



# MARNIX VILLA (M1)

PRIVATE VILLA  
Tumbak Bayuh, Pererenan - Bali





## STRATEGIC LOCATION

The properties are located in Tumbak Bayuh, Pererenan, the traditional expat heart of Bali, just minutes away from Munggu Beach, Cemagi Beach, Batu Bolong Beach, and around 15 minutes to the nightlife district of Seminyak. Pererenan was traditionally built around La Brisa Bali and the area has seen a recent surge in restaurants, cafés, artisanal bakeries, fashion & designer shops, a dance school, a tennis center, etc. The neighbourhood of Tumbak Bayuh is comfortable, spacious and quiet, highly popular with families attending both Canggu Community School and The Green School, as its vicinity to the main island arteries cuts the commute time to Mambal significantly.



# THE M1 VILLA

M1 Villa is one of 4 designer family villa in a comfortable Tumbak Bayuh, Pererenan neighbourhood.

Located in Tumbak Bayuh, a quiet neighbourhood within Pererenan, popular with expat families, the location provides easy access to the beach, Tanah Lot area as well as the road to Ubud. The villa are designed for families that prioritise quality of life, yet do not want to compromise on aesthetics.

The Villa combine a tropical ambience with an impressive designer look. The architects are building a name for themselves by applying contemporary design in harmony with local elements and a location's natural surroundings; the developer only works with premium materials and a designated contractor that works according to European standards.





Individual 5 bedroom villa with sharing a security post, build in 828 sqm land.

The compound is designed for optimal privacy and safety, adjacent to a rice paddy green zone make the property have ideal position to catch the rice field view and cooling dry season breeze.

Villa is equipped with a signature 23m long swimming pool that flows all the way into the living room. The outdoors contains a lawn, a pool deck, surrounded by a tropical garden designed by a professional landscaper.

Main Building		Outdoor Area		Service		Swimming Pool	
Indoor Area	339sqm	Outdoor Area	336sqm	(Indoor Area)	28 sqm	Swimming Pool	115 sqm
Ground Floor	209 sqm	Ground Floor	166 sqm	Main Storage	18 sqm	Indoor Pool	12 sqm
First Floor	130 sqm	First Floor	170 sqm	Garden Storage	5 sqm	Outdoor Pool	103 sqm
				Security Area	5 sqm		

Villa M1 comprises 5 bedrooms with a outdoor sitting area.

———— The ground floor of M1 Villa includes a common area with a sunken living, adjacent to an open kitchen & dining area. There are separate entrance for staff and services. The villa equipped with big storage that separate main storage, food storage and garden storage. The ground floor contains two semi separate versatile rooms that can easily be used as guest rooms, teenager rooms, rumpus, or home office. The outdoor area has entertainment facilities such as swimming pool, pool decks and an outdoor dining area with tropical garden landscaped around the building.

———— The more private first floor contains the master bedroom and bedroom 1 and 2. Each has an interconnected terrace in front with pool, garden, and rice paddy view, leading to an outdoor chill-out sitting area. The building has a signature roof style, finished with premium sirap - Indonesian ironwood shingles.

