

Guest information

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Welcome - Selamat Datang

We are proud to welcome you to our residence and hope you have a very pleasant stay with us.

In order to assist you during your stay, we are pleased to provide some useful information for you references. If you have any questions or require any additional information which may not available in the guest information (this book), please do not hesitate to ask our Villa Manager or any of Villa's staff.

Our team is here to ensure that your stay with us in Bali is made as comfortable as possible, and would be a memorable and unique experience.

Our aim is to exceed your expectation, please do not hesitate to discuss your needs with our staff.

Thank you for choosing **Di Astana** Luxury Villas.

Di Astana, Bali, January 2009.

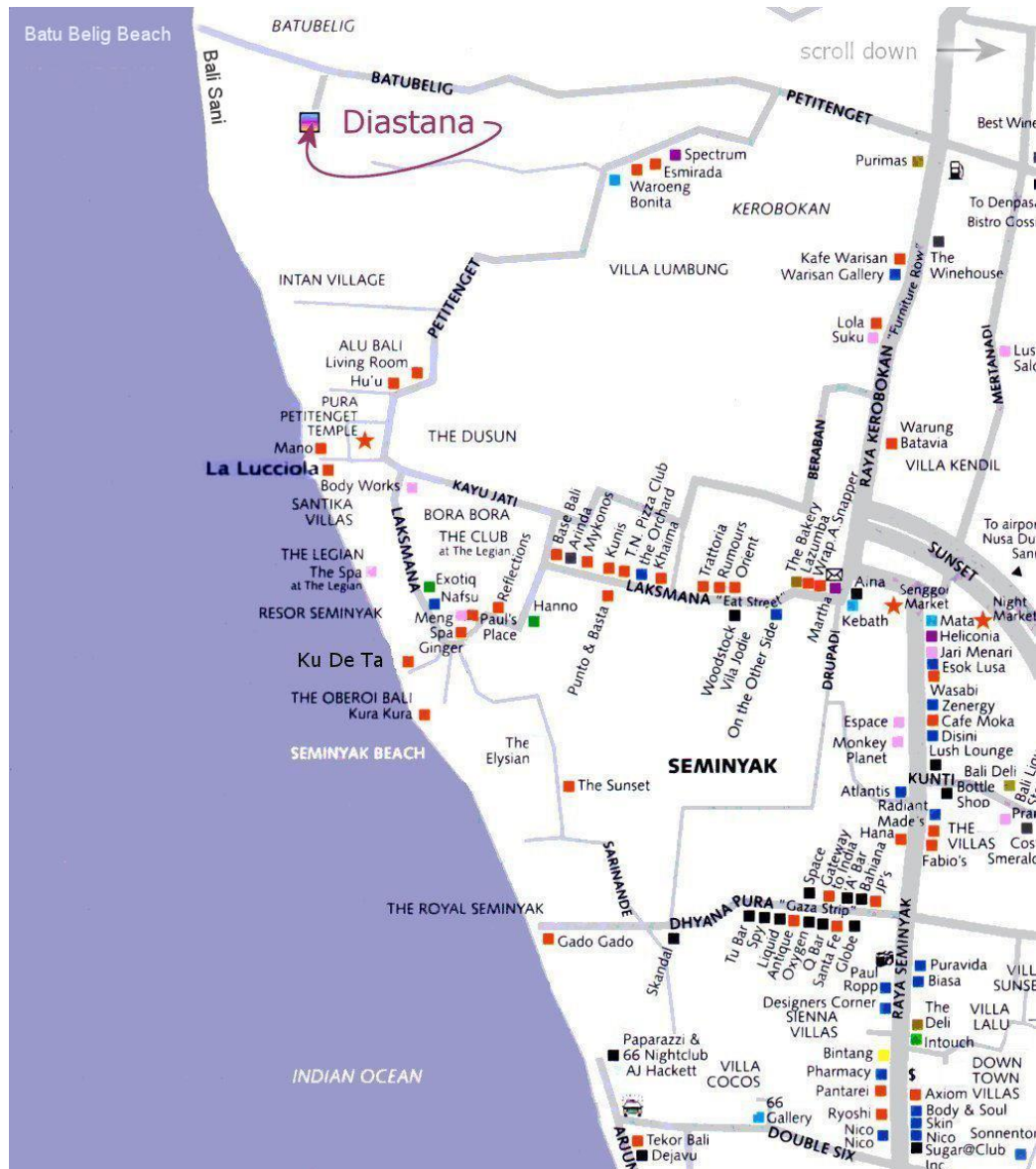


lin Atika Malonda

Villa information

Location

Di Astana is located in an established residential area in Batu Belig, Petitenget, conveniently within 30 minutes from the international airport in Bali.



Walking distance to the beach (ca 100 meter), and within 5 minute drive to shopping and excellent international restaurants and nightlife in the Petitenget and Seminyak area and short distance to heart of Kuta Bali.

