



GUIDEBOOK PROPERTY INSPECTION VERSION 2

SETTING STANDARD



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INTRODUCTION

Welcome to the Exclusive Edition of the Bukit Vista Villa Property Standards Guidebook

Amidst the diverse tapestry of natural beauty and rich cultural heritage, each villa at Bukit Vista offers more than just accommodation; it's an awakening experience that inspires. We proudly present the latest edition of our villa property standards guidebook, a meticulously crafted and organized compendium designed to enhance the quality and consistency of your tranquil retreat amidst breathtaking surroundings.

Within these pages, you will discover comprehensive details on all aspects that make the Bukit Vista villas not just a lodging choice, but a vanguard of hospitality standards. From impeccable building conditions and comprehensive amenities to charming aesthetic touches, each element is curated to ensure your utmost comfort and satisfaction.

This edition combines our collective wisdom, honed through years of experience, with the valuable feedback from our esteemed guests. Every standard we set is our pledge to you; a pledge that underscores our commitment to providing an oasis of serenity that you can call home, even when you are away from home.

We invite you to explore and use this guide as your compass to navigate and appreciate the excellence of each Bukit Vista property. Enjoy your journey to the pinnacle of an unforgettable experience.

Bukit Vista
Finding Warmth on Every Horizon

ONLINE TRAVEL AGENT

Collaboration with Online Travel Agents (OTAs)

We kindly request our esteemed partners to provide information regarding any Online Travel Agents with whom they are currently collaborating. It is imperative to note that if there is no existing partnership with any OTAs, partners are encouraged to align with the OTAs that Bukit Vista is affiliated with, ensuring a unified and streamlined booking experience.

Should there be any existing agreements with alternative OTAs, we respectfully require that these listings be re-evaluated. To maintain the integrity of our shared standards and to enhance our collaborative success, partners are obliged to withdraw from other OTAs and integrate with Bukit Vista's preferred OTA network.

We believe this harmonization amplifies our collective offerings and benefits all stakeholders, allowing us to provide an exceptional experience to our guests. We greatly appreciate your understanding and cooperation in this matter.

BUILDING CONDITION

To ensure the highest quality standards for all properties associated with the Bukit Vista network, we introduce the following categorization of building conditions:

A. Brand New (Has Not Operated) - Properties that have never been operated before, offering everything completely new for our first guests.

B. Newly Built (Less than 1 Year Old) and Ready to Accept Guests - Properties that have been finished recently and are fully prepared to welcome guests with the latest amenities.

C. Newly Built (Less than 1 Year Old) but Not Yet Ready to Accept Guests - Properties that are near completion and will soon be ready to welcome guests with all the standards of Bukit Vista.

D. 1 to 3 Years Old and Recently Renovated or Well-Maintained - Properties that have been established but are kept in good condition or have recently been renovated to ensure the best experience for guests.

E. Old and Not Well-Maintained, but Owner Is Willing to Fix Before Signing the Contract - Properties that require additional attention, yet the owner demonstrates a commitment to improving conditions before use.

F. Old and Not Well-Maintained, Owner Not in a Rush to Fix Due to Income or Resource Limitations - These properties require further investment and attention to reach the standards set by Bukit Vista.

G. Old and Need Maintenance.

We ask our partners to regularly evaluate and update the condition of their buildings to align with these criteria, to guarantee an unforgettable experience for every guest who visits.

NOTES: The brand serves only as a reference; what is most important is the availability of the items at the property.

ENTRANCE

We take great pride in ensuring that our facilities meet the highest standards of convenience and comfort.

Property Signage:

- Requirement: Visible and well-designed signage is in place, guiding guests seamlessly from arrival to their accommodations.
- Size: Minimum size height 60 cm, length 100 cm.
- Approximately price: Rp 5,000,000 - Rp 10,000,000
- Vendor: The SignHaus



Parking Accessibility:

- Parking is available for both cars and motorcycle, accommodating the needs of all our guests.
- Minimum provide space for 2 motorcycles per room.



CCTV:

- For safety and peace of mind, our property is monitored with state-of-the-art CCTV systems, ensuring public areas are kept secure while respecting guest privacy.
- Minimum 1080 for resolutions.
- Minimum Sd card: 128 GB
- Brand Recommendation: Krisbow & Ezviz
- Price: Rp 1,100,000



Keybox: Ensure the guest for self-check-in.

- Price: Rp 150,000
- Material: Steel



Trash Bin:

- Conveniently located and regularly emptied trash bins ensure a clean and tidy environment throughout your stay, reflecting our commitment to cleanliness and sustainability.
- Minimum size 240 liter (depends on total room)
- Brand: Krisbow
- Price: Rp 744,900
- Vendor: Azko



Additional:

Reception Services: Our friendly and professional reception staff are at your service, ensuring a smooth and welcoming check-in experience.

Each of these facilities is maintained with the utmost care to ensure your stay at Bukit Vista is nothing short of exceptional.

BEDROOM AMENITIES

Each bedroom in our Bukit Vista properties is crafted to be a sanctuary of comfort and convenience, ensuring a restful and enjoyable stay for all our guests.

Important Amenities:

Premium Bedding: Indulge in the luxury of high-quality bed sheets and duvet covers, meticulously prepared for your comfort.



Clothing Storage: Spacious clothing storage solutions are provided to keep your belongings organized.