Ground Floor    209sqm

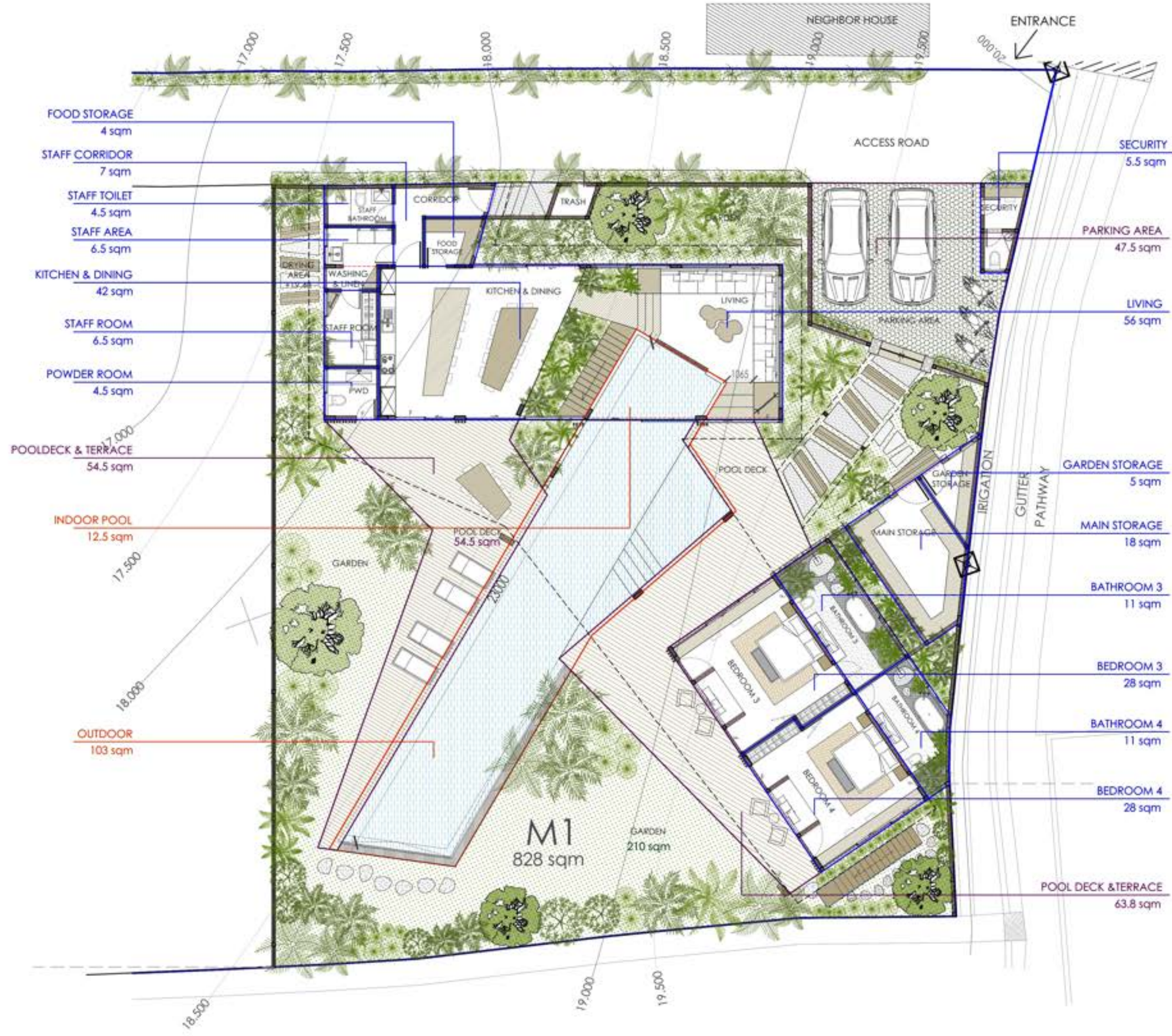
Living	56 sqm
Kitchen & Dining	42 sqm
Linen & Washing	6.5 sqm
Powder room	4.5 sqm
Staff Room	6.5 sqm
Staff Toilet	4.5 sqm
Staff Corridor	7 sqm
Food Storage	4 sqm
Bedroom 3	28 sqm
Bathroom 3	11 sqm
Bedroom 4	28 sqm
Bathroom 4	11 sqm

First Floor    130 sqm

Master Bedroom	39 sqm
Master Bathroom	13 sqm
Bedroom 1	26 sqm
Bathroom 1	14 sqm
Bedroom 2	24 sqm
Bathroom 2	14 sqm



