information



Prologue

WHERE LUXURY MEETS UBUD'S NATURAL SPLENDOR

Inspired by the Mythical Island of Bali, famous for its cultural richness and exotic natural beauty.

Ubud was chosen as the best representative area located in the heart of Bali, with a combination of calm life & preserved natural beauty.

Balyand is proud to present Jengja Villa, a new masterpiece in the form of a villa complex that will bring you to rediscover the transcendental relationship of blending and harmonizing with nature. and redefine the meaning of Home.

Here's in the world of Jengja Villa, where luxury and natural beauty intertwine. Immerse yourself in a serene oasis, surrounded by lush greenery and breathtaking views. Our villas are meticulously designed to provide you with an unparalleled living experience. Get ready to embark on a journey of elegance and tranquility.

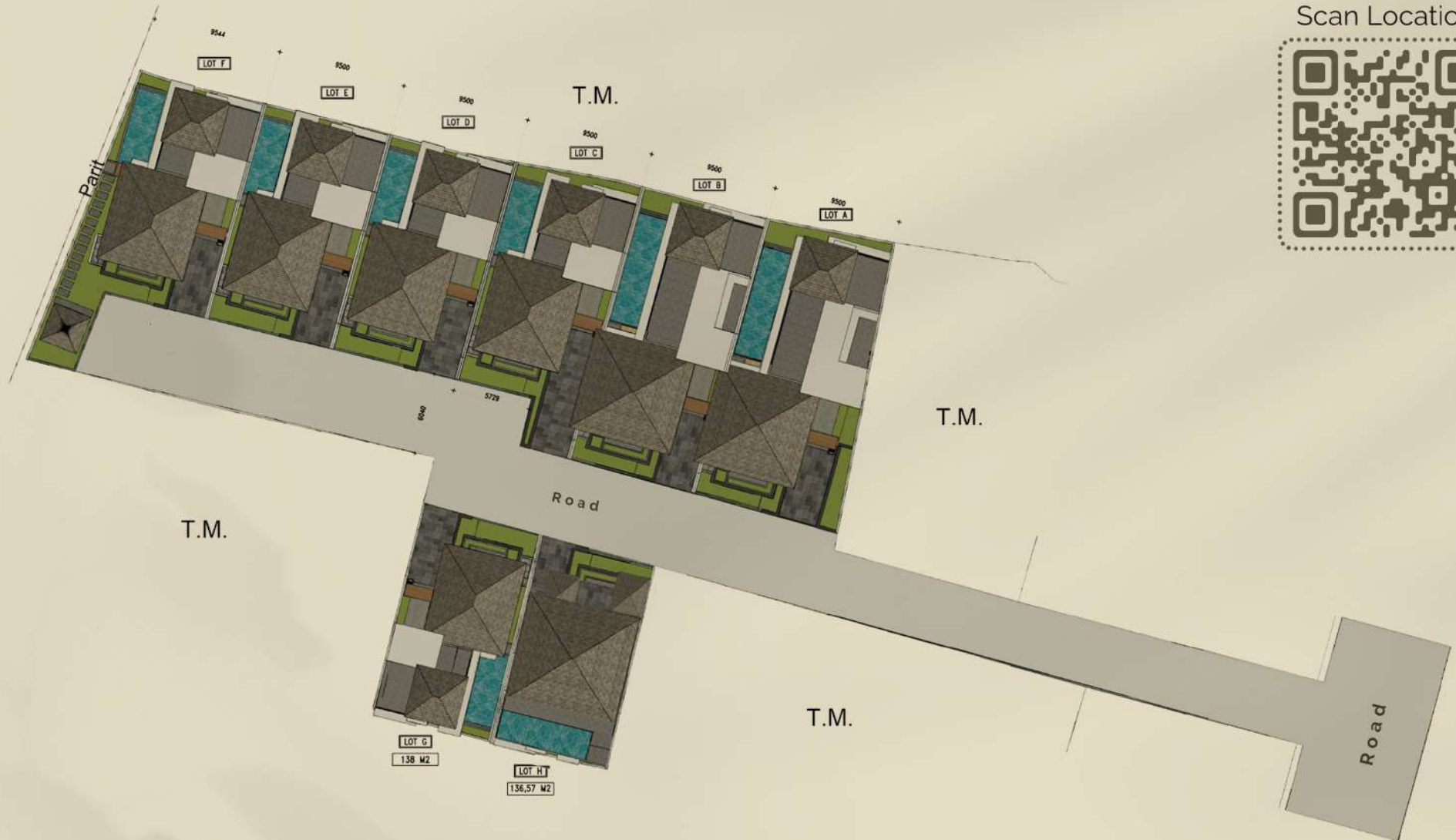
Project Information

Project Landmarks



Desa : Pejeng Kaja
Kecamatan : Tampaksiring
Kabupaten : Gianyar

Scan Location



Project Information

Style & Concept

Find yourself in a harmonious blend of modern architecture and Balinese cultural aesthetics. At Jengja Villa, our style is a testament to elegance and tradition, where contemporary design meets the rich heritage of Bali. Experience the perfect fusion of luxury and cultural charm.