Hangers: A variety of hangers are supplied to maintain your clothes in perfect condition.

- Brand: Informa
- Price: Rp 72,900/set



Drying Rack for Clothing: Facilitate your laundry routine with a convenient drying rack for clothing, allowing for easy garment care during your stay.



Side Table: Conveniently placed by your bed, the side table is perfect for keeping your essentials within reach at night, such as a glass of water, a book, or your mobile phone.

- Size: 47 x 39 x 50 cm
- Price: Rp 261,600



International Socket: Each room is equipped with international sockets, ensuring you can charge devices from any country without needing an adapter. Suitable to install in bedroom, especially above the side table.

- Brand: Schneider
- Price: Rp 182,500/pcs



Bed Runner & Pillow Decorative: Elegantly designed bed runners and decorative pillows add a touch of style and comfort to your sleeping space.

- Size: 2 pcs cushion cover 40x40 cm and 1 pc bed runner 240x40 cm
- Brand: IndoLinen
- Price: Rp 825,300/set



Safety Box: Secure your valuables with ease using the in-room safety box, providing peace of mind throughout your stay.

- Brand: Krisbow
- Price: Rp 299,900



Chair & Table: A comfortable chair and table set provide a convenient space for you to work, dine, or plan your day in comfort and style.

- Vendor: Avri Furniture
- Price: Rp 1,500,000



BEDROOM AMENITIES

Air Conditioner: Each room is equipped with a state-of-the-art air conditioning system, allowing you to customize the climate to your comfort. Efficient and quiet, these units ensure you remain cool and comfortable throughout your stay, regardless of the weather outside.

- Brand: Daikin 1 PK
- Price: Rp 5,225,000/unit
- Vendor: Samadaya Teknik

Bed Lamp: Enhance your nighttime experience with our adjustable bed lamps, perfect for reading or relaxing without disturbing your comfort. Soft, ambient lighting complements the room's decor while providing just the right amount of light.

- Size: 28 x 28 x 45,7 cm
- Price: Rp 349,000/unit

TV: Living area features a high-definition TV with access to international and local channels, providing entertainment at your fingertips.

- Brand: Sharp Smart TV
- Price: Rp 3,599,000

Bed Size: Make sure use a comfort bed to make great sleep experience of guest

Brand recommended: King coil, Comfort, American, Comforta, Elite

Additional Amenities:

- **Generous Closet Space:** Tidy away your travel essentials with plenty of closet and drawer space for a neat and orderly room.
- **Extra Pillows and Blankets:** Additional pillows and blankets are available upon request for that extra layer of comfort.
- **Iron:** A sleek iron is on hand to ensure that your clothes are crisp and wrinkle-free.
- **Mosquito Net:** For a peaceful night's sleep, a mosquito net is provided to protect you from any nighttime disturbances.
- **Room-Darkening Shades:** Enjoy uninterrupted sleep or a restful nap at any time of day with the room-darkening shades fitted for your convenience.

At Bukit Vista, we take great care to select amenities that align with our commitment to your comfort and convenience, enhancing your stay with us from dusk until dawn.

Kapasitas PK	Ariti Kode	Cocok Untuk
1/2 PK	5.000 BTU/h	Ruang sesuai 10 m ²
3/4 PK	7.000 BTU/h	Ruang sesuai 14 m ²
1 PK	9.000 BTU/h	Ruang sesuai 18 m ²
1,5 PK	12.000 BTU/h	Ruang sesuai 24 m ²
2 PK	18.000 BTU/h	Ruang sesuai 36 m ²



BATHROOM AMENITIES

At Bukit Vista, our bathrooms are sanctuaries of cleanliness and relaxation, designed to meet every need with a suite of thoughtful amenities:

Important Amenities:

Luxurious Towel Set: Plush towels await you, promising comfort and warmth after your bath or shower. Include bath towel, face towel, hand towel, bath mat.



Complete Amenities Selection: Each bathroom is stocked with a full array of toiletries, including dental kit, shower cap, tooth brush, tooth paste, shower gel, shampoo, toilet paper, and hand soap for your convenience with the acrylic tag.



Jet Spray: Enhance your personal care routine with the hygienic benefits of a modern jet spray in each bathroom.

- Brand: Paloma
- Price: Rp 196,500



High-Quality Hair Dryer: A powerful hair dryer is at hand to make sure you're looking your best.

- Brand: Kris
- Power: 600 Watt
- Price: Rp 149,900



Consistent Hot Water: Step into the warmth of a shower or bath with the guarantee of instant hot water at any time.

- Recommend brand Ariston or Modena.
- Capacity : Per room minimum 30 liter
- Power: 1200 Watt
- Price: Rp 2,979,000

KAPASITAS	KOSUMSI AIR PANAS
Instant	Air Panas Selalu Tersedia
10 liter	Ideal Digunakan 1 Orang Untuk 1x Mandi
15 liter	Ideal Digunakan 1 Orang Untuk 1x Mandi
30 liter	Ideal Digunakan 2 Orang Untuk 1x Mandi
50 liter	Ideal Digunakan 3 Orang Untuk 1x Mandi
80 liter	Ideal Digunakan 5 Orang Untuk 1x Mandi
100 liter	Ideal Digunakan 6 Orang Untuk 1x Mandi
120 liter	Ideal Digunakan 8 Orang Untuk 1x Mandi
150 liter	Ideal Digunakan 10 Orang Untuk 1x Mandi
200 liter	Ideal Digunakan 13 Orang Untuk 1x Mandi
300 liter	Ideal Digunakan 20 Orang Untuk 1x Mandi

BATHROOM AMENITIES

Tissue Holder: Conveniently located tissue holders are available in each bathroom, ensuring that fresh, clean tissues are always within reach for added hygiene and ease of use.