The Villa offers a unique experience of authentic Balinese culture, qualities and atmosphere. From our terraces you can view the sunset and the ocean or admire the volcanoes.

Di Astana is in close proximity to Changgu International Club and only 20 minutes from the international Nirvana golf course in Tanah Lot.



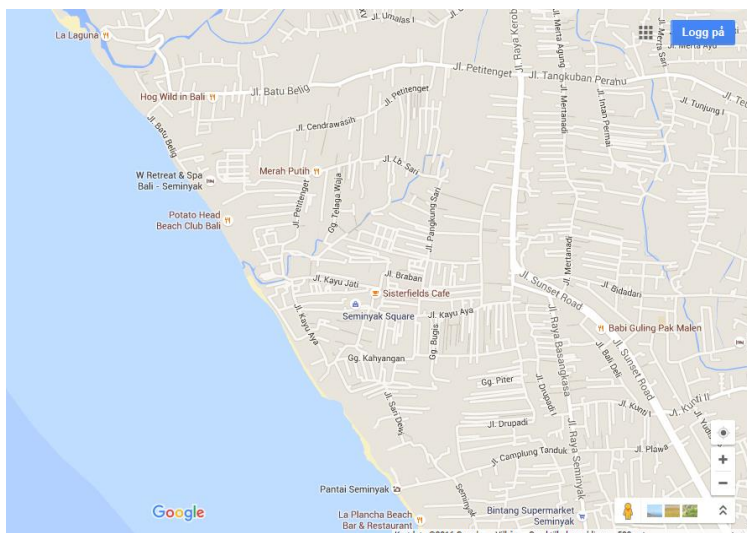
Contact information

Address: Jalan Batu Belig 81 b, Gang Taman Burung, Kerebogan, Kuta 80361, Bali.

Ph/Fax: +62 361 736 288

Email: info@diastana.com

Internet: www.diastana.com



Map of Bali



Map of location is also available at our office.

The residence

The property of 1,100 square meters consists of the exclusive residence **Di Astana** (translation; “at the castle”), designed by well known Australian designer Terry Brooks. Since the Villa was taken over by new owners in 2008 it have been developed and upgraded with high end architecture, design and functions.

Great architecture combined with high image is expected to create appeal with modern people seeking a special oasis in the paradise of Bali – the islands of the Gods.

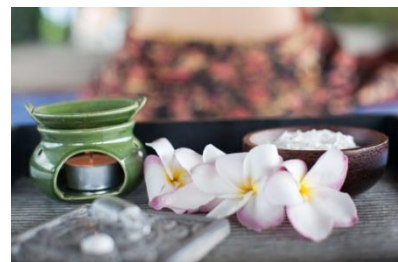
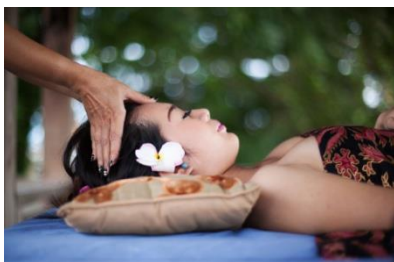
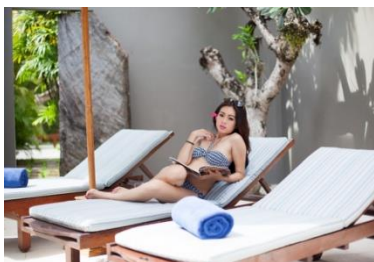


