

VASANA




Kaluna
DEVELOPMENT

 CIPUTRA
3RD WORLD MOST
TRUSTWORTHY
COMPANIES



100+
Villas Delivered

31.000+
Sqm Land Delivered

12+
Years of Experience

Powered by

BLUEPRINT

Bank Partner



Entertainment
Partner

CANNA

Development
Partner



Location

Kedungu, Tabanan

Located within the well-established **Ciputra Beach Resort** with a one-gate system and well-planned area.

Strategically located in **Kedungu, Tabanan**, an area where land prices have surged by 350% to 600% since 2019, reflecting rapid **growth and rising demand**.

500 Meters

from *the beach*

10 Min

from *Tanah Lot*

15 Min

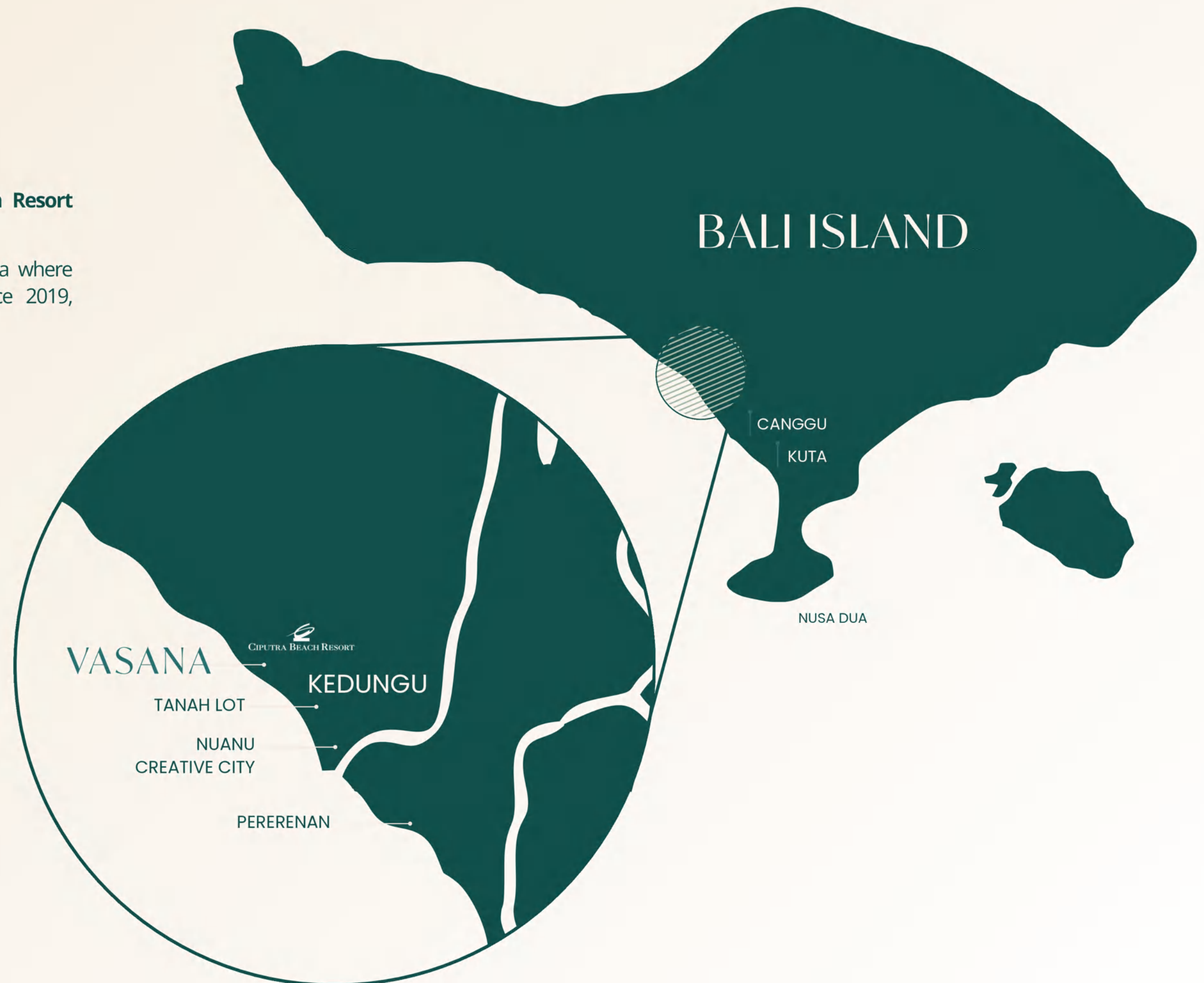
from *Nuanu Creative City*

90 Min

from *Ngurah Rai International Airport*

Google Maps Link:

<https://maps.app.goo.gl/TKXc4VtNvMz5xjGh9>



Why Kedungu?

The next rising star: A flourishing neighborhood designed for residential comfort and premium tourism



Walking Beach Access



Cafe & Restaurant



School & Education



Sport Activity

Best School & Education Around



Grow in Kedungu

International School

10 minutes away



ProEd Global School

International School

18 minutes away



BEST International Bali

International School

12 minutes away



Polytechnic International Bali

18 minutes away



Skyhawk Academy

International School

12 minutes away

Best Cafe & Restaurant Around



Joshua Distric

2 minutes away



Little Ripper Cafe

8 minutes away



Pigstone Taphouse

2 minutes away



Five 30 Cafe

8 minutes away



Ocean Breeze Restaurant

2 minutes away



Diggy's Burger & Coffee

5 minutes away

Health Care & Wellness Center Around



Singasana General Hospital

10 minutes away



Salty Cowboy Horse riding

8 minutes away



Los Hobos Fitness Center

2 minutes away



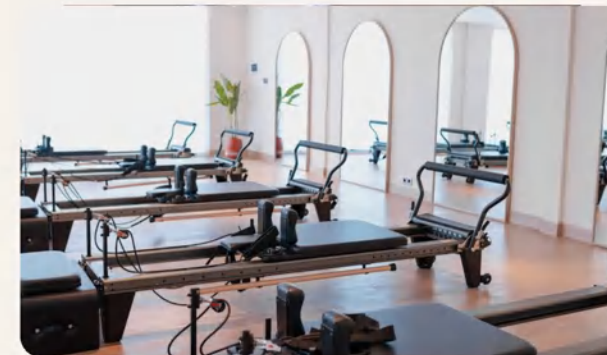
Kedungu Surf School

10 minutes away



Jungle Padel

7 minutes away



UTUH Pilates Studio

15 minutes away



Senja Beachclub



Grocery Store

RESVARA

Master-plan

SENJA Beachclub



VASANN

Clubhouse
Public Pool & Gym

Wide Road Access

One Gate System
24/7 Security

Site plan

- Available
- Booked
- Sold
- E* Early Bird Price



Site plan update:
31 March 2026



Type of *Units*



Type

2 Bedrooms

Specification:

6 x 20 m
Land Area: 120 sqm
Build Area: 100 sqm



Type

2 Bedrooms +

Specification:

8 x 20 m
Land Area: 160 sqm
Build Area: 105 sqm





Type

3 Bedrooms

Specification:

8 x 20 m
Land Area: 160 sqm
Build Area: 130 sqm



3



3



1



1



Type

3 Bedrooms +

Specification:

10 x 20 m
Land Area: 200 sqm
Build Area: 138 sqm



3



3+1



1



1

Design Type

At Vasana, we offer four distinct villa designs that you can personalize to suit your style. Maximizing both comfort and investment value.



Modern Tropical



Terracotta



Industrial



Wabi Sabi



Appliances & Devices Specification

Electricity

PLN meter 5,500 kwh

Water Pump

Shimizu

Water Supply

PDAM meter installed

Sanitaries

Germany Brilliant/ Crown Prince/ as levels

Pool Pump

Eurostar/ Onyx with sand filter and sump pit

Finishing Specification

Walls

Plaster and Paint finishes with Jotun/ Propan brand
Layer of sealer (weather resistant) paint base
Wood/ veneer boards*

Ceiling

White paint Brand Jotun/ Propan/ Weldon
Wooden ceiling (teak/ lumber)*

Flooring

Granite HT 60x60cm Brand Roman/ Infiniti/ Niro/
levels

Terrace Flooring

Concrete moulding with paints
Ulin wood deck (iron wood) with natural finish
Granite HT with stone motive for terrace (Brand Infiniti/ Roman/ levels)*