- Brand: Umbra
- Price: Rp 139,900



Bottle Pump/Dispenser Soap: Equipped with easy-to-use bottle pumps for soaps and shampoos, our bathrooms offer a touch of luxury and convenience, minimizing waste and ensuring optimal dispensing every time. Material minimum plastic or stone.



Indoor Shower: Our indoor showers offer a spacious and tranquil setting for a truly refreshing experience.

- Brand: Paloma
- Price: Rp 6,540,750



Exhaust Fan: Air circulation must be clean, by adding exhaust fan the circulation of air in bathroom keep fresh



Additional Amenities:

- **Elegant Bathtub:** Select villas boast bathtubs for a luxurious, tranquil soak to relax your body and mind.



At Bukit Vista, we believe that the luxury of choice and the quality of amenities are central to the unparalleled experience we provide to our guests.

LIVING ROOM AMENITIES

At Bukit Vista, we believe that a living room is more than just a space—it's the heart of the home where guests gather, relax, and create memories. That's why each of our living rooms is thoughtfully designed with comfort and convenience in mind, furnished with a range of amenities that cater to your relaxation and entertainment needs.

Important Amenities:

Living Room Type: Close or Open

Sofa: Relax in comfort on our plush, stylish sofas, perfect for unwinding after a day of exploring.



TV: Living area features a high-definition TV with access to international and local channels, providing entertainment at your fingertips.

- Brand: Sharp Smart TV
- Price: Rp 3,599,000



Magazine: A selection of current magazines is available for your reading pleasure, offering a mix of entertainment, lifestyle, and news.



Table: Our living rooms include stylish and functional tables, ideal for gathering around, dining, or working.



Tissue Box: Easily accessible tissue boxes are placed within reach, blending convenience with the room's aesthetic

- Brand: Stora
- Price: Rp 69,900



Ceiling Fan: Living room should have good air circulation to make guest comfort as a place to relaxing

- Brand: Ecolux or krisbow



Air Conditioner: Each room is equipped with a state-of-the-art air conditioning system, allowing you to customize the climate to your comfort. Efficient and quiet, these units ensure you remain cool and comfortable throughout your stay, regardless of the weather outside.

- Brand: Daikin 1 PK
- Price: Rp 5,225,000/unit
- Vendor: Samadaya Teknik

Kapasitas PK	Arti Kode	Cocok Untuk
1/2 PK	5.000 BTU/h	Ruang seluas 10 m ²
3/4 PK	7.000 BTU/h	Ruang seluas 14 m ²
1 PK	9.000 BTU/h	Ruang seluas 18 m ²
1,5 PK	12.000 BTU/h	Ruang seluas 24 m ²
2 PK	18.000 BTU/h	Ruang seluas 36 m ²

LIVING ROOM AMENITIES

International Socket: Stay connected and charged with our universally compatible sockets, convenient for guests from all over the world.

- Brand: Schneider
- Price: Rp 182,500/pcs



Board Game: A variety of board games are available for some fun and leisure time with family and friends.

- Brand: Uno
- Price: Rp 52,500



House Rules/Wifi Information: Clearly displayed house rules ensure a safe and enjoyable experience for all guests, maintaining the quality and comfort of your stay.

Additional Demand:

Fussball Board: Ensure new experience to the guest.

Chess Board: Great service for the guest can play chess.

Billiard: Good improvement and affected with service.

Each detail in our living rooms is carefully selected to enhance your experience, ensuring every moment of your stay is enjoyable and comfortable. At Bukit Vista, we go beyond the ordinary to provide an exceptional living environment, where every guest can feel truly at home.



KITCHEN AMENITIES

At Bukit Vista, our kitchens are sanctuaries of culinary creativity, equipped with all the essentials to make your stay not only comfortable but also delightful for those who love to cook and dine.

Important Amenities:

- **Pan:** High-quality non-stick pans suitable for a variety of cooking techniques, from sautéing to searing.
- **Spatula:** Durable and versatile spatulas for flipping, stirring, and serving, making cooking easier.
- **Plate:** Elegant plates are provided in multiple sizes to suit any meal, from breakfast to dinner.
- **Bowl:** Bowls ideal for cereals, soups, or salads, crafted to complement any dining setup.
- **Drinking Glass:** Clear, high-quality glasses for serving a variety of beverages.
- **Glass Wine:** Sophisticated wine glasses designed to enhance the flavor and aroma of your favorite wines.
- **Tea/Coffee Cup:** Cups suitable for hot and cold drinks, perfect for any time of the day.
- **Mug:** Durable and stylish mugs for a comfortable sipping experience, whether you're enjoying a hot coffee in the morning or winding down with a cup of tea at night. These mugs are designed to hold both hot and cold beverages, making them a versatile addition to your kitchen.
- **Microwave:** Modern microwave ovens to quickly reheat or cook your meals with convenience.
- **Toaster:** Efficient toasters for perfect, golden-brown toast every morning.
- **Coffee Maker:** State-of-the-art coffee makers for brewing your ideal morning cup.
- **Refrigerator:** Spacious and energy-efficient refrigerators to keep your groceries fresh.
- **Stove:** Gas stoves that offer precise heat control for flawless cooking results.
- **Gas:** Continuous gas supply ensuring uninterrupted cooking.
- **Water Gallon:** Fresh, clean water available from convenient water dispensers.
- **Spoon:** Durable and elegantly designed spoons, perfect for enjoying everything from soups to desserts.
- **Tea Spoon:** Petite and precise tea spoons, ideal for stirring your morning tea or coffee with ease.
- **Fork:** Sturdy forks that provide a comfortable dining experience, whether you're enjoying a salad or a hearty meal.
- **Small Trash Bin:** For maintain the cleanliness.
- **Seasoning Container:** Ensure your guests have everything they need to enhance their culinary creations by providing well-organized and accessible seasoning containers.
- **Hot Water Kettle:** Ensure the guest need hot water.
- **Dispenser:** Provide convenient access to beverages or hygiene products with our easy-to-use dispensers, enhancing both functionality and hygiene in your space.
- **Tea, Coffee, Sugar, Creamer:** A selection of premium tea, freshly ground coffee, sugar, and creamer are provided to cater to our guests' preferences, ensuring a delightful beverage experience at any time of day.
- **Blender:** Equipped with a high-performance blender, guests can easily make smoothies, sauces, or any blended concoctions, adding a touch of home-cooked excellence to their meals.
- **Chopstick:** High-quality chopsticks are available for guests who prefer an authentic dining experience, especially when enjoying Asian cuisine.

Additional

- **Rice cooker :** Enhance your meal preparation with our convenient rice cooker, perfect for effortlessly cooking rice to the ideal texture, making it a staple accompaniment for various dishes.
- **Bread maker :** Enjoy the aroma and taste of freshly baked bread with our easy-to-use bread maker. It offers various settings to create everything from rustic artisan breads to sweet treats, enriching your dining experience.
- **Dishwasher:** To streamline your kitchen duties, our state-of-the-art dishwasher ensures a hassle-free clean-up. It's efficient and eco-friendly, allowing more time for relaxation and less for chores.

At Bukit Vista, we believe that the luxury of choice and the quality of amenities are central to the unparalleled experience we provide to our guests.

POOL FACILITIES

At Bukit Vista, our pools are designed to offer the ultimate relaxation and leisure experience, fully equipped with amenities that enhance your poolside enjoyment and comfort.

Important Amenities:

Sunbed or Bean Bag: Luxuriously comfortable sunbeds positioned for the perfect sunbathing experience.

- Size: 180 cm
- Vendor: Cozy Furniture Bali
- Price: Rp 1,750,000/pcs

Umbrella: Large, stylish umbrellas provide ample shade for those seeking a break from the sun.

- Size: 250 cm
- Vendor: Cozy Furniture Bali
- Price: Rp 2,400,000/pcs

Clotheslines: Convenient clotheslines are available for drying swimwear and towels after a refreshing dip.

- Size: 75 x 26 x 94 cm
- Vendor: Informa
- Price: Rp 300,000/pcs

Pool Towel: Plush, oversized pool towels are provided for your comfort and convenience.

- Size: 86 x 170 cm
- Vendor: Indolinen
- Price: Rp 203,604

Pool Depth Information: Pools are designed with varying depths to accommodate different activities and comfort levels. Whether you're looking to swim laps or simply relax in shallower waters, our detailed depth descriptions help ensure safety and enjoyment for all swimmers.

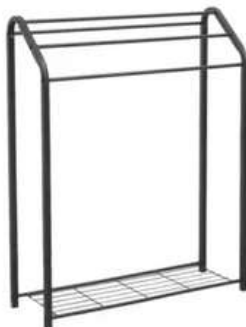
Pool Size: To ensure our guests can plan their activities with precision, we carefully measure each pool and provide exact dimensions. Knowing the exact size helps guests understand the space available for swimming, games, and relaxation.

Pump Submersible: Designed for machine rooms, efficiently removes water to prevent flooding and waterlogging. It works underwater, ensuring that spaces like machine rooms or basements remain dry and safe from water damage, even in constant submerged conditions. Ideal for continuous use, it offers reliable protection against standing water.

Additional Amenities:

- **Floating Tray:** Innovative floating trays to hold your snacks and drinks while you relax in the water.
- **Floaties:** Fun and colorful floaties are available for both adults and children to enjoy.

At Bukit Vista, we believe that the luxury of choice and the quality of amenities are central to the unparalleled experience we provide to our guests.



POPULAR AMENITIES

At Bukit Vista, we aim to provide a seamless and luxurious experience for our guests, down to the finest detail. Here's a complete list of the important and additional amenities available to enhance your stay:

Important Amenities:

- **High-Speed Connectivity:** Enjoy uninterrupted browsing, streaming, or work with our Wi-Fi service, providing speeds above 50 Mbps.
- **Entertainment Options:** Each room is outfitted with a Netflix-enabled TV for a vast selection of movies and series at your fingertips.