Photo 1 Di Astana - a special oasis in the paradise of Bali

Di Astana has a building complex of about 580 square meters and outside constructed areas of 320 square meters. The property is located in the best tourist area, beachfront in Bali, and consists of 5 rental units with in-suite bathrooms, living room and dining areas, villa kitchens with pantry, outdoor areas with landscaped gardens, pavilions, pools, roof terraces, showers and guest toilets, service and administration building, storage rooms, technical rooms, parking spaces, etc. The property is fully furnished with modern and antiquarian interiors.

The architectural simplicity is complimented by a pallet of beautifully crafted local materials used throughout, white stone floors complimenting rich timber joinery, punctuated with antiquities and softened by simple furnishings.

At **Di Astana** the open plan pavilion style living synonymous with tropical living, blurs the distinction between the indoor and outdoor spaces while still offering the luxury of air conditioned bedrooms with outdoor bathrooms with their own private courtyards. The pool is yet another pavilion, a place to swim under a canopy of fragrant frangipani or just sit and enjoy the tranquility of the garden. You will be drawn to the spectacular roof terrace with traditional timber bale loaded with inviting cushions, where the cool sea breeze is forever evident, gaze through coconut trees to the ocean or just relax in the dappled shade of the majestic sacred tree which crowns the adjoining temple and listen to the surf gently breaking on the beach.



Photo 2 Di Astana - the open plan pavilion style living synonymous with tropical living

Di Astana is in use as Villa rental, and provided continued and developed as rental object within the exclusive and luxurious real estate market in Bali.

Our future plans for the Villa upgrading is including;

- New reception and main entrance area with guest relation services.
- New gateway with directly garden entrance and access to main roof terrace.
- New suites (3) with outside living room and separated kitchen in 1th floor.
- New SPA, Jacuzzi, dining, bar and barbeque area on the main roof terrace.
- New sundeck roof terrace (above Villa 3, 4) with access from main living room.
- Renewing the living rooms inventory.

Site Plan



The Villas

Di Astana Villas consists of 3 separate rental units;

Villa Raja, Suite No 1-3	327,7	Living room, kitchen with pantry, in-suite bathrooms, landscaped gardens, terraces, pavilions, pool, roof terrace with pavilion
Villa Ratu, Suite No 4	125,0	Living room, kitchen, in-suite bathroom, garden, terraces, pool, roof terrace with pavilion
Villa Puetri, Suite No 5	54,7	Living room, kitchen, in-suite bathroom, garden, terrace, pool
Administration	76,4	Reception, office, staff kitchen, storage, etc.
Buildings	583,8	m²
Outside constructed areas	315,7	Gardens, terraces, pools, roof terrace with pavilion, entrance and parking
Summary	899,5	m²

Villa RAJA, Suite No 1-3

3 Bedroom Villa with private bathrooms, swimming pool and roof terrace

Property Type:	Villa Raja, Suite No 1-3 (semi-detached)
Villa notes:	Available in combination of 1, 2, 3 or combined with villa Ratu and/or Puetri giving a total of 4-5 suites each with air conditioning and including private garden bathroom
Floor Area:	327,7 m ² (1 sq m aprox. = 10 sq ft)
Accommodation Type:	Bed & breakfast, catered
Location Type:	Near the sea, village
Theme:	Luxury, romantic
General:	Air-conditioning, daily maid service, linen and towels provided, safe, staff, sunbed, telephone
Kitchen:	4 ring stove, freezer, fridge
Living Room:	Living area seating for 10 people
Dining:	Dining area, seating for 10 people
Bathrooms:	3 shower rooms <i>Bathroom 1 - Outdoor Shower Bathroom 2 - Outdoor Shower Bathroom 3 - Outdoor Shower</i> Guest toilet and outdoor Shower
Bathroom notes:	Luxury spacious bathrooms with large in-garden bathtubs attached to each bedroom.
Bedrooms:	3 bedrooms, sleeps a maximum of 6 people (Child Bed, Cot on request) <i>Bedroom 1 - 1 Extra Lg. Double Bed</i> <i>Bedroom 2 - 1 Extra Lg. Double Bed</i> <i>Bedroom 3 - 1 Extra Lg. Double Bed</i>
Entertainment:	CD, DVD, radio, satellite or cable, stereo system, ipad, TV
Internet:	Computer available at office, wi-fi, internet access
Outside:	Barbecue, garden, parking, terrace, 10 beach chairs
Swimming pools:	Outdoor private pool
Suitability:	Children welcome, long term renters welcome, low allergen environment, pets not allowed, suitable for elderly or infirm, wheelchair accessible
Local Activities:	Cycling, diving, fishing, horse riding, sailing, surfing, swimming, tennis, walking, water skiing, wind-surfing, shopping
Notes:	24 hour staff to ensure that Di Astana exceeds your expectations. Baby sitting service also available and special function catering available on request. Smoking outdoors only

