

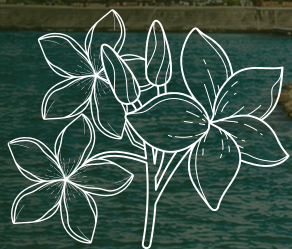


UBUD

PASIR PUTIH RESIDENCES



Wake Up to Gentle Greens



Inspired by the garden as its core inspiration, **UBUD at Pasir Putih Residences** introduces **Rumah Taman**—a thoughtfully crafted home envisioned for a healthier lifestyle and enduring value.

Here, home is not merely a destination at the end of the day, but a sanctuary—where you breathe more freely, find calm in every moment, and gently restore your energy after life's long rhythms.



A Lake with White Sandy Shores

± 16.2 Ha

Lakeside Jogging Track

± 2.5 Km



a Daily Walk to Stillness

PASIR PUTIH LAKESIDE

THE LAKE

A residential enclave centered around a 16.2 hectare lake, embraced by expansive white sandy shores and complemented by a wide range of lifestyle facilities.

CHILDREN PLAYGROUND

A variety of children's playgrounds are thoughtfully placed throughout the cluster, all under the supervision of a dedicated security team.

THEMATIC GARDENS

Surrounded by a series of landscaped gardens featuring elegant seating areas, gazebos, and a floating deck along the lakeside.





UBUD
TRUD VILLA RESIDENCES

Cluster Gate



Step Into Peaceful Lakeside Living



Stroll Through Shaded Greens

A photograph of a building with a balcony and a flowering plant in the foreground. The building has a brown roof and a balcony with a black metal railing. The foreground is filled with green leaves and red flowers. The sky is blue with some white clouds.

Shared Greens, Shared Smiles



A home where green spaces become personal sanctuaries.

Cluster Plan

TIPE UNIT

 8X15 - ZYRA
 10X15 - LOKA
 12X15 - SVARA
 15X15 - PRANA

UBUD VALLEY-1

25	27	29	31	33	35	37
ZYRA - 8X15						PRANA 15X15
ZYRA - 8X15						PRANA 15X15
30	32	36	38	50	52	56

UBUD VALLEY-2

25	27	29	31	33	35	37
ZYRA - 8X15						PRANA 15X15
SVARA 12X15	LOKA - 10X15					
26	28	30	32	36	38	

UBUD VALLEY-3

21	23	25	27	29	31
SVARA 12X15	LOKA - 10X15				
SVARA - 12X15					PRANA 15X15
22	26	28	30	32	

UBUD VALLEY-5

19	21	23	25	27
SVARA - 12X15				PRANA 15X15
SVARA - 12X15				PRANA 15X15
20	22	26	28	30

UBUD BOULEVARD



One Home, One Garden, Multi-Generation



Here, the side garden is more than just a green space. It becomes a place for children to play, a gathering space for the family, and a quiet corner for parents. One garden that brings every generation together in a single home.



the UNIT

TYPE
8

ZYRA

Where Living Grows Naturally

Inspired by the words “zest” and “flora,” symbolizing
life that grows naturally.

A green space beside the home, designed as a
seamless extension of everyday living.