Additional Amenities:

- **Warmth on Demand:** Heaters are available for those chilly nights to keep your space comfortably warm.
- **Connectivity on the Move:** Pocket Wi-Fi devices ensure you're connected, no matter where you are on the property.
- **Literary Collection:** A selection of books and reading materials is on hand to indulge your reading pleasure.
- **Local Entertainment:** Cable TV with access to local channels keeps you connected to local culture and happenings.
- **Fitness Equipment:** Maintain your wellness routine with our available exercise equipment.
- **Musical Enjoyment and Games:** Request our musical instruments like pianos or guitars and engage in leisure with our gaming consoles.

These amenities, both important and additional, are carefully chosen to ensure that your stay at Bukit Vista is not just comfortable, but also entertaining, convenient, and safe.

FAMILY FRIENDLY AMENITIES

Understanding the needs of families traveling with little ones, Bukit Vista villas are equipped to ensure that guests of all ages have a comfortable and enjoyable stay.

Additional Amenities for Families:

- **Baby Bath:** To make bath time convenient and safe, a baby bath is available for the littlest guests.
- **Baby-Crib:** A sturdy and comfortable crib is ready to ensure that even infants have a restful night's sleep.
- **Baby Monitor:** For peace of mind, parents can request a baby monitor to keep an ear out for their children from anywhere in the villa.
- **Baby Safety Gates:** Safety gates can be installed upon request to secure stairways and entry points, providing an extra layer of protection.
- **Babysitter Recommendations:** We can provide recommendations for trusted babysitters, allowing parents to enjoy some time to themselves with the assurance that their children are in good hands.
- **Board Games:** A selection of board games is available to provide fun for the whole family during your stay.
- **Changing Table:** For those with infants, a stable changing table is available to make diaper changes easy and safe.
- **Children's Toys:** We've curated a variety of children's toys to keep your little ones engaged and entertained.
- **Children's Dinnerware:** Specially designed dinnerware for children is provided to accommodate small hands and make mealtime enjoyable for all.
- **Fireplace Guards:** Where applicable, fireplace guards can be installed to ensure the safety of curious toddlers.
- **Outlet Covers:** Safety is our priority, and outlet covers can be provided to protect children from electrical outlets.
- **Pack 'n Play/Travel Crib:** Portable cribs are available for families on the go, ensuring your child has a safe place to sleep no matter where you are in the villa.
- **Table Corner Guards:** To prevent bumps and bruises, table corner guards are on hand to cushion those sharp edges.
- **Window Guards:** For upper-level rooms, window guards can be fitted to ensure your family's safety.

Our aim is to provide a stress-free and enjoyable experience for families, with amenities that cater to the needs of children and give parents the comfort and assurance they need for a relaxed holiday.

HOME SAFETY

Bukit Vista takes the safety and well-being of our guests very seriously. To that end, our properties are equipped with robust safety features for a secure and comfortable stay.

Essential Safety Features:

Lock on Bedroom Door: Each bedroom comes with a lock, offering guests security and privacy in their personal space.

Fire Extinguisher: Strategically placed fire extinguishers are available to handle any fire-related emergencies swiftly.

- Weight: 3 kg
- Price: Rp 489,900/pcs
- Brand: Krisbow

First Aid Kit: A comprehensive first aid kit is on hand to address any minor health incidents promptly.

- 18 kit
- Price: Rp 74,775/pcs

Additional Safety Precautions:

- **Carbon Monoxide Alarm:** In adherence to local safety laws, our villas are equipped with carbon monoxide alarms to detect any unsafe changes in the air quality.
- **Smoke Alarm:** Smoke alarms are fitted and regularly checked to ensure they function correctly, providing an early warning system for fire safety.

These amenities, both fundamental and additional, are part of our commitment to your secure and worry-free experience at Bukit Vista.



OUTDOOR AMENITIES

At Bukit Vista, our commitment to exceptional guest experiences extends to the great outdoors. Our villas offer thoughtfully designed outdoor amenities that provide the perfect balance of nature and comfort.

Important Outdoor Amenities:

- **Outdoor Shower:** Immerse yourself in the natural surroundings with an invigorating outdoor shower.
- **Backyard:** Enjoy your very own secluded backyard, an ideal space for relaxation and outdoor activities.
- **Outdoor Furniture:** Lounge in style with our elegant outdoor furniture, creating a comfortable setting for relaxation and socializing.
- **Patio or Balcony:** Savor the views and fresh air from our well-appointed patios or balconies.
- **Garden Size:** Ensure the gardener knows the size.

Additional Outdoor Amenities:

- **BBQ Grill:** Ready for your grilling pleasure, our BBQ grill awaits your culinary creativity under the stars.
- **Beach Essentials:** We've got you covered for your beach day with essentials like towels, umbrellas, and snorkeling gear provided upon request.
- **Hammock:** Drift into relaxation in a hammock, strategically placed for the best views and breezes.
- **Kayak Rental:** Our on-site kayak rental invites you to explore and enjoy the local waters.
- **Outdoor Dining Area:** Indulge in al fresco dining in our specially designed outdoor areas.
- **Bike Rental:** Cycle around the scenic locale with our convenient bike rental service.
- **Boat Slip:** Our boat slip facility ensures that sailing enthusiasts have easy access to aquatic adventures.
- **Fire Pit:** Gather around our fire pit for an evening of warmth and storytelling.
- **Outdoor Kitchen:** Elevate your outdoor cooking with our fully equipped outdoor kitchen.

These amenities ensure that your time spent outside is as comfortable and fulfilling as your stay inside, making every moment at Bukit Vista a memory to cherish.



EXPERIENCE OFFERED

Bukit Vista property are not just places to stay; they are destinations where unforgettable memories are made. Our array of experiences caters to all aspects of relaxation and enjoyment.

Important Experience:

- **Private/Shared Pool:** Dive into luxury with access to a private or shared pool. Whether you prefer peaceful solitude or social splashing, our pools are pristine and inviting.

Additional Experiences:

- **Gym:** Maintain your fitness routine even while on holiday with our state-of-the-art gym facilities.
- **Sauna:** Detoxify and relax in our soothing sauna, an oasis of calm and health.
- **Private Hot Tub:** Unwind in the seclusion of your own hot tub, perfect for romantic evenings or a tranquil solo soak.
- **Shared Hot Tub:** Share the warmth and comfort of a hot tub experience with fellow guests.
- **Floaties:** Add some fun to your pool time with a variety of playful floaties.
- **Floating Breakfast Basket:** Start your day with a floating breakfast basket in your pool, combining gourmet dining with unique leisure.
- **Daily Breakfast:** Wake up to a delicious daily breakfast, prepared fresh and served with scenic views.
- **Pet-Friendly Options:** We welcome your furry friends, offering accommodations that allow pets by your side.

Every experience we offer is thoughtfully selected to enhance your stay, ensuring that your time at Bukit Vista is as delightful and fulfilling as possible.

SERVICE PROVIDED

At Bukit Vista, our commitment to guest satisfaction is reflected in the extensive range of services we offer, ensuring a seamless and comfortable experience throughout your stay.

- **Staff Availability:** Our friendly staff is available on-site from 9 AM to 5 PM to assist with any needs or queries you may have, ensuring your day runs smoothly.
- **Self-Check-In:** For your convenience, we provide a streamlined self-check-in method, allowing you the flexibility to arrive at your leisure without the wait.
- **Housekeeping:** Our thorough housekeeping service maintains the pristine condition of your villa, offering daily cleanings to keep your space comfortable and inviting.
- **Electric Vehicle Charging:** With the future in mind, electric vehicle charging stations are readily available, offering an easy and eco-friendly way to recharge your vehicle.
- **On-Premises Parking:** Enjoy the ease of complimentary on-premises parking, providing secure and convenient access to your vehicle at all times.
- **Private Laundry Facilities:** Personal laundry facilities, including a washer and a dryer, are at your disposal for hassle-free clothing care throughout your visit.

Bukit Vista's array of services is designed with the intent to cater to your every need, offering you a stay that is both indulgent and carefree.

LOCATION FEATURES

Bukit Vista properties are uniquely situated to offer you not just a place to stay, but a location experience that's as distinctive as your vacation. Each of our properties boasts features that enhance your stay and connect you with the charm of the locale.

Unique Features:

- **Beachfront Access:** Step directly onto sandy shores from properties that offer immediate beach access for sun, surf, and sand at your doorstep.
- **Rice Paddy View:** Revel in the tranquil beauty of lush rice paddy fields visible from your villa, a serene panorama that calms the soul.
- **Jungle View:** Awake to the sights and sounds of the jungle, a natural retreat that invites exploration and relaxation.
- **Sea View:** Gaze out at the expansive sea from the comfort of your villa, with breathtaking views that promise a serene backdrop day and night.
- **Lake Access:** Enjoy the tranquility of lake access, where the gentle waters provide a peaceful respite and opportunity for leisure activities.
- **Ski-in/Ski-out:** Hit the slopes directly from your doorstep with our ski-in/ski-out feature, perfect for the avid skier seeking convenience and adventure.
- **Waterfront:** Experience the epitome of waterfront living, with vistas and access that invite you to immerse yourself in the aquatic lifestyle.

Essential Features:

- **Laundromat Nearby:** Conveniently located laundromats are available for all your laundry needs, ensuring your wardrobe is easily kept fresh and ready.
- **Private Entrance:** Enjoy the exclusivity of a private entrance, offering you privacy and a personal welcome into your retreat.
- **Resort Access:** Take advantage of resort access, providing an array of additional amenities and services to enhance your stay.

At Bukit Vista, we understand that location is key to a memorable vacation. Our properties are curated to offer you the very best of their surroundings, ensuring that your stay with us is a unique and cherished experience.

DECORATION

Embracing the ethos of luxury and elegance, Bukit Vista properties are designed with a distinctive stylish flair that harmonizes with the local culture and landscape. Our dedication to a visually stunning and luxurious environment is evident in every detail:

- **Stylish Luxury:** Each property boasts a decor that is not only contemporary and chic but also incorporates touches of local artistry, resulting in spaces that are both sophisticated and culturally rich.
- **Architectural Elegance:** The architecture of our villas seamlessly blends cutting-edge design with comfort, ensuring every space is as functional as it is aesthetically pleasing.
- **Mediterranean Style:** Characterized by its warm, earthy tones and open, airy layouts, our Mediterranean-style properties feature arched doorways, tiled floors, and expansive terraces, offering a taste of coastal European charm.
- **Balinese Style:** Our Balinese-style villas celebrate traditional Indonesian aesthetics with thatched roofs, wooden structures, and lush tropical gardens, creating a serene and intimate connection with nature.
- **Joglo Style:** Reflecting the rich heritage of Javanese architecture, our Joglo-style accommodations are distinguished by their high, pointed roofs and intricate wooden carvings, offering a unique cultural experience steeped in history.
- **Modern Minimalist:** Emphasizing simplicity and functionality, our modern minimalist properties boast clean lines, neutral color palettes, and uncluttered spaces that prioritize comfort and elegance in a contemporary setting.

The stylish decoration and thoughtful architecture are essential in creating the immersive experience that Bukit Vista is known for, providing an unforgettable ambiance that delights all who stay with us.

STORAGE

At Bukit Vista, we understand that an essential part of a comfortable and enjoyable stay is having everything in its place. That's why each of our properties is equipped with thoughtfully organized storage solutions. From essential cleaning supplies to bathroom and kitchen necessities, our storage system is meticulously curated to ensure that every item is easily accessible and sufficiently supplied:

Important

- **Cleaning Chemical/Supplies:** Furniture Polish, 3M Cleaner, Bathroom Cleaner, Glass Cleaner, Floor Cleaner, Multi Purpose Cleaner, Tissue Roll, Face Tissue, Trash Bag.
- **Cleaning Equipment:** Broom, Mop, Caddy Bucket, Microfiber Clothes, Squeege, Spray Bottle, Mini Stairs, Vacuum Cleaner.
- **Bathroom Supplies:** Hand Soap, Shower Gel, Shampoo. Bath Mat, Bath Towel, Face Towel, and Hand Towel.
- **Kitchen Supplies:** Seasoning, Sugar, Creamer, Tea, Coffee and Dish Soap.
- **Bedroom:** Bed sheet, Duvet Cover, Inner Duvet, Bed Protector, Bed Runner & Pillow Decorative, Pillow Case.
- **Pool:** Pool Towel.
- **Outdoor:** Hose.
- **Rack:** Make the storage look tidy.

Additional

- **Generator:** Equipped with a high-efficiency generator to ensure uninterrupted power supply, our property guarantees that all amenities remain operational, providing comfort and convenience without disruption, even during power outages.

NOTES:

- For property with 1 bedroom with 2 guests must have 4 sets of bedsheets, duvet cover, pillow case, pool towel, bath towel, bath mat, face towel, hand towel. If there is 2 bedroom which mean 4 guest and must have 4 sets each bedroom.
- 1 bedroom property: 4 bedsheets, 4 duvet cover, 16 pillow case (4 pillow in the bedroom), 2 inner duvet, 8 pool towel, 8 bath towel, 4 bath mat, 8 face towel, 8 hand towel, 2 bed protector, 2 bed runner & 4 pillow decorative.
- 2 bedroom property: 8 bedsheets, 8 duvet cover, 32 pillow case (4 pillow in the bedroom), 4 inner duvet, 16 pool towel, 16 bath towel, 8 bath mat, 16 face towel, 16 hand towel, 4 bed protector, 4 bed runner & 8 pillow decorative.

Our commitment to seamless organization extends to every aspect of our properties, ensuring that guests can enjoy their stay without any inconvenience. At Bukit Vista, we don't just provide a place to stay; we ensure that every aspect of your accommodation is managed with precision and care, so you can relax and immerse yourself in the beauty and culture of the surroundings.



PROPERTY CONDITION

At Bukit Vista, we prioritize high standards for the quality and condition of our properties, ensuring that every corner is well-maintained and reflects the high standards we uphold.

- **Stain and Mold-Free Walls:** Ensuring that walls are always clean and free from mold, reflecting care and attention to detail.
- **Stain-Free Windows and Doors:** Every window and door is well-maintained, without any stains that disrupt aesthetics and views.
- **Stain-Free Toilets:** Bathrooms are kept clean, with toilets free from stains, maintaining optimal cleanliness standards.
- **Stain-Free Sheets and Linens:** Sheets and linens are clean, comfortable, and free from stains, ensuring a quality sleep experience.
- **Stain-Free Curtains:** Well-maintained and stain-free curtains add to the beauty of the room and visual comfort.
- **Scale-Free Faucets and Shower Handles:** Water facilities are maintained to be free from scale, demonstrating careful maintenance.
- **Functional Lighting:** Every room has good lighting with fully functioning lamps, creating a warm and welcoming atmosphere.
- **High Water Pressure:** A satisfying shower experience with high water pressure, ensuring comfort when you feel the need to refresh.
- **Good Air Circulation:** A good air circulation system with exhaust fan availability keeps the air fresh and clean.
- **Well-Functioning AC:** Efficient air conditioning systems in every room for comfort in all weather conditions.

Every aspect of our property condition is closely monitored to ensure a flawless and comfortable stay for every guest at Bukit Vista.



PRICE ESTIMATION

At Bukit Vista, we prioritize high standards for the quality and condition of our properties, ensuring that every corner is well-maintained and reflects the high standards we uphold.

Entrance:

- **Villa Sign:** Rp 5,000,000 (Need Survey)
- **CCTV:** Rp 3,700,000 (Based on minimum category)
- **Keybox:** Rp 99,000
- **Trash Bin:** Rp 744,900 (Size 240 liter)

Bedroom

- **AC Daikin 1 PK:** Rp 5,225,000 (Install free 3 meters cable)
- **Ceiling Fan:** Rp 2,749,000
- **Hair Dryer:** Rp 179,900 (600 Watt)
- **Clothesline:** Rp 300,000
- **Side Table:** Rp 261,600 (47 x 39 x 50 cm)
- **Bed Lamp:** Rp 349,900
- **International Socket:** Rp 182,500
- **Safety Box:** Rp 288,800
- **TV:** Rp 3,559,000
- **Chair & Table:** Rp 850,000/set
- **Bed Runner & Pillow Decorative:** Rp 825,300

Bathroom

- **Hair Dryer:** Rp 149,900
- **Indoor Shower:** Rp 6,540,750
- **Tissue Holder:** Rp 139,900
- **Water Heater:** Rp 2,979,000
- **Jet Spray:** Rp 196,500
- **Bottle Pump:** Rp 3,100
- **Toiletries/Bathroom Amenities:** Will inform soon.

Living Room

- **Smart TV:** Rp 3,559,000
- **Magazine:** Rp 230,000
- **Tissue Box:** Rp 69,900
- **International Socket:** Rp 182,500/pcs
- **Board Game (UNO):** Rp 52,500
- **AC** Rp 5,225,000

Pool

- **Sunbed:** Rp 1,750,000/pcs (Based on guest number)
- **Umbrella:** Rp 2,400,000/pcs (Based on sunbed) if 2 pcs of sun bed which mean need 1 umbrella.
- **Outdoor Shower:** Rp 6,540,750
- **Clothesline:** Rp 300,000
- **Pool Towel:** Rp 203,604/pcs (Based on guest number)

PRICE ESTIMATION

Home Safety

- **Fire Extinguisher:** Rp 489,900
- **First Aid Kit:** Rp 74,775/pcs

Storage

- **Bath towel:** Rp 113,514/pcs
- **Hand towel:** Rp 44,000/pcs
- **Face towel:** Rp 13,514/pcs
- **Bath mat:** Rp 64,350/pcs
- **Hand soap:** Rp 78,000/5 liter
- **Shower gel:** Rp 80,000/5 liter
- **Shampoo:** Rp 85,000/5 liter
- **Furniture Polish:** Rp 110,000/ 5 liter
- **3M Cleaner:** Rp 180,000/pcs
- **Bathroom Cleaner:** Rp 80,000/5 liter
- **Glass Cleaner:** Rp 80,000/ 5 liter
- **Floor Cleaner:** Rp 70,000/5 liter
- **Multi-purpose Cleaner:** Rp 80,000/5 liter
- **Tissue Roll:** Rp 280,000/100 pcs
- **Face Tissue:** Rp 29,900/1000 sheets
- **Trash Bag Large:** Rp 19,900/10 pcs
- **Trash Bag Small:** Rp 5,300/20 pcs
- **Broom:** Rp 33,222/pcs
- **Mop:** Rp 266,000/pcs
- **Caddy Bucket:** Rp 82,500/pcs
- **Microfiber Clothes:** Rp 13,500/pcs
- **Squeegee:** Rp 37,500/pcs
- **Spray Bottle:** Rp 6,000/pcs
- **Mini Stairs:** Rp 499,000/pcs
- **Vaccum Cleaner:** Rp 810,000/pcs
- **Bedsheet 200 x 180 cm:** Rp 390,991/pcs
- **Duvet Cover:** Rp 822,910/pcs
- **Inner Duvet:** Rp 514,000/pcs
- **Bed Protector:** Rp 293,400/pcs
- **Bed Runner & Pillow Decorative:** Rp 825,300
- **Pillow Case:** Rp 61,261/pcs
- **Pool Towel:** Rp 226,350/pcs
- **Hose:** Rp 249,900/pcs

***NOTES:** Price is estimation.

PRICE ESTIMATION

Home Safety

- **Fire Extinguisher:** Rp 489,900
- **First Aid Kit:** Rp 74,775/pcs

Storage

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- **Hand towel:** Rp 44,000/pcs
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***NOTES:** Price is estimation.

VENDOR LIST

At Bukit Vista, we have vendor who partnership with us.

- **Samadaya Teknik:** Mechanical, electrical, plumbing. +62 811-3844-221
- **No Hama:** Pest control, misting and fogging. +62 821-1114-2021
- **The SignHaus:** Villa sign. +62 812-3854-3671
- **Diphograph:** Digital printing. +62 812-1724-0871
- **IndoLinen:** Linen and towel. +62 811-3960-1119
- **Maelyn.co:** Cleaning chemical, cleaning equipment, tea, coffee, sugar, creamer. +62 818-0557-0560
- **Putra Mandiri Cleaning:** Brushing floor, wash bed and sofa. +62 858-8469-3086
- **ACE Hardware (non partnership):** Tools, bed lamp, TV, etc. +62 821-4687-9787
- **Pro Wash:** Brushing floor or stone wall. +62 821-4457-6161
- **Wira Putra:** Water tank. +62 878-5124-1612

Every aspect of our property condition is closely monitored to ensure a flawless and comfortable stay for every guest at Bukit Vista.



To ensure all of guest needs and make
comfort.

CRAFT WITH LOVE BY :