ARCHITECTURE STYLE



INTERIOR STYLE

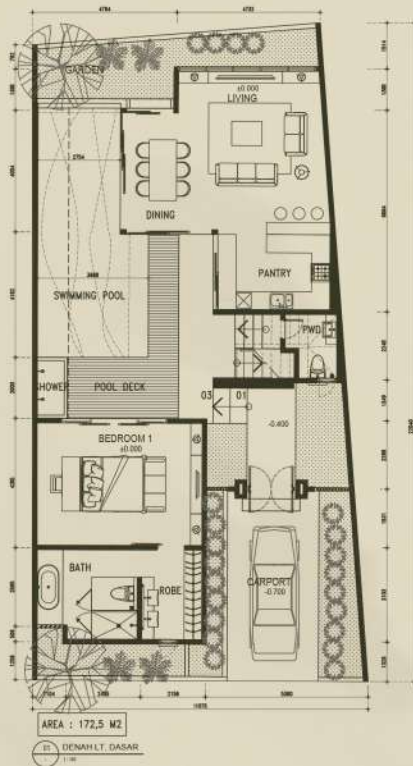
Project Information

Villa A

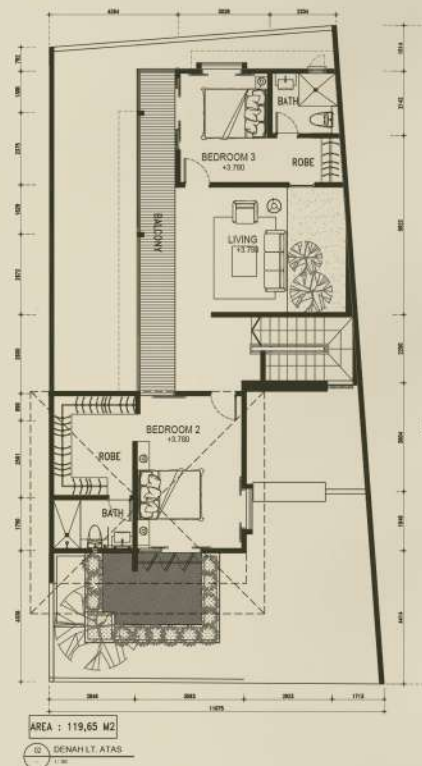
Unit Plan



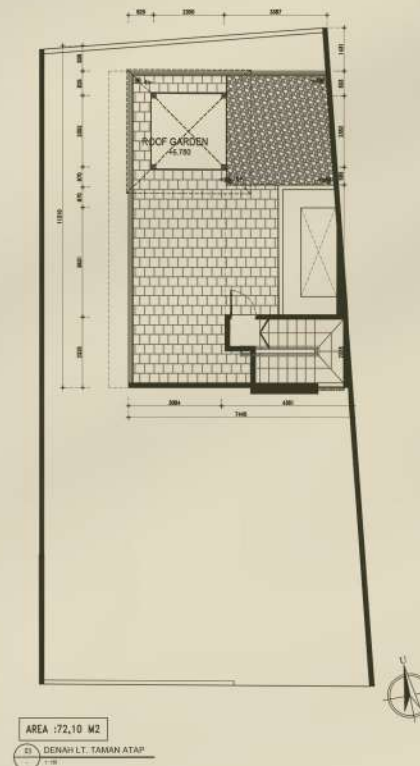
LOT A 1st Floor



2nd Floor



3rd Floor



UNIT SPECIFICATIONS

LAND SIZE : 220 sqm

BUILDING SIZE : 354 sqm

1ST FLOOR : 173 sqm

2ND FLOOR : 120 sqm

3RD FLOOR : 61 sqm

GAZEBO : -

BEDROOM : 3 rooms

BATHROOM : 3 rooms

PRIVATE POOL :

CARPORT :

ROOFTOP AREA :

FULLY FURNISHED :