ZYRA

TYPE
8

ZYRA

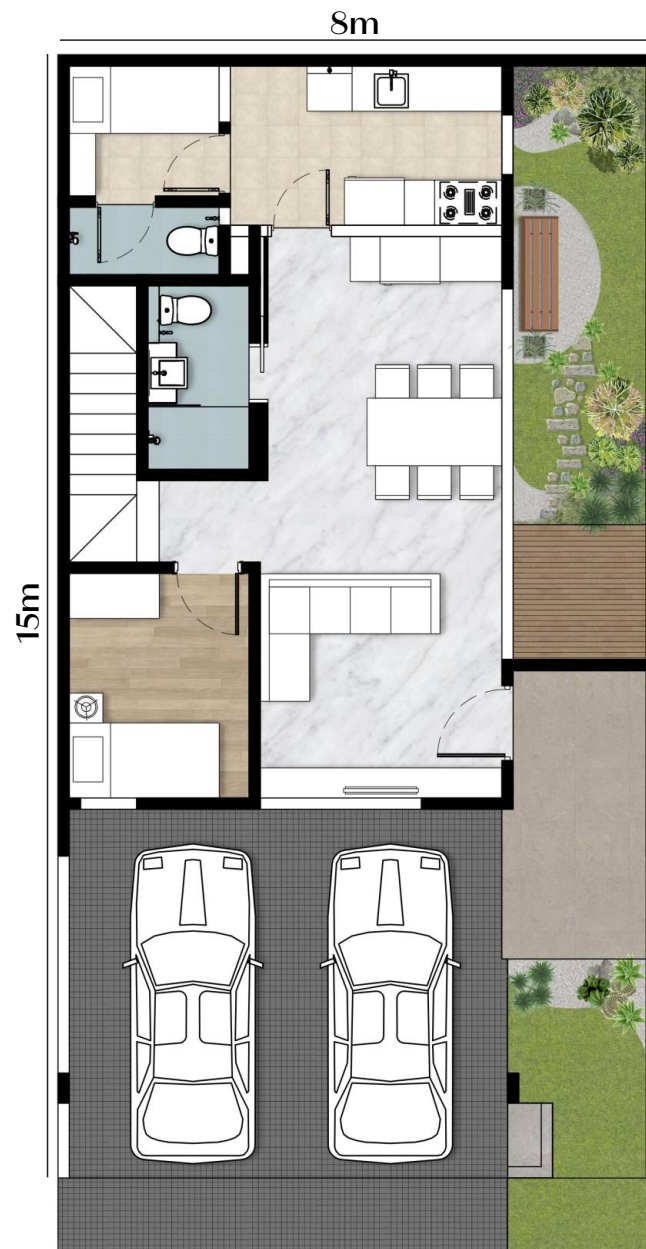
DIM.
8X15

BEDROOM
4+1

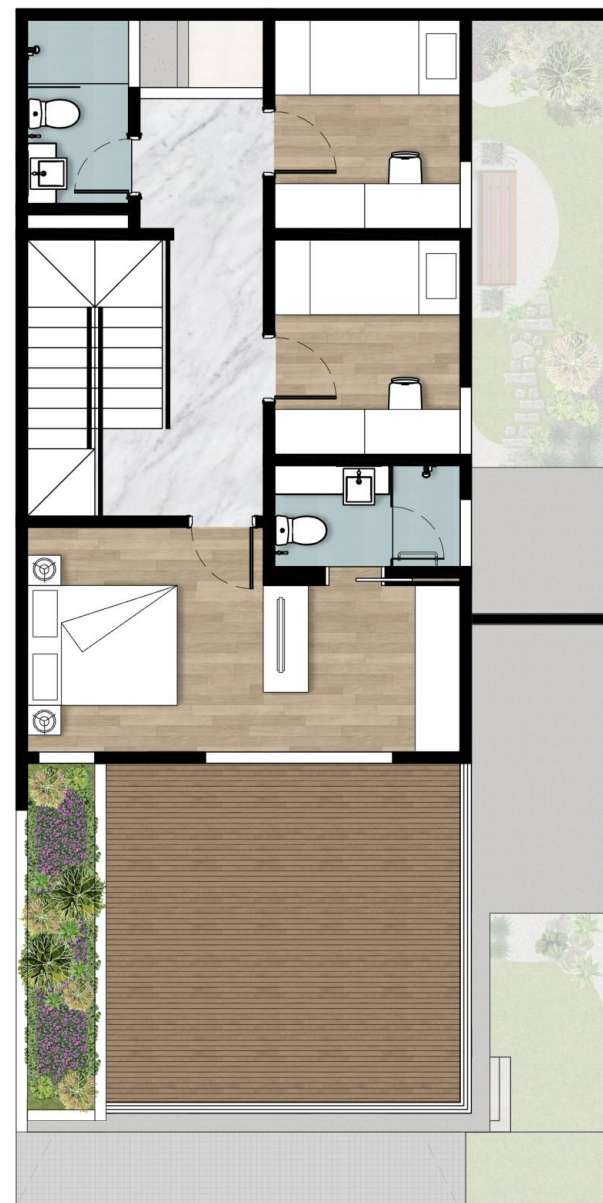
BATHROOM
3+1

LAND AREA
120 m²

BUILDING AREA
168 m²



1ST FLOOR



2ND FLOOR

TYPE
8

ZYRA HOEK

DIM.
9X15

BEDROOM
4+1

BATHROOM
3+1

LAND AREA
135 m²

BUILDING AREA
176 m²



1ST FLOOR



2ND FLOOR



ZYRA

TYPE
10
LOKA

**A Place Where Life
Comes Together**

Inspired by the Sanskrit word "Loka," meaning **a place of life.**

Focused on expansive gardens and communal areas as the heart of resident's activities.