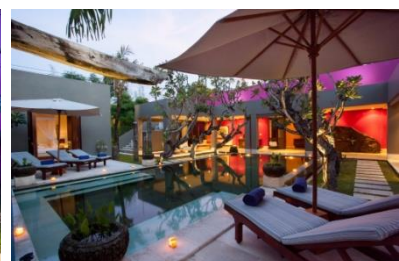


Photo 3 Villa RAJA, Suite 1-3, Swimming pool, Living and Dining area



Photo 4 Villa RAJA, Suite 1-2 with in-suite bedroom and bathroom

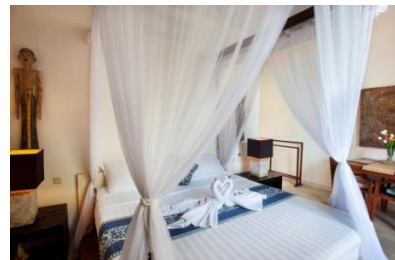


Photo 5 Villa RAJA, Suite 3 with in-suite bedroom and bathroom

Villa RATU, Suite No 4

1 Bedroom Villa with private bathrooms, swimming pool (shared with villa Puetri, Suite No 5) and roof terrace

Property Type:	Villa Ratu, Suite No 4 (semi-detached)
Villa notes:	Available in combination of Villa Puetri or combined with villa Raja giving a total of 2 or 5 suites each with air conditioning and including private garden bathroom
Floor Area:	125,0 m ² (1 sq m aprox. = 10 sq ft)
Accommodation Type:	Bed & breakfast, catered
Location Type:	Near the sea, village
Theme:	Luxury, romantic
General:	Air-conditioning, daily maid service, linen and towels provided, safe, staff, sunbed, telephone
Kitchen:	4 ring stove, freezer, fridge
Living Room:	Living area seating for 4 people
Dining:	dining area, seating for 4 people
Bathrooms:	1 shower room <i>Bathroom 1</i> - Outdoor Shower Guest toilet and outdoor Shower
Bedrooms:	1 bedroom, sleeps a maximum of 2 people (Child Bed, Cot on request) <i>Bedroom 1</i> - 1 Extra Lg. Double Bed
Entertainment:	CD, DVD, radio, satellite or cable, stereo system, ipad, TV
Internet:	Computer available at office, wi-fi, internet access
Outside:	Barbecue, garden, parking, roof terrace with pavilion
Swimming pools:	Outdoor private pool (shared with Villa Puetri)
Suitability:	Children welcome, low allergen environment, pets not allowed, suitable for elderly or infirm, wheelchair accessible
Local Activities:	Cycling, diving, fishing, horse riding, sailing, surfing, swimming, tennis, walking, water skiing, wind-surfing, shopping
Notes:	24 hour staff to ensure that Di Astana exceeds your expectations. Baby sitting service also available and special function catering available on request. Smoking outdoors only