WATER SOURCE : Artesian Well

ELECTRICITY POWER : 7700 kWh



Villa B

Unit Plan

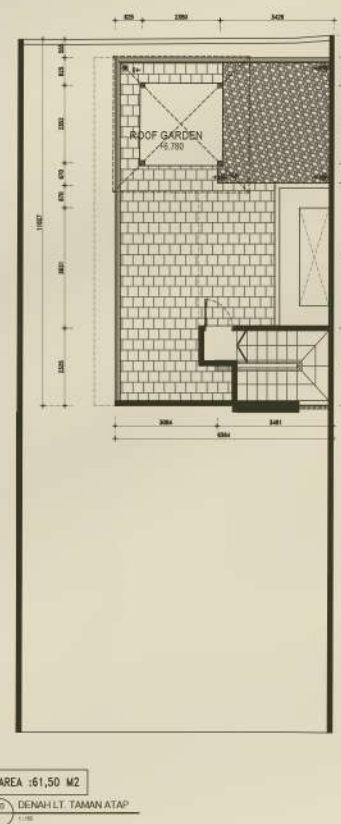
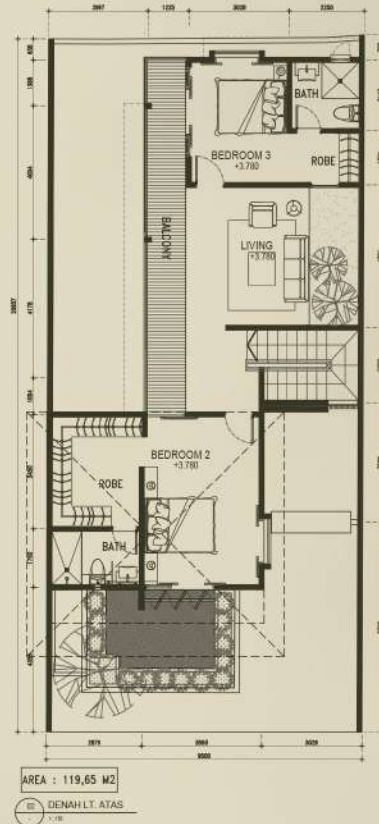
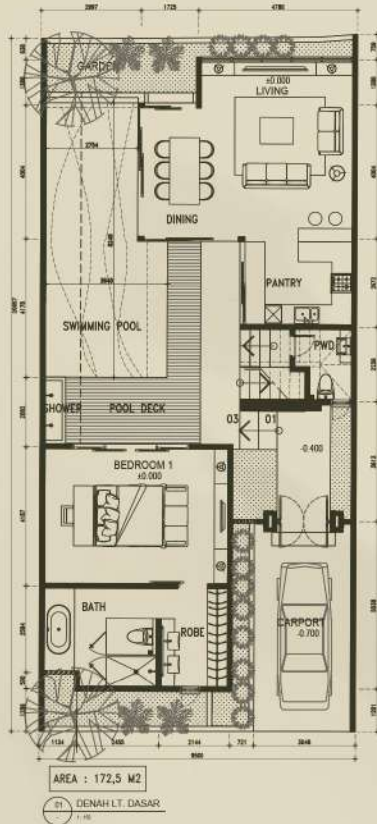


1st Floor

2nd Floor

3rd Floor

LOT B



UNIT SPECIFICATIONS

LAND SIZE : 198 sqm

BUILDING SIZE : 354 sqm

1ST FLOOR : 173 sqm

2ND FLOOR : 120 sqm

3RD FLOOR : 61 sqm

GAZEBO : -

BEDROOM : 3 rooms

BATHROOM : 3 rooms

PRIVATE POOL :

CARPORT :

ROOFTOP AREA :

FULLY FURNISHED :