LOKA

TYPE
10

LOKA

DIM.
10X15

BEDROOM

4+1

BATHROOM

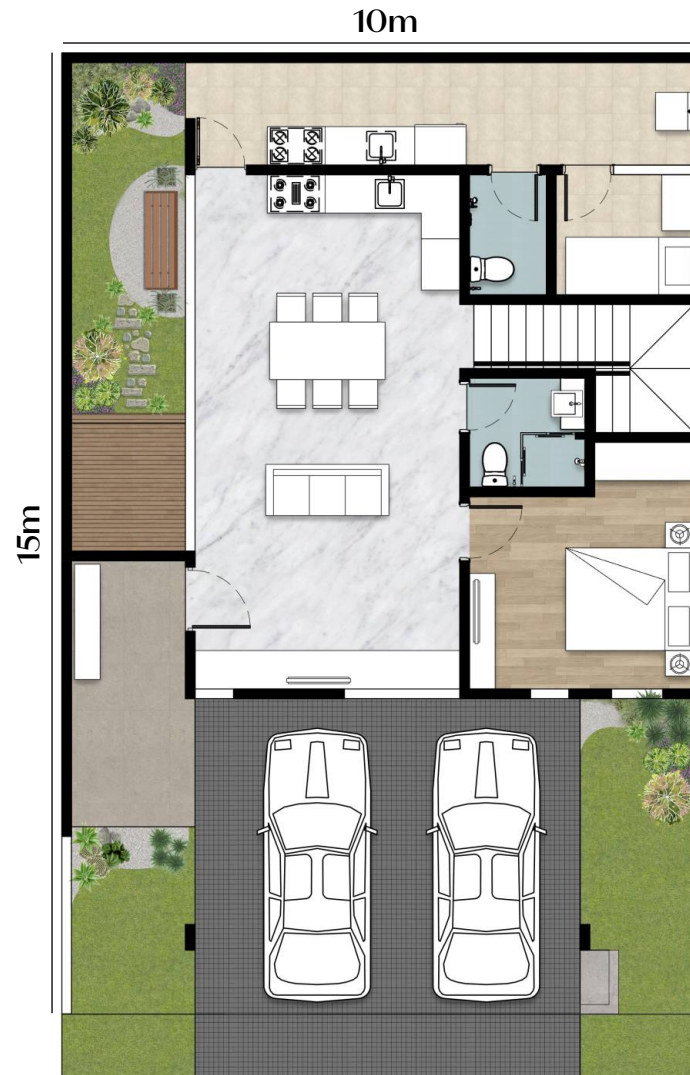
3+1

LAND AREA

150 m²

BUILDING AREA

204 m²



1ST FLOOR



2ND FLOOR

TYPE
10

LOKA HOEK

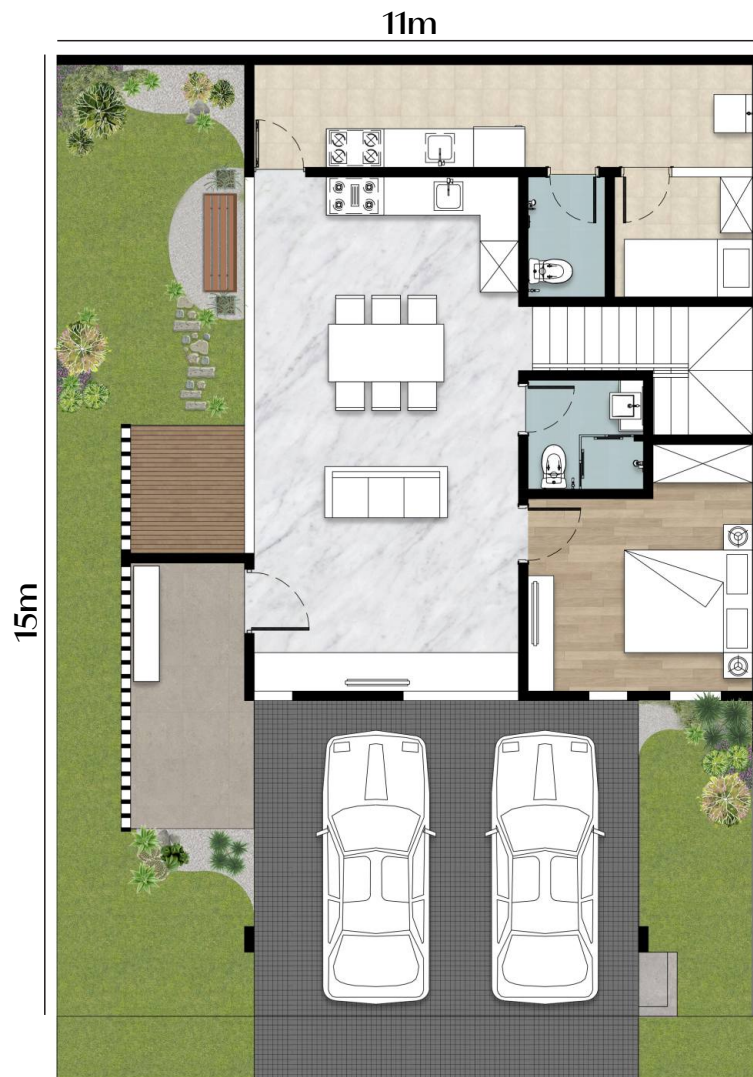
DIM.
11X15

BEDROOM
4+1

BATHROOM
3+1

LAND AREA
165 m²

BUILDING AREA
212 m²



1ST FLOOR



2ND FLOOR



LOKA

TYPE
12

SVARA

Live in Harmony with Nature

Svara means sound or harmony, representing **the balance between private spaces, shared spaces, and nature.**

As the largest residential type, Svara offers more generous spaces with a garden-dominated composition to balance the rhythm of everyday life.