Installment Price

Leasehold (30 Years)

		Price	Upfront Payment 50% (DP 35% + Handover 15%)	Monthly Installment 60x
2 Bedrooms	Ⓛ 120 m ² ⓑ 100 m ²	US\$ 217,800	US\$ 108,900	US\$ 1,815
2 Bedrooms +	Ⓛ 160 m ² ⓑ 105 m ²	US\$ 264,000	US\$ 132,000	US\$ 2,200
3 Bedrooms	Ⓛ 160 m ² ⓑ 130 m ²	US\$ 303,600	US\$ 151,800	US\$ 2,530
3 Bedrooms +	Ⓛ 200 m ² ⓑ 138 m ²	US\$ 363,000	US\$ 181,500	US\$ 3,025

**Price Included Lease Tax 10%*

**Transaction Value in Indonesian Rupiah (IDR)*

6 Years Installment

First Year Payment

5 Years Installment

35%

Down Payment

15%

Handover

**60
Months**

60x monthly installment



Freehold Price

		Cash	Installment by Progres
2 Bedrooms	Ⓛ 120 m ² ⓑ 100 m ²	US\$ 209,124	US\$ 219,780
2 Bedrooms +	Ⓛ 160 m ² ⓑ 105 m ²	US\$ 253,080	US\$ 266,400
3 Bedrooms	Ⓛ 160 m ² ⓑ 130 m ²	US\$ 279,720	US\$ 306,360
3 Bedrooms +	Ⓛ 200 m ² ⓑ 138 m ²	US\$ 333,000	US\$ 366,300

*Price Included Tax 11%

*Transaction Value in Indonesian Rupiah (IDR)

Furniture Type

Semi-Furnished

Included

Kitchen Set & Living Room

- Kitchen set top table
- Shelf
- Sink
- Stove
- Sofa
- Hanging lamp

Sanitary

- Mirror
- Toilet
- Jet shower
- Sink
- Sink Faucet
- Floor Drain
- Wastafel Standing
- Wastafel Faucet

Air Conditioner

- 3x Gree 1 PK - (2 Bedrooms)
- 4x Gree 1 PK - (3 Bedrooms)

Basic Landscape Garden

- Lamps
- Gate door,
- Basic grass,
- Palm Trees
- Bushes

Furniture Type

Fully- Furnished

Adds On

Type	IDR	USD
2BR	130 MILLION	USD 8,000
3BR	165 MILLION	USD 10,200

Living Room	• Shelves • Decorative Pillow • TV 55" + Bracket • Throw • Credenza • Rug • Coffee Table	Bedrooms	• Wardrobe • Console Table • Backdrop, Bedframe • Bed Mattress • Chair • Side Table • Stool	Kitchen	• Microwave • Refrigerator • Stove
				Dining Room	• Dining Table • Dining Chair
				Bathroom	• Water Heater
				Outdoor	• Sun Lounger

Furniture Type

Ready-to-Operate

Adds On

Type	IDR	USD
2BR	235 MILLION	USD 14,500
3BR	310 MILLION	USD 19,200

Living Room	• Shelves • Decorative Pillow • TV 55" + Bracket • Throw • Credenza • Rug • Coffee Table • Decorations
Dining Room	• Dining Table • Dining Chair

Bedrooms	• Wardrobe • Console Table • Backdrop, Bedframe • Bed Mattress • Chair • Side Table • Stool • Linen Set • Curtain • Decorative Paint & Figures • Hanging Lamp
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Kitchen	• Microwave • Refrigerator • Stove • Decorations • Cutleries
Bathroom	• Water Heater • Bathroom Amenities • Roller Blind
Outdoor	• Sun Lounger • Tropical Garden • Lock Box

Rooftop Extension

2 Bedrooms

IDR 350 Million

3.9 x 4 m

Rooftop: 16 m²

Stairs: 5 m²

Building height: 9 m

3 Bedrooms

IDR 500 Million

6.25 x 4.25 m

Rooftop: 27 m²

Stairs: 4 m²

Building height: 9 m





Thank You