WATER SOURCE : Artesian Well

ELECTRICITY POWER : 7700 kWh



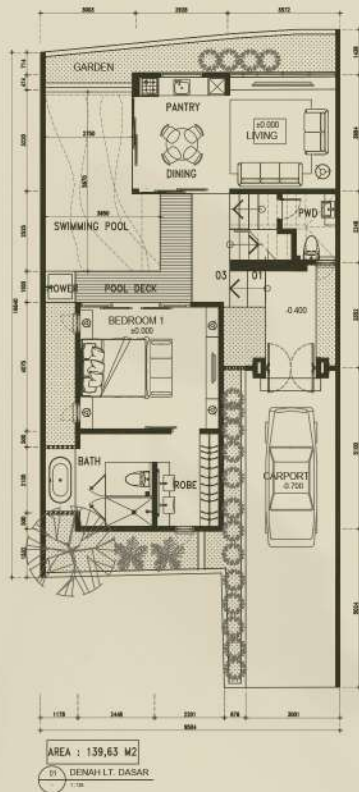
Villa C

Unit Plan

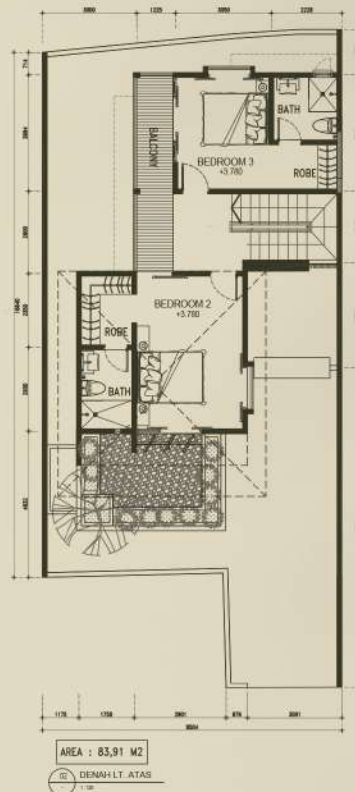


LOT C

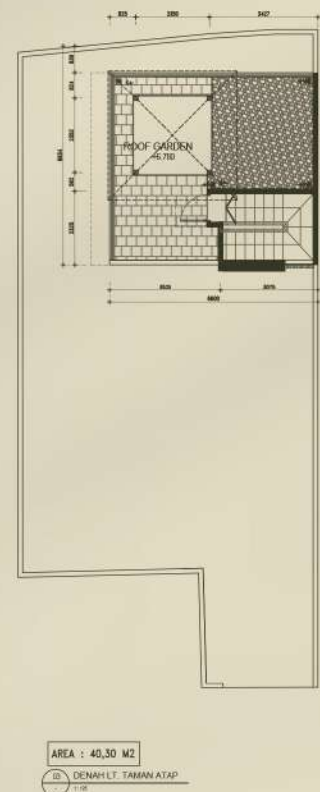
1st Floor



2nd Floor



3rd Floor



UNIT SPECIFICATIONS

LAND SIZE : 174 sqm

BUILDING SIZE : 264 sqm

1ST FLOOR : 127 sqm

2ND FLOOR : 84 sqm

3RD FLOOR : 53 sqm

GAZEBO : -

BEDROOM : 3 rooms

BATHROOM : 3 rooms

PRIVATE POOL :

CARPORT :

ROOFTOP AREA :

FULLY FURNISHED :

WATER SOURCE : Artesian Well

ELECTRICITY POWER : 7700 kWh

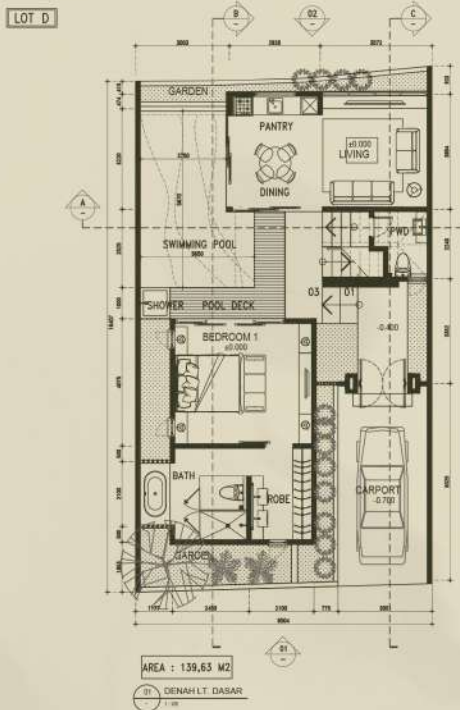


Villa D

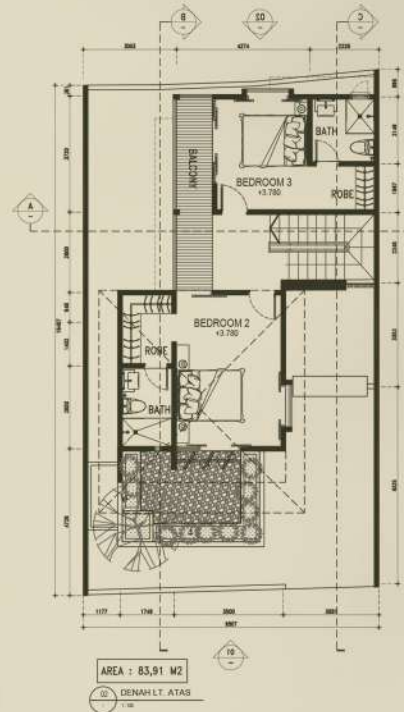
Unit Plan



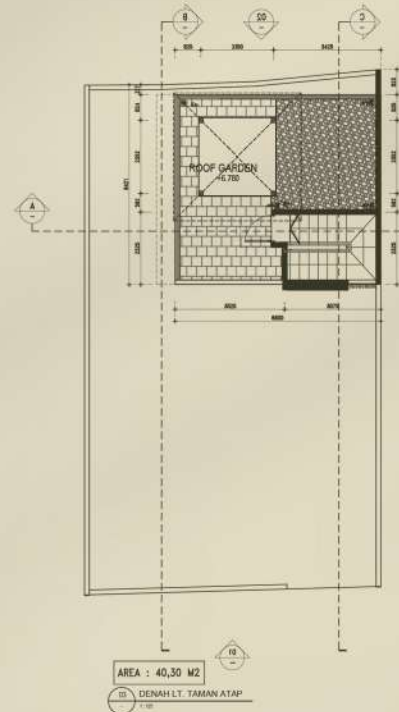
1st Floor



2nd Floor



3rd Floor



UNIT SPECIFICATIONS

LAND SIZE : 155 sqm

BUILDING SIZE : 264 sqm

1ST FLOOR : 127 sqm

2ND FLOOR : 84 sqm

3RD FLOOR : 53 sqm

GAZEBO : -

BEDROOM : 3 rooms

BATHROOM : 3 rooms

PRIVATE POOL :