SVARA

TYPE
12

SVARA

DIM.
12X15

BEDROOM
4+1

BATHROOM
3+1

LAND AREA
180 m²

BUILDING AREA
234 m²



1ST FLOOR



2ND FLOOR

TYPE
12

SVARAHOEK

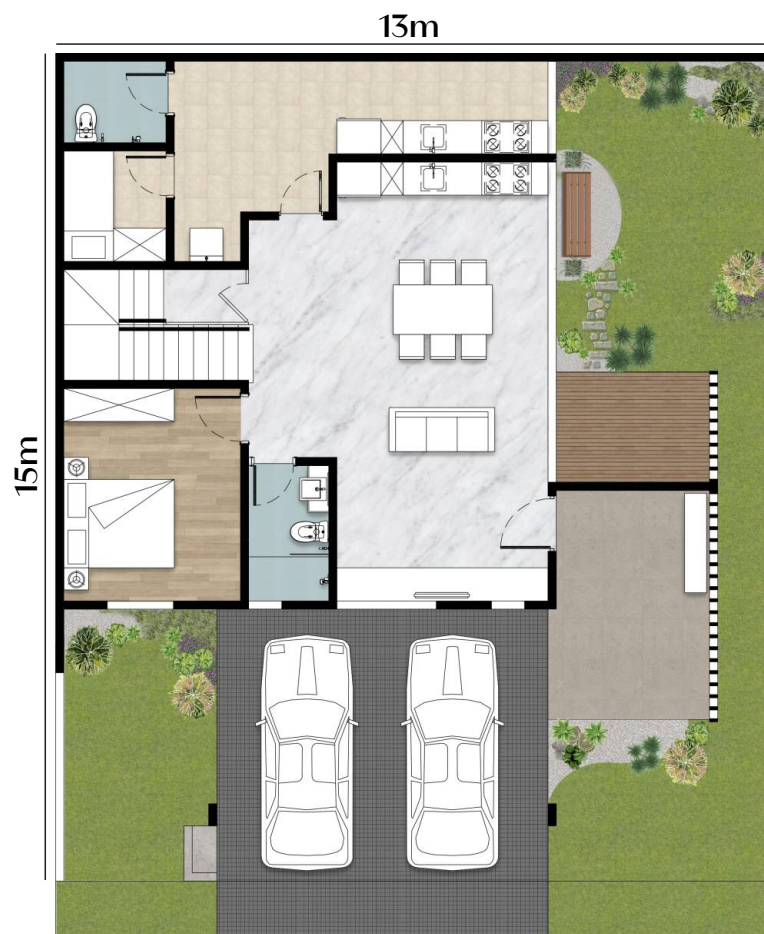
DIM.
13X15

BEDROOM
4+1

BATHROOM
3+1

LAND AREA
195 m²

BUILDING AREA
242 m²



1ST FLOOR



2ND FLOOR



SVARA

TYPE
15
PRANA

**Breathe Life into
Every Moment**

Prana means **vital energy**, symbolizing the invisible flow that nurtures balance between body, mind, and the surrounding environment.

Designed to embrace natural light and airflow, Prana offers a harmonious living experience where the side garden becomes a source of fresh energy—bringing calm, clarity, and a renewed sense of well-being into everyday life.