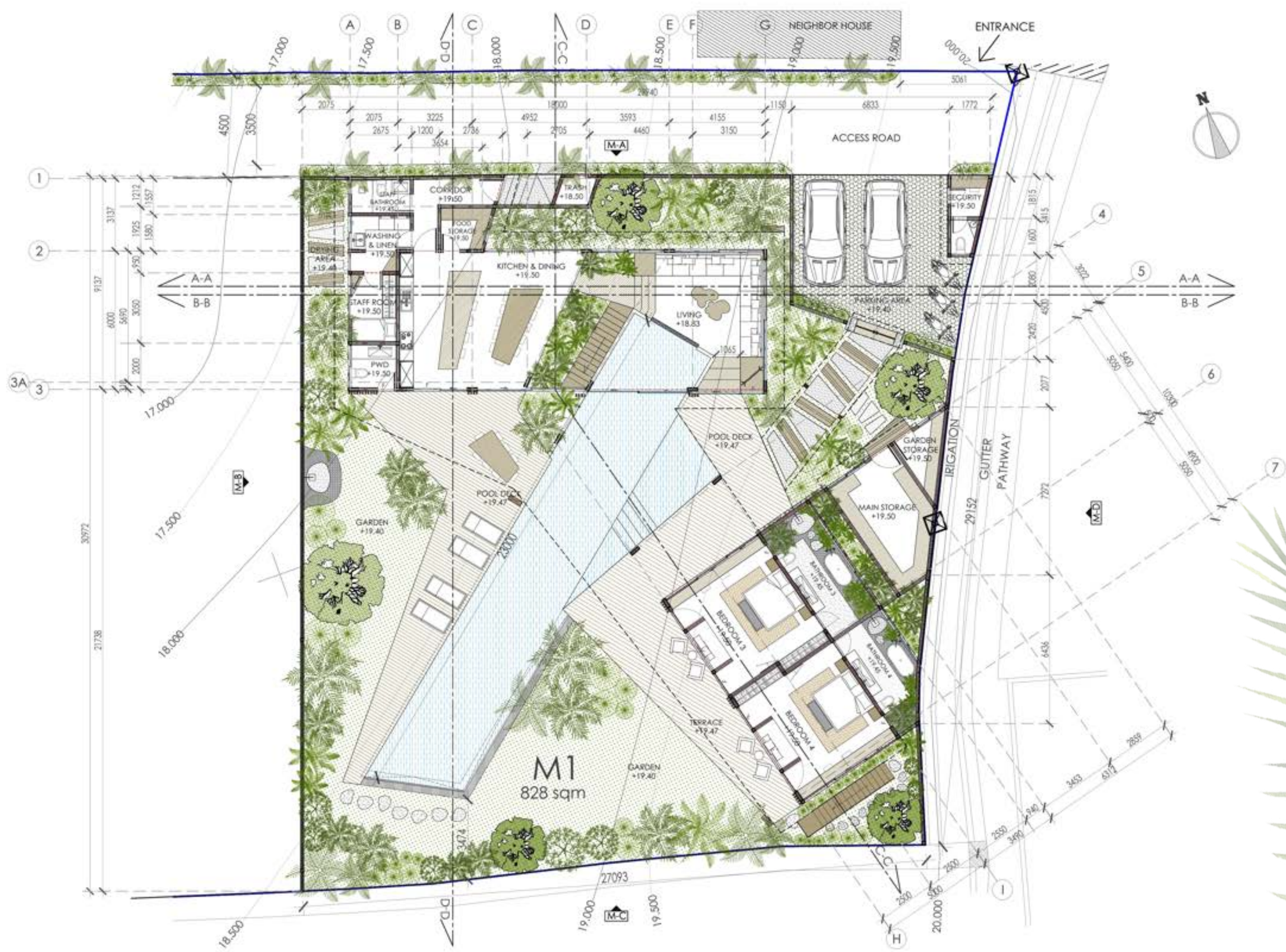
















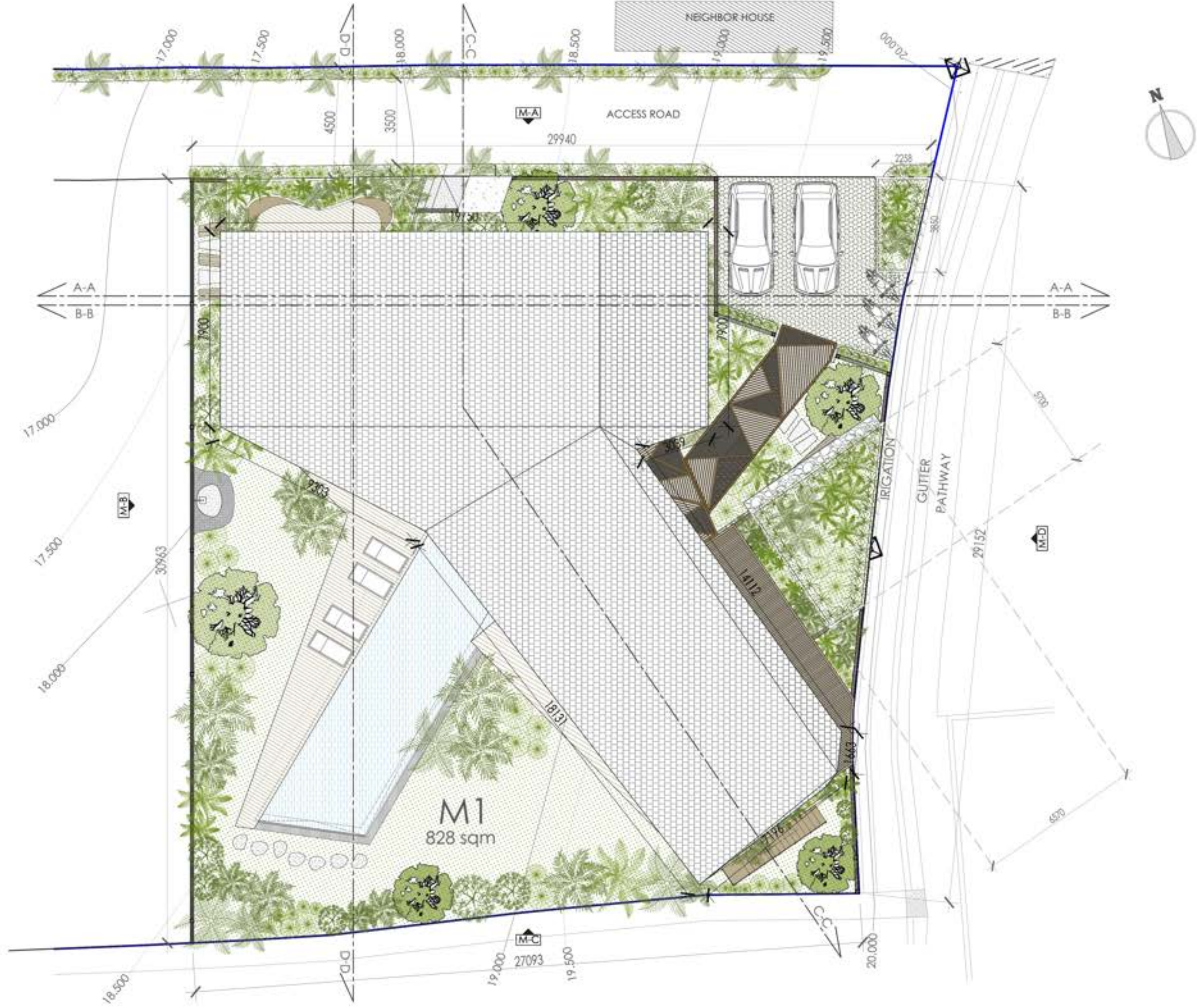




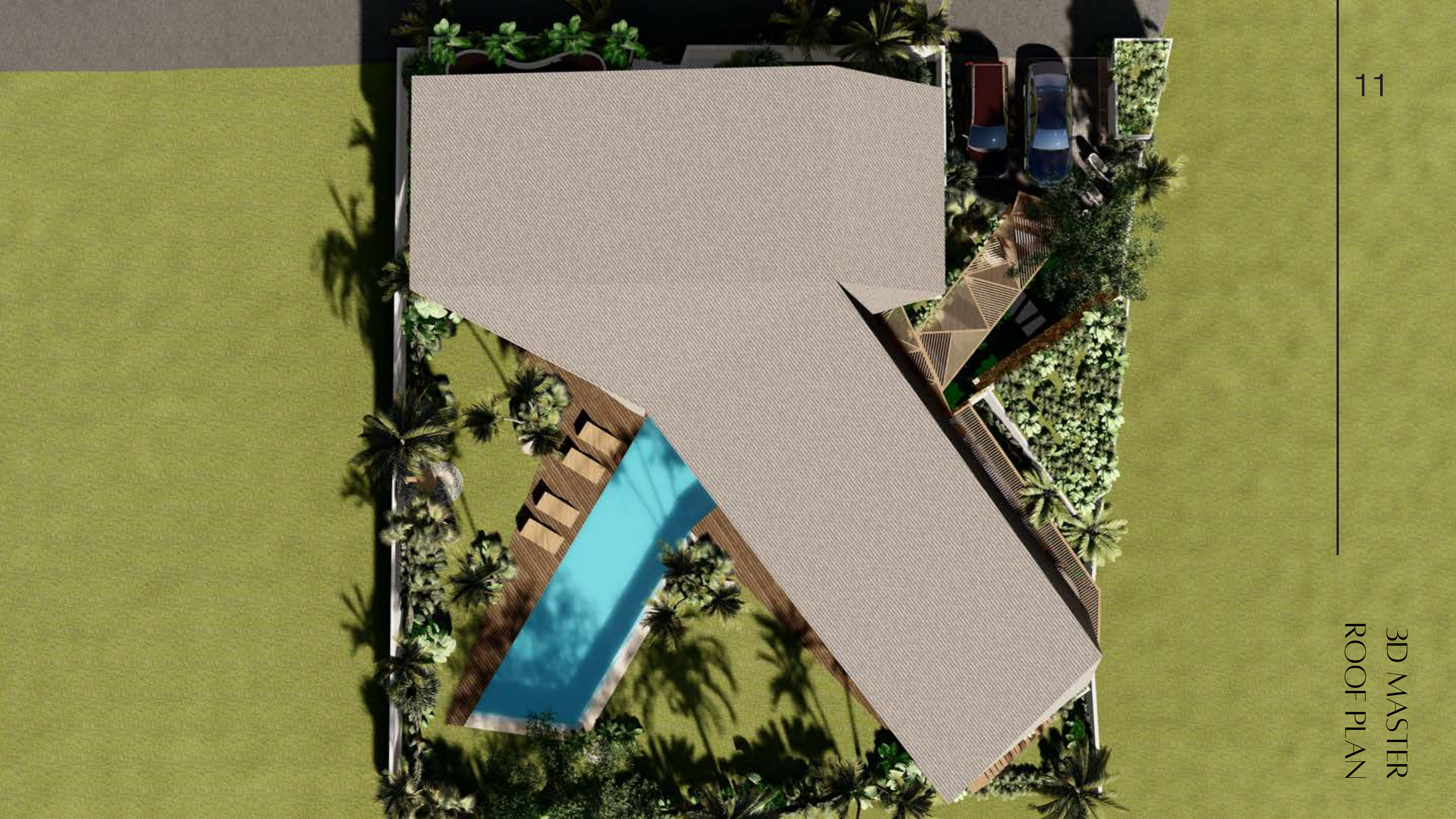












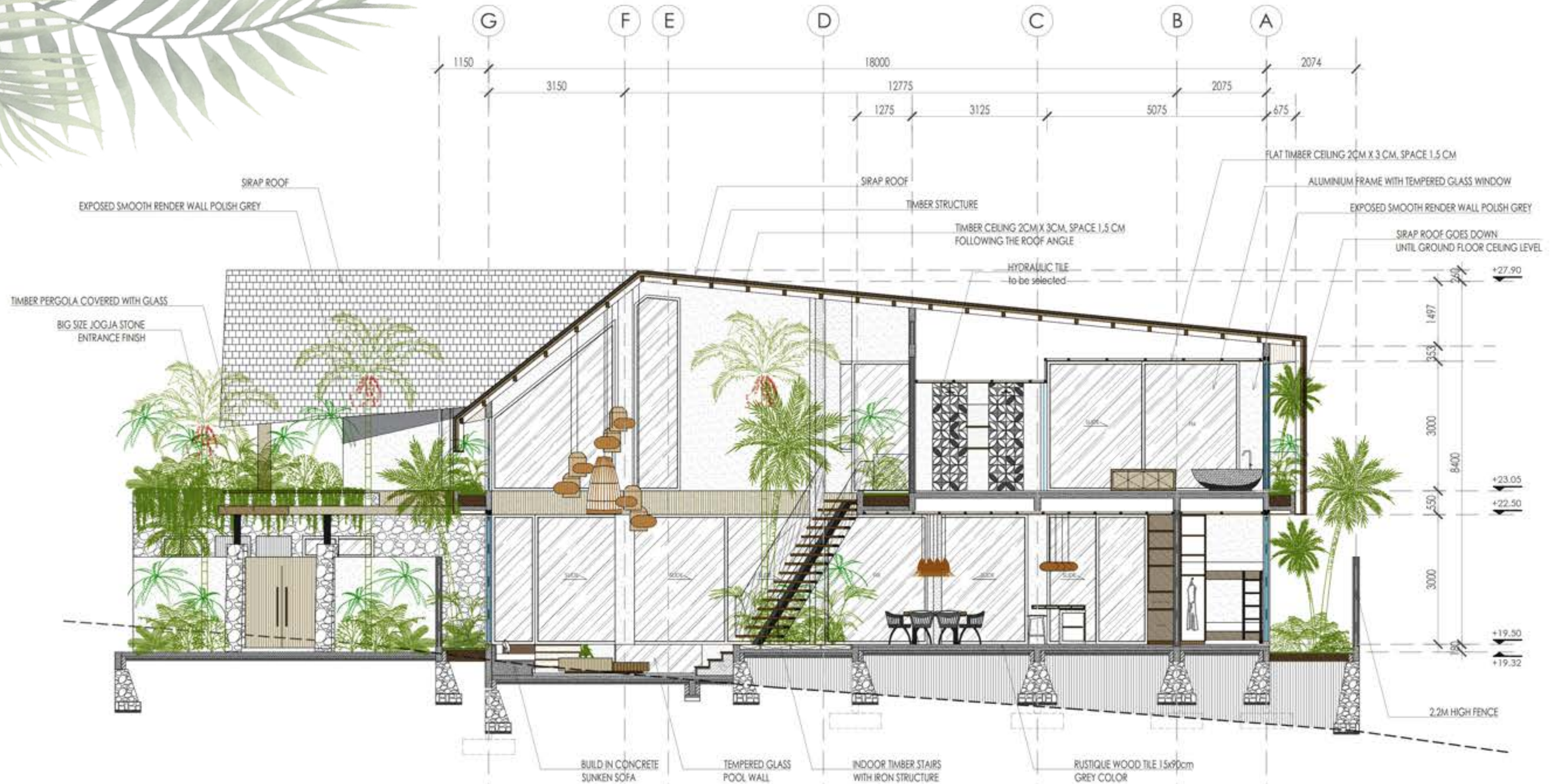