CARPORT :

ROOFTOP AREA :

FULLY FURNISHED :

WATER SOURCE : Artesian Well

ELECTRICITY POWER : 7700 kWh



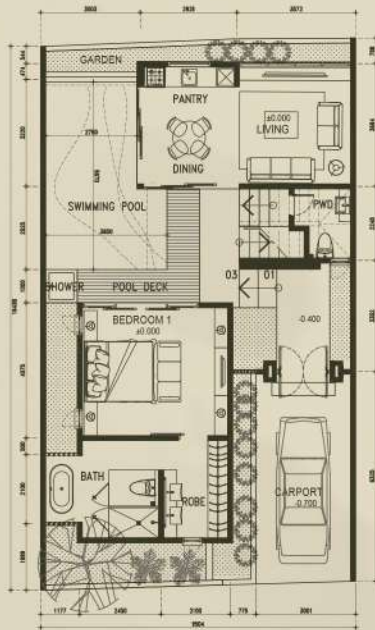
Villa E

Unit Plan



LOT E

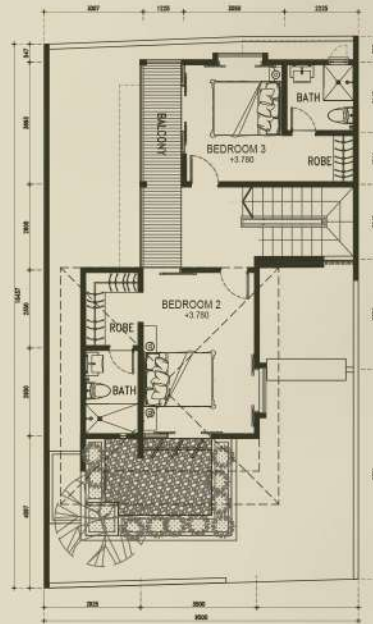
1st Floor



AREA : 127,53 M2

01 DENAH LT. DASAR

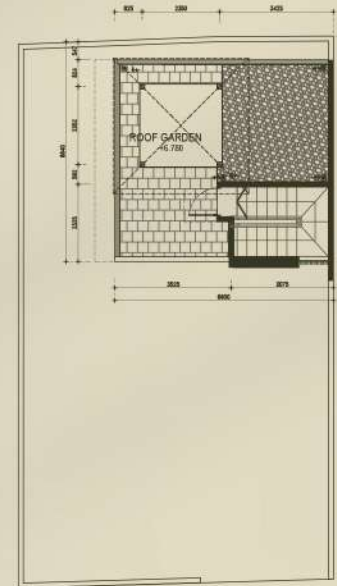
2nd Floor



AREA : 83,91 M2

02 DENAH LT. ATAS

3rd Floor



AREA : 40,30 M2

03 DENAH LT. TAMAN ATAP

UNIT SPECIFICATIONS

LAND SIZE : 156 sqm

BUILDING SIZE : 252 sqm

1ST FLOOR : 127 sqm

2ND FLOOR : 84 sqm

3RD FLOOR : 41 sqm

GAZEBO : -

BEDROOM : 3 rooms

BATHROOM : 3 rooms

PRIVATE POOL :

CARPORT :

ROOFTOP AREA :

FULLY FURNISHED :