PRANA

50

TYPE
15

PRANA

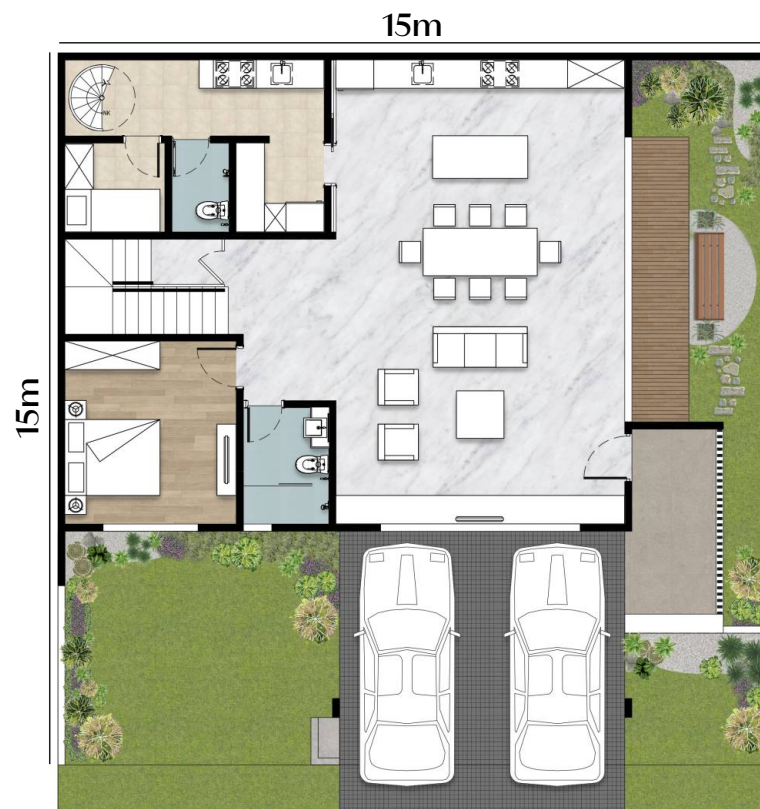
DIM.
15X15

BEDROOM
4+1

BATHROOM
3+1

LAND AREA
225 m²

BUILDING AREA
306 m²



1ST FLOOR



2ND FLOOR

Where the lake whispers softly,
home becomes a haven of quiet grace.





By the tranquil lakeside,
a home where sunset, breeze, and nature gently soothe the soul.



A home featuring a side garden conceived as a **Signature Space**. Seamlessly connected to the living room, this garden delivers a serene tropical villa living experience—private, tranquil, and seamlessly connected to nature. Creating a balance between comfort, a healthy lifestyle, and a sense of more expansive space.



PROMOTION

Each unit is delivered with exclusive side-garden finishing, ready to be enjoyed from the moment of handover. Every garden element is thoughtfully designed to create an elegant, functional, and refined green atmosphere—bringing a resort-like living experience without the need for renovation or additional costs.