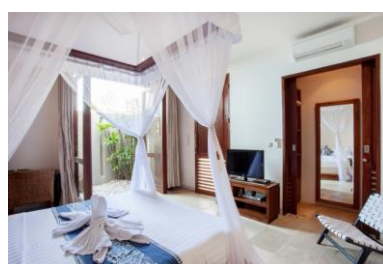
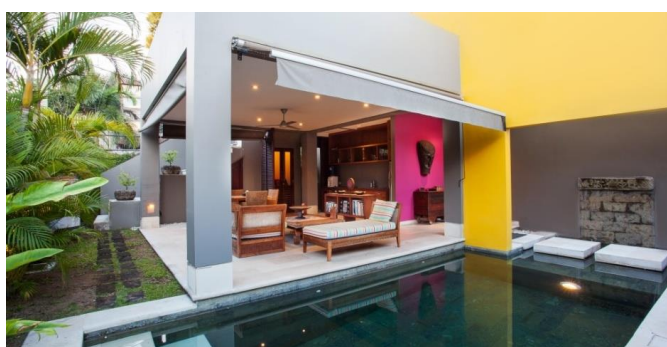


Photo 6 Villa RATU, Suite 4, Swimming pool, Living and Dining area, in-suite bedroom and bathroom

Villa PUTERI, Suite No 5

1 Bedroom Villa with private bathrooms, swimming pool (shared with villa Ratu, Suite No 4)

Property Type:	Villa Puetri, Suite No 5 (semi-detached)
Villa notes:	Available in combination of Villa Ratu or combined with villa Raja giving a total of 2 or 5 suites each with air conditioning and including private garden bathroom
Floor Area:	54,7 m ² (1 sq m aprox. = 10 sq ft)
Accommodation Type:	Bed & breakfast, catered
Location Type:	Near the sea, village
Theme:	Luxury, romantic
General:	Air-conditioning, daily maid service, linen and towels provided, safe, staff, sunbed, telephone
Kitchen:	4 ring stove, freezer, fridge
Living Room:	Living area seating for 4 people
Dining:	Dining area, seating for 4 people
Bathrooms:	1 shower room <i>Bathroom 1 - Outdoor Shower</i> Guest toilet and outdoor Shower
Bathroom notes:	Luxury spacious bathrooms with large in-garden bathtubs attached to each bedroom.
Bedrooms:	1 bedroom, sleeps a maximum of 2 people (Child Bed, Cot on request) <i>Bedroom 1 - 1 Extra Lg. Double Bed</i>
Entertainment:	CD, DVD, radio, satellite or cable, stereo system, ipad, TV
Internet:	Computer available at office, wi-fi, internet access
Outside:	Barbecue, garden, parking, terrace, 2 beach chairs
Swimming pools:	Outdoor private pool (shared with Villa Ratu)
Suitability:	Children welcome, long term renters welcome, low allergen environment, pets not allowed, suitable for elderly or infirm, wheelchair accessible
Local Activities:	Cycling, diving, fishing, horse riding, sailing, surfing, swimming, tennis, walking, water skiing, wind-surfing, shopping
Notes:	24 hour staff to ensure that Di Astana exceeds your expectations. Baby sitting service also available and special function catering available on request. Smoking outdoors only

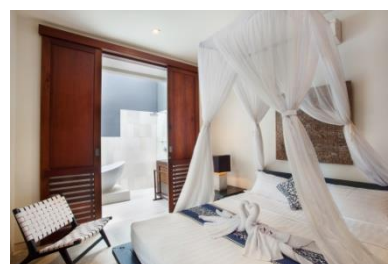
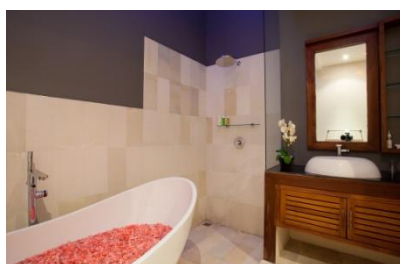
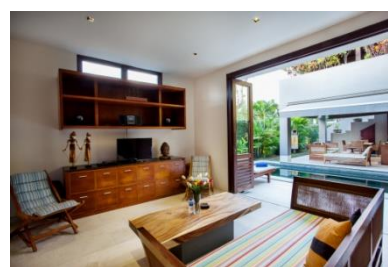