WATER SOURCE : Artesian Well

ELECTRICITY POWER : 7700 kWh

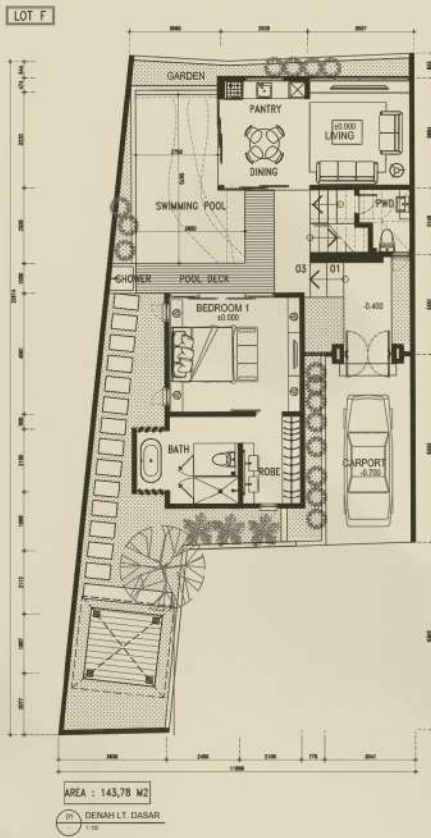


Villa F

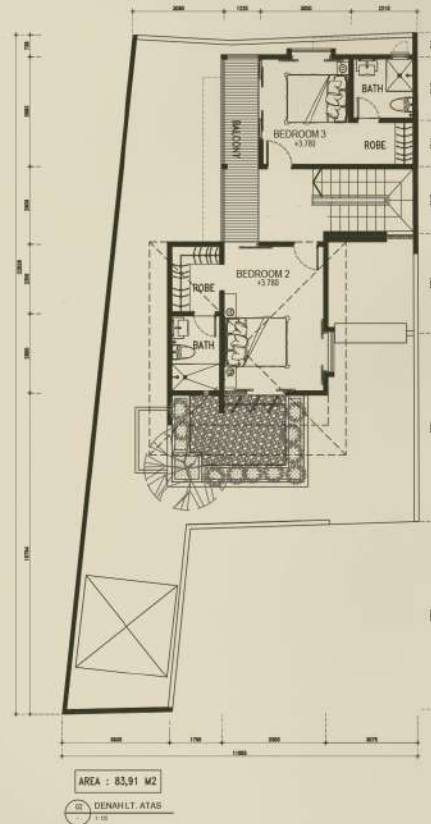
Unit Plan



1st Floor



2nd Floor



3rd Floor



UNIT SPECIFICATIONS

LAND SIZE : 194 sqm

BUILDING SIZE : 268 sqm

1ST FLOOR : 127 sqm

2ND FLOOR : 84 sqm

3RD FLOOR : 41 sqm

GAZEBO : 16 sqm

BEDROOM : 3 rooms

BATHROOM : 3 rooms

PRIVATE POOL :

CARPORT :

ROOFTOP AREA :

FULLY FURNISHED :

WATER SOURCE : Artesian Well

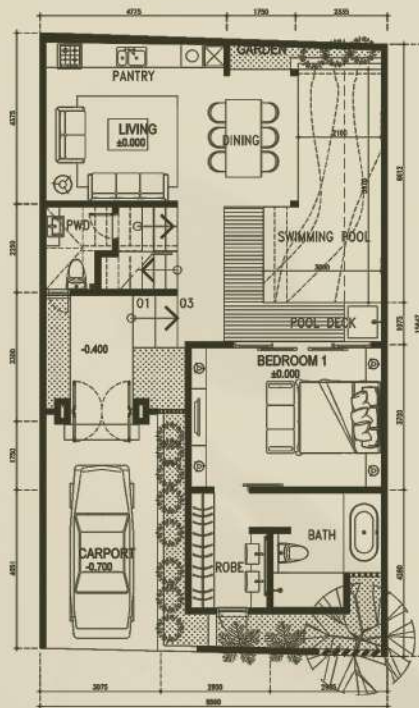
ELECTRICITY POWER : 7700 kWh

Villa G

Unit Plan

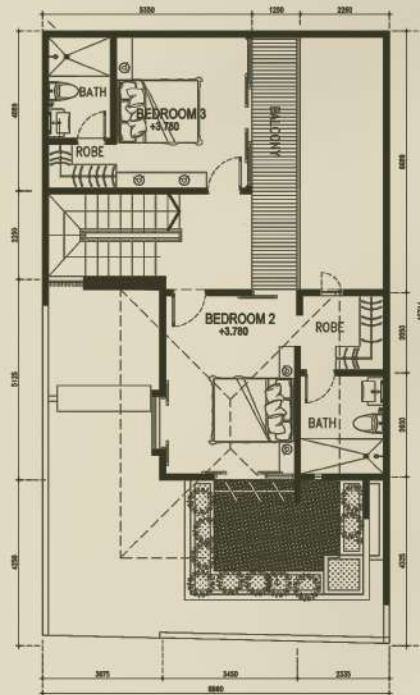


1st Floor



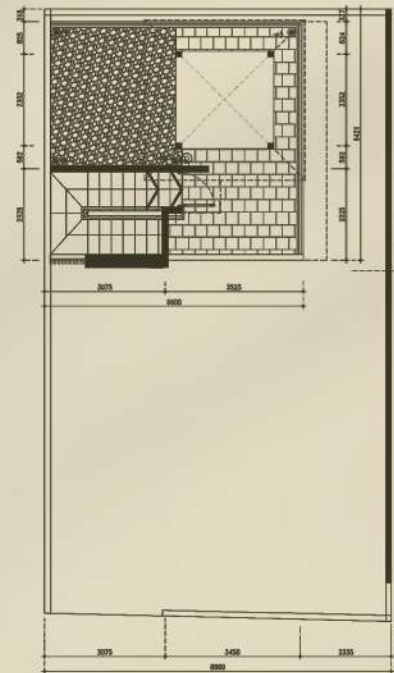
01 DENAH LT. DASAR
1:100

2nd Floor



02 DENAH LT. ATAS
1:100

3rd Floor



03 DENAH LT. TAMAN ATAP
1:100



UNIT SPECIFICATIONS

LAND SIZE : 139 sqm

BUILDING SIZE : 223 sqm

1ST FLOOR : 101 sqm

2ND FLOOR : 78 sqm

3RD FLOOR : 44 sqm

GAZEBO : -

BEDROOM : 3 rooms

BATHROOM : 3 rooms

PRIVATE POOL :