# SECTION B-B

13









# SECTION D-D

15







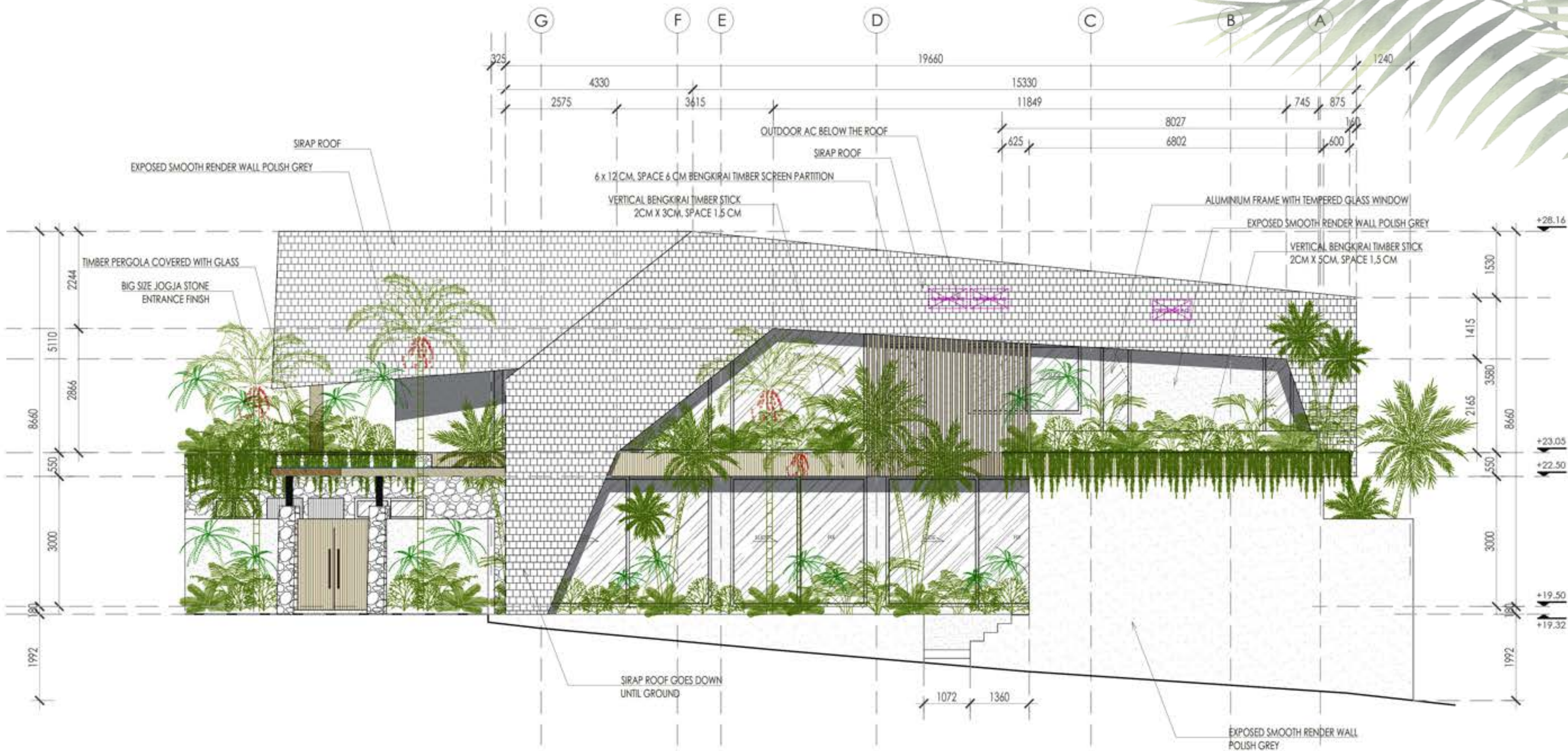


# VILLA 3D SECTION

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