

# the bayview™ at jimbaran

## project overview



a resort lifestyle property

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majestic, serene and cool. that's the forecast year round at balli's most amazing properties. populaire present the bayview™, a stunning balinese villa situated in tranquil jimbaran. featuring lush golf courses, convenient shopping, international schools, easy access to denpasar's international airport and year round breathtaking views of jimbaran bay, this is a rare opportunity to own alongside the worlds most prestigious resort chains like The Ritz Carlton, Intercontinental and The Four Seasons.

call us for a consultation, or visit our website for more information.

SureVest™

**6/24**

guaranteed 6% over 24 months return

populaire  
residences 



beautifully landscaped natural terrain, surrounds the property

# picture yourself here...

## choose life

life is full of choices, and at populaire we've made ours. we choose to use only the finest quality materials, we choose to build to international codes, and we choose to stand by our products with a comprehensive warranty, which really leaves you with only one choice - to relax.

with the bayview™ the choice is yours, we offer an expansive range of options, including; finishings, appliances, landscaping and furnishings, all of which allow you to personalize your villa experience and truly make it your home.



relax on your upper deck, take in the view, from the jacuzzi or on the daybed

...and here

## designed for you

when our internationally accredited architects designed the bayview™ they had one thing in mind - you. from end to end, this luxury villa offers truly incredible features, spacious well appointed modern living areas all centrally cooled with integrated climate control.

step out of your living room onto your pool deck, enjoy a drink with friends, have a meal or serve a cocktail from the pool. take a relaxing soak in your rooftop jacuzzi or enjoy a movie in your personal home theatre. when home is this much pleasure, you're not going to want to leave.

## smart, intelligent villa automation

the bayview™ provides you with access to the worlds most advanced home automation options available today with integrated, programmable solutions by Crestron® for everything including lighting, climate, audio, video, security and communications.

Total Home Technology™ from Crestron® streamlines and simplifies all the technology in your home offering the ultimate lifestyle of comfort and convenience. Crestron's award-winning Total Home Technology™ solution eliminates the need to walk from room to room to adjust drapes, lights, temperature, and audio/video components. whether from an easy-to-use color touch panel, remote or a customized keypad, total control is always at your fingertips.



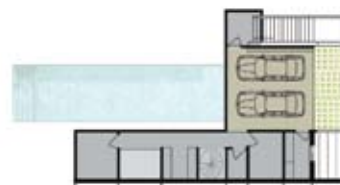
ground



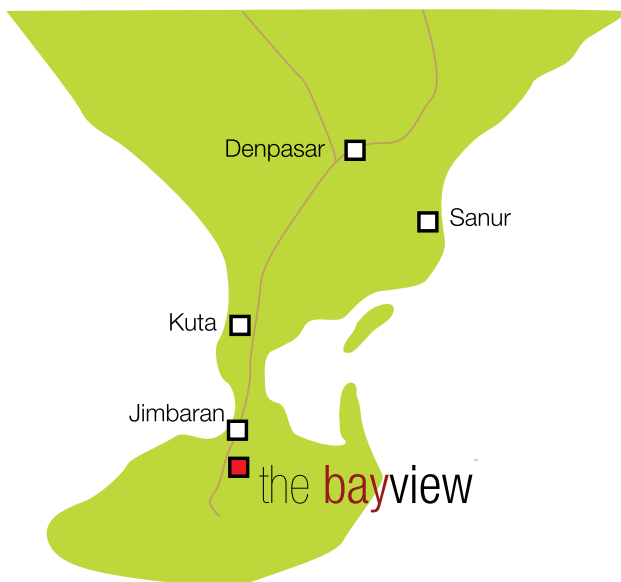
2<sup>nd</sup>



3<sup>rd</sup>



basement



## the bayview™ specifications

lot size	7150 sq ft / 650 sqm	indoor: 3754 sq ft / 341 sqm	outdoor: 5025 sq ft / 457 sqm
service area / carport	1320 sq ft / 120 sqm	detached guest bungalow	
bedrooms	4	rooftop daybed & jacuzzi	
bathrooms	4.5	entertainment room	
pool	49 ft / 15 m horizon pool		
car space	2 car maxi garage		

kitchen	deluxe collection	premium collection	aristocrat collection
appliances	Bosch®	Smeg® / Liebherr®	Miele®
cabinetry	populaire select	Dante®	Leicht®
countertops	Nero Absoluto Granite	Nero Absoluto Granite	Nero Absoluto Granite
finishings	deluxe collection	premium collection	aristocrat collection
wet fixtures	Toto®	Grohe®, Kohler®, Franke®	Grohe®, Kohler®, Franke®
masonry flooring/finishing	granite composite	egyptian marble	persian travertine
bathroom countertops	egyptian marble	emperador marble	emperador marble

indoor	
wall stone	spliced slate
internal wood flooring	rustico merbau
doors and frames	distressed teak

outdoor			
landscaping	kopikala (tropical)	giardino (tuscan)	sensai (japanese)
terrace and balcony	flamed slate		
pool deck	bangkirai limited		

furnishings	
ready move	fixed furnishings, LCD displays and settings (refer to furnishings product sheet)

ultima™ packages*			
<b>home intelligence</b> (Crestron® powered)	<b>entertainment</b> integrated lighting integrated entertainment systems integrated 802.11g wi-fi network	<b>comfort and convenience</b> integrated climate control integrated access control	<b>security</b> integrated security access integrated surveillance
<b>life style</b>	6' pool bar with integrated mini bar sauna/steam room built-in BBQ with mini bar		*individual component pricing available upon request equivalent fixtures may be used when specified brands are unavailable, subject to notification and approval