CARPORT :

ROOFTOP AREA :

FULLY FURNISHED :

WATER SOURCE : Artesian Well

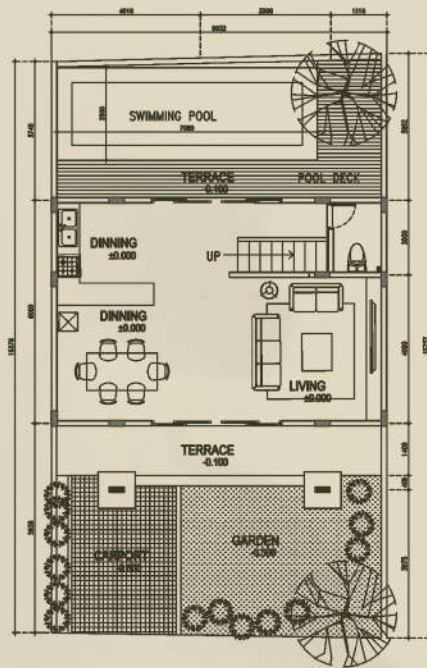
ELECTRICITY POWER : 7700 kWh

Villa H

Unit Plan

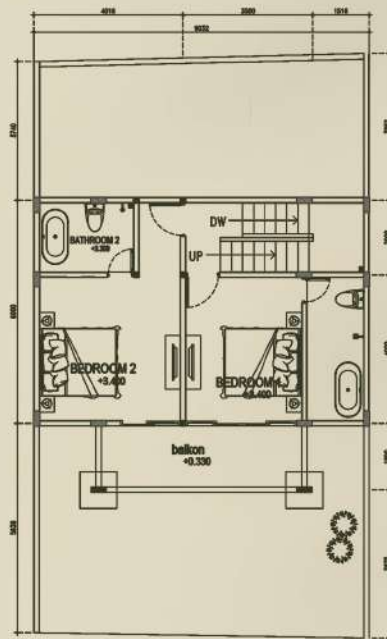


1st Floor



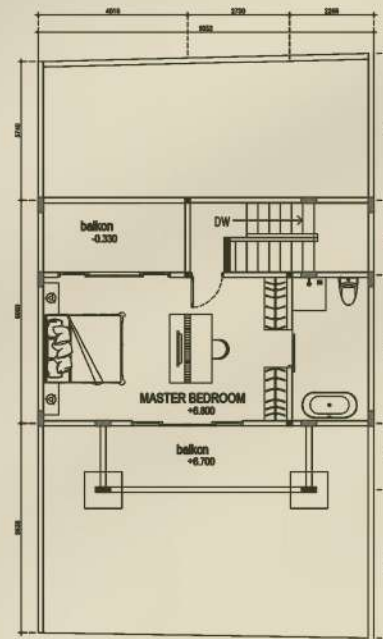
01 DENAH LT. 1
1:100

2nd Floor



02 DENAH LT. 2
1:100

3rd Floor



03 DENAH LT. 3
1:100



UNIT SPECIFICATIONS

LAND SIZE : 138 sqm

BUILDING SIZE : 228 sqm

1ST FLOOR : 88 sqm

2ND FLOOR : 70 sqm

3RD FLOOR : 70 sqm

GAZEBO : -

BEDROOM : 3 rooms

BATHROOM : 3 rooms

PRIVATE POOL :

CARPORT :

FULLY FURNISHED :

WATER SOURCE : Artesian Well

ELECTRICITY POWER : 7700 kWh

Material Specification

Footing	Bore Pile dimension 30
Wall	Hebel bricks
Floor Finishing	<ul style="list-style-type: none">• Main floor ceramics 100x100 ex China• Service floor 60x60 ex Roman• Bedroom floor ex parquet SPC• Pool deck ex Conwood• Entrance floor 30x30 ex andesite stone• Carport floor 10x10 ex cobble stone andesite
Wall Finishing	<ul style="list-style-type: none">• Wall Paint ex Dulux• Bathroom walls 30x60 ex Roman• Pool walls mozaic ex Kuda Laut
Doors & Window	<ul style="list-style-type: none">• Main door ex Bengkirai wood• Bedroom & bathroom engineering wood door• Aluminium windows 4" ex Alexindo• Accessories ex Dekson
Roof Truss	Light steel
Roof Cover	Concrete roof ex Cisangkan
Plafond	Gypsum
Sanitary	<ul style="list-style-type: none">• Toilet, Shower, Bathroom Sink ex Toto• 3 units Water Heater ex Ariston• Bathtub terrazzo ex Local• Shower screen tempered glass 10mm
Air Conditioner	4 units ex Daikin
Kitchen Stove & Cooker Hood	ex Modena