Fruit Tree



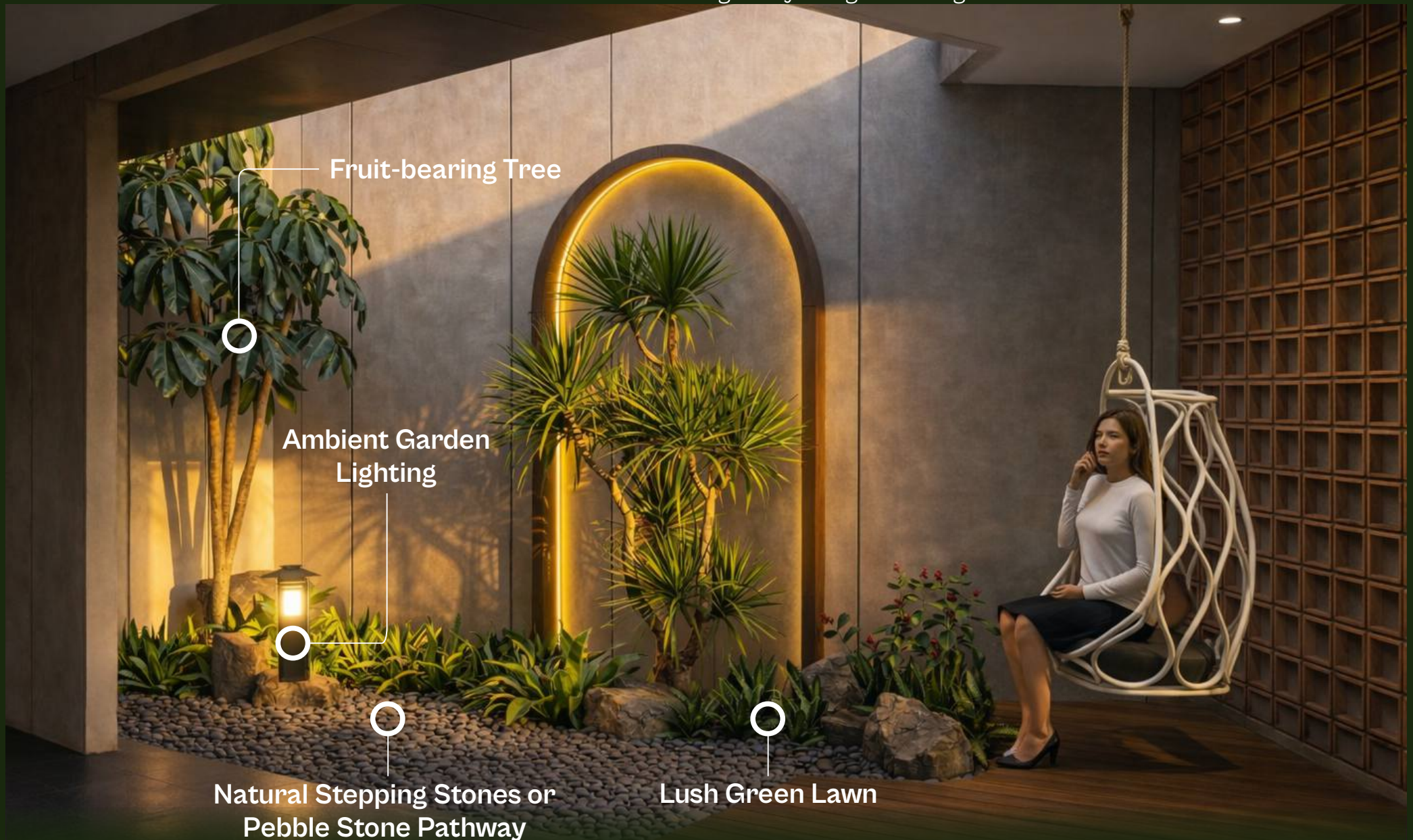
Lawn & Garden Decoration



Garden Lighting

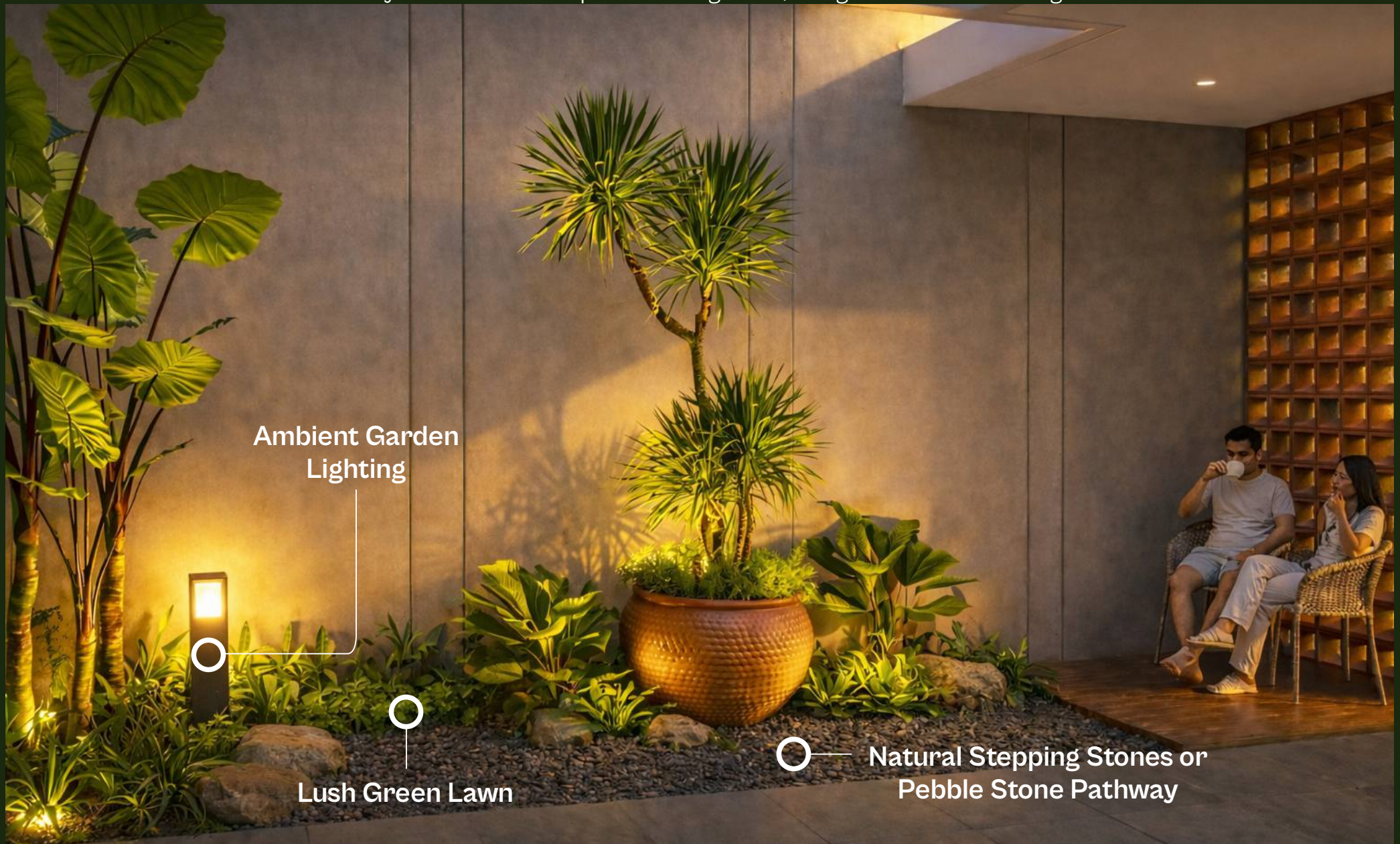
Garden for Every Home

Each residence features a thoughtfully designed side garden



Garden for Every Home

Every home features a private side garden, designed for flexible living



Ambient Garden
Lighting

Lush Green Lawn

Natural Stepping Stones or
Pebble Stone Pathway

Smart Living Effortlessly Integrated

Each home is thoughtfully equipped with a smart home package, seamlessly integrated to enhance comfort, security, and everyday convenience—allowing residents to experience a more intuitive and connected way of living.



Indoor IP Camera



Outdoor IP Camera



Smart Digital Door Lock



IR Control: Magic Cube (TV/AC)