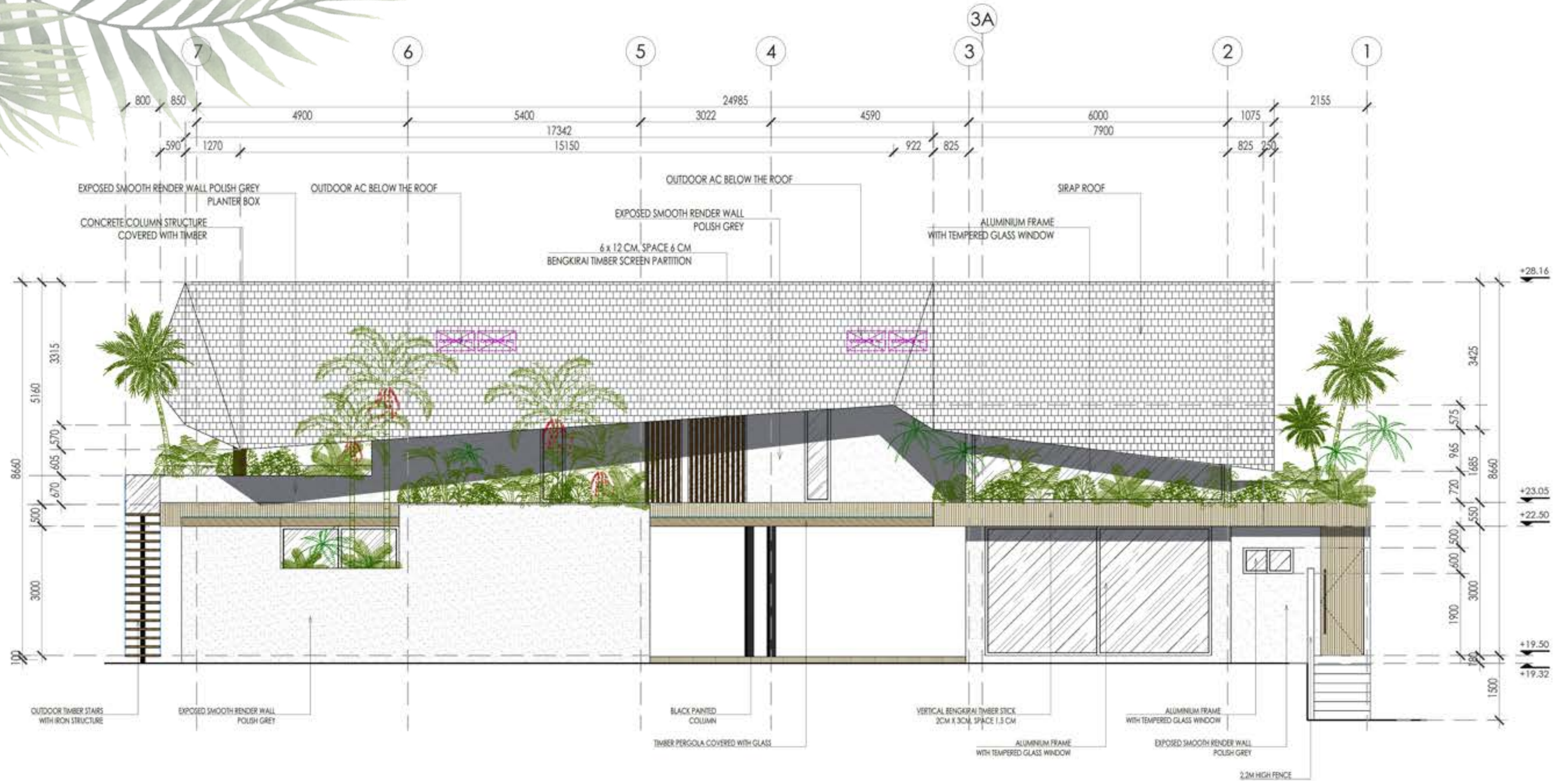






# EAST ELEVATION

19









# WEST ELEVATION

21

























# VILLA BACK VIEW

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27





Combine comfortable living, contemporary design, natural elements, and entertainment facilities all-in-one.

















Modern contemporary design blends with an indigenous tropical landscape.













## VILLA BACK VIEW

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35

Natural harmony with timber, exposed concrete, water, stone and a variety of Balinese and Indonesian indigenous plants.











LIVING AREA VIEW















# MASTER BEDROOM

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41













MAKE THIS DREAM BECOME YOURS . . .