Basic Statistics

TOTAL LAND SIZE

1730 sqm

LAND ALTITUDE

909 ft

UNIT AMOUNT

8 villas

GROUND BREAKING

July 2023

TARGET HANDOVER

August 2024

Built-in Facilities

- 3 Bedroom
- 3 Bathroom
- Fully Furnished
- Rooftop Area
- Private Pool
- Carport

Direct Advantages

- Freehold Certificate (SHM & PBG)
- Private Access to Villa
- 6 m width of the Road
- Quiet & Peaceful Neighborhood
- 360° Rice Fields & Nature View
- Fully Supported by Private & Government Bank

Nearby Attraction

15 mins - Central Ubud

15 mins - Campuhan Ridge Walk

15 mins - Tampaksiring Palace

17 mins - Monkey Forest

20 mins - Tirta Empul Temple

20 mins - Tegalalang Rice Terrace

40 mins - Bali Zoo

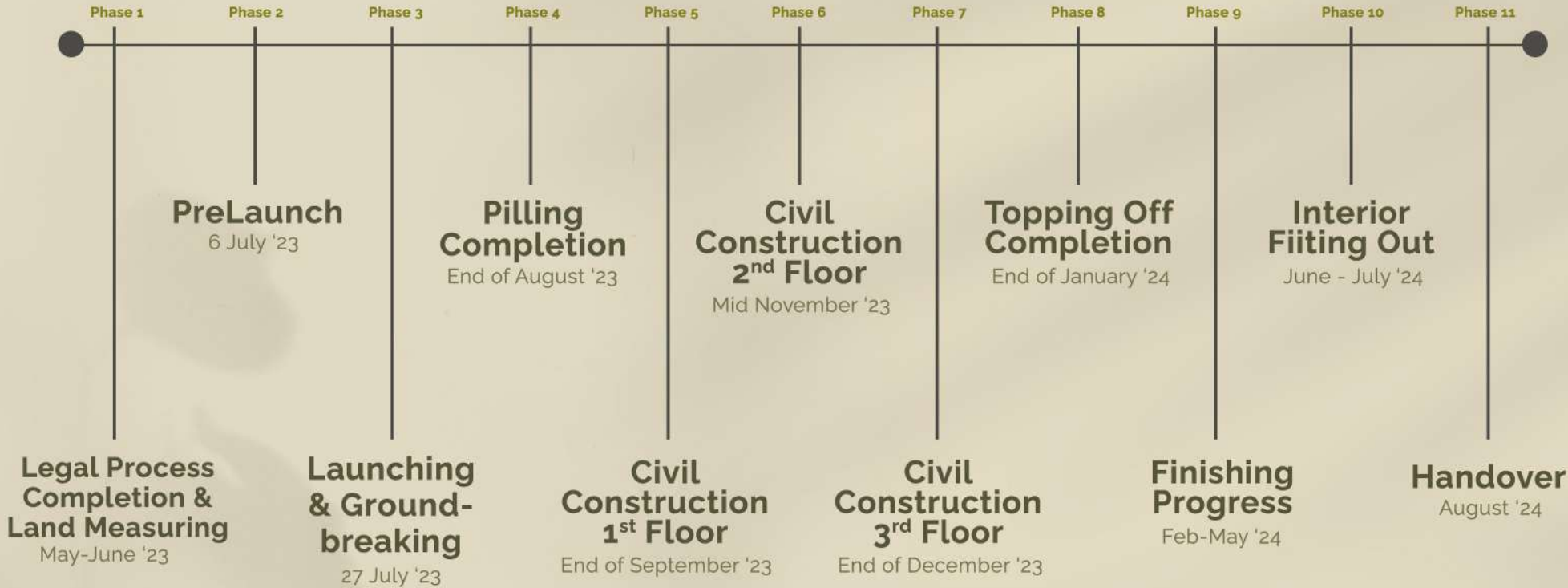
40 mins - Kintamani

45 mins - Bali Safari & Marine Park





Project Timeline



"All Project Progress can be monitor by following our Social Media platform through posts & stories"

Project Information

Marketing Gallery

Scan for further
information



BALYAND Lifestyle

Jl. Tukad Balian 777, Denpasar - Bali

Operational Hours:

Monday - Saturday, 10.00 am - 05.00 pm

On-site Visit (by appointment)

Marketing Representative:

Bima - 0812 1296 2800

Tata - 0819 3604 3575

 www.balyand.com/jengjavilla

   jengjavillaubud

Project Information

Project Supported by

Technical



PT. Design Global Indonesia



Finances



BANK BRI




Project Gallery



Home

"...is where serenity embraces you and luxury becomes an everyday indulgence."

   jengjavillaubud

 www.balyand.com/jengjavilla