Smart Light Switch



Smart Contact Sensor (Door)



Smart Gas Detector



Smart Bulb



Smart Alarm System

FLOORING	MAIN AREA (LIVING & DINING)	Big Slab Sintered Stone (Marble Pattern)
	MASTER BEDROOM	Homogeneous Tile (Wood Pattern)
	KID'S BEDROOM	Homogeneous Tile (Wood Pattern)
	BATHROOM & POWDER ROOM	Homogeneous Tile
	TERRACE & BALCONY	Homogeneous Tile (Wood Pattern)
	SERVICE AREA	Homogeneous Tile
WALL	Double Wall, Plastered Brick and Paint Finished	
PLAFOND	Gypsum and Paint Finished	
ROOF	FRAMING	IWF Steel Profile
	COVERING	Concrete Roof Tiles / Ceramic Roof Tiles
DOOR & WINDOW	MAIN ENTRANCE	Solid Engineering Wood with Smart Digital Door Lock
	INTERIOR	Solid Engineering Wood
	LIVING AREA	Sliding Door : Aluminium Frame with Glass
	SERVICE AREA	Engineering Door
	WINDOW	Aluminium Frame with Glass
SANITARY	MASTER BATHROOM	Closet : Toto Neorest or equal
		Shower Set, Washtafel, Accessories : Toto or equal
		Floor Drain : Toto or equal (Smart Floor Drain)
		Bathtub : Toto or equal (Type 12)
	BATHROOM & POWDER ROOM	Closet : Toto or equal
		Shower Set, Washtafel, Accessories : Toto or equal
INSTALLATION	Floor Drain : Toto or equal (Smart Floor Drain)	
	Electrical : 4400 VA	
	Clean Water System	
	Waste Water System	
	Septic Tank Fiber Glass	
OTHERS	GARDEN / LANDSCAPE	Stepping Stone / Pebble Stone or equal
		Lush Green Lawn
		Fruit-bearing Tree
		Ambient Garden Lighting
	SMARTHOME SYSTEM	

Specification



 **021 588-8000**

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Agung Sedayu Group



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