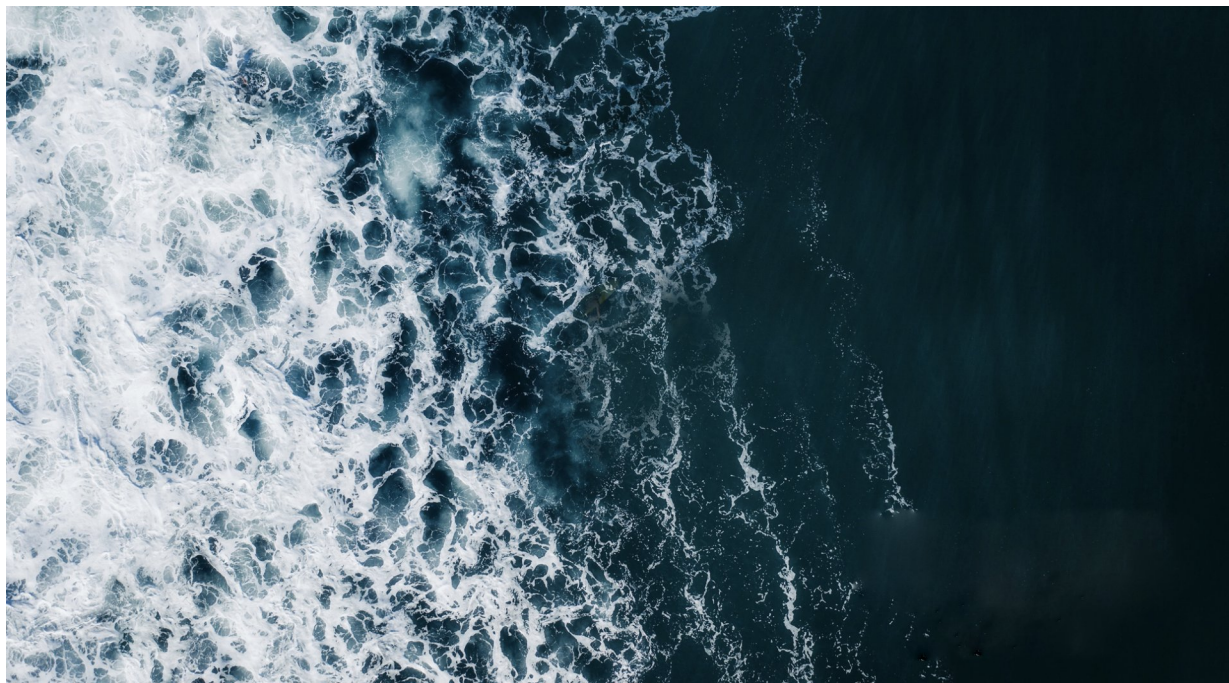






J'ro (*Jero*) in Balinese, is a profound term that encapsulates not merely a definition but an essence. Originating from the humble adverb 'within,' it extends to signify the abode of the noble *Ksatria* caste, as well as as an honorific for those possessing profound wisdom; J'ro simultaneously represents the spiritual and physical essence of an inner sanctuary. More than just a word, J'ro is also the soul and guiding principle of this development.

J'ro Babut comprises two distinct villa types: Lofts and a 4-Bedroom Villa, each featuring a private pool and garden. The villas showcase an unassuming yet meticulously considered design approach, where sustainability and details take precedence. Local materials are harmoniously integrated, paying homage to Balinese craftsmanship and seamlessly merging the indoors with the outdoors. The outcome is a timeless and elegant design, the quintessence of coastal Bali living.

Welcome to your inner-sanctuary, Welcome J'ro.





Discover J'ro through the 3 Loft units: J'ro Siki, J'ro Kalih, and J'ro Telu. Each loft beckons with a spacious open-plan and generously sized pool and garden. No space is left underutilized, with cleverly integrated storage and workspaces throughout. Embracing vernacular design principles and employing locally-sourced materials, the lofts are carefully crafted to adapt to the tropics and seamlessly blend indoor and outdoor living. J'ro stands as a testament to both functional and aesthetic timelessness and pays homage to that cherished coastal Bali lifestyle.

Inherently practical, exceptionally beautiful, and undeniably comfortable, the lofts epitomize the ideal home or investment property, and even both at once.

Floor Plan







Building Specifications

Bedrooms	:	1 (Loft)
Bathrooms	:	1
Land Size	:	122 m ² / 108 m ²
Building Size*	:	71 m ²
Footprint*	:	52 m ²
Terrace	:	22 m ²
Garden	:	48 m ² / 34 m ²
Others	:	Infinity Pool Laundry/Storage Room Study Area Built-in Storage (Stairs, Wardrobe) Kitchen Set w/ Appliances CCTV

**Excluding Terrace*



Kedungu

Nestled on Bali's Southwest coast, the tranquil fishing village of Kedungu lies just minutes away from vibrant Canggu. Kedungu offers a unique blend of traditional Balinese charm and modern comforts. A place where you're surrounded by the uninterrupted beauty of the ocean, lush rice fields, and majestic mountains all at once – the quintessential Bali we know and love. This idyllic locale is renowned for its wide 400-meter black-sand beaches, picturesque sunset vistas, renowned surf breaks, a mesmerizing waterfall cascading into the ocean, and deep-rooted community. Kedungu remains steadfast to the Balinese philosophy of *Tri Hita Karana*, harmony with the divine, among its people, and with nature.

J'ro is located in the heart of Kedungu, within a 1km walking radius from the beach, neighborhood cafes and restaurants, cultural village, and a scenic cycling/walking rice field path to the famed Tanah Lot Temple. This makes J'ro the ideal location in an already idyllic village, offering a perfect blend of natural beauty, community, and convenience, true to that nostalgic coastal Bali living.







The Developer

J'ro is led by a trusted team with an established local track record. Our principal has over 7 years of experience as the Corporate Strategy and Design Director of a prominent Jakarta-based developer, overseeing the construction of over 1,000 homes across Indonesia annually.

In Bali, our team has successfully delivered Umah Majegau in Pererenan. J'ro embraces the same design principles and values that have made Umah Majegau a distinctive project; We invite you to visit Umah Majegau for a glimpse of the exceptional quality you can expect from J'ro. As a testament to our unwavering confidence in our quality, all our projects are backed by a 3-month guarantee.

Proven and permanent, we are here for you and here for good.





Technical Specifications

Foundation	: Strauss Pile
Walls	: Autoclaved Areated Concrete (<i>Bata Ringan</i>) 100mm w/ cement mortar
Wall Finishes	: Finished Concrete (1 st floor interior, exterior) Solid Balau Wood (<i>Bangkirai</i>) Planks (1 st floor interior; 2 nd floor exterior) Weathershield Paint ex. Dulux (2 nd floor interior, exterior; storage room) Homogenous Tile ex. Roman Granit (Bathroom)
Roof	: Solid Balau Wood (<i>Bangkirai</i>) Structure Ironwood (<i>Ulin</i>) Shingles, 4 layers w/ Copper Ridge Zinc (<i>BLJS</i>) Rain Gutter
Ceiling Cover	: Solid Balau Wood (<i>Bangkirai</i>) Planks Water Resistant Gypsum Board w/ Paint Ex. Dulux (Bathroom & Storage)
Floor Finish	: Homogenous Tile ex. Roman Granit (1st floor) Solid Balau Wood (<i>Bangkirai</i>) Planks (Shower) Solid Balau Wood (<i>Bangkirai</i>) Planks (Stairs, 2nd floor)
Windows	: Solid Balau Wood (<i>Bangkirai</i>) Frame w/ Tempered Glass
Main Door	: Steel Frame Sliding Door w/ Tempered Glass
Interior Door	: Solid Balau Wood (<i>Bangkirai</i>) Frame & Finish
Ironmongery	: Ex. Dekkson
Sanitaryware & Fittings	: Ex. TOTO
Kitchen	: Engineered stone countertop & backsplash, Ex. Quadra Built-in fridge ex. Modena Electric stove ex. Modena Cooker hood ex. Modena Kitchen sink ex. Modena Kitchen faucet ex. TOTO
Clean Water	: Deep Well with Multimedia Filter, water flow 3m ³ /hr. Electric Water Heater 30L Capacity
Wastewater	: Bioseptic tank, ex. Biotop
Electricity	: 5.500 Voltage, LED architectural lighting
AC	: Concealed Split Wall AC w/ 24,000 BTU Capacity ex. Daikin
Other Provisions	: External CCTV Built-in Vanity Cabinet in Bathroom Pool Equipment (Vacuum, Brush, Telescopic Handle, Skimmer, Test Kit) Bathroom Exhaust Lightning Protection (Site, 80m Radius) WiFi Installation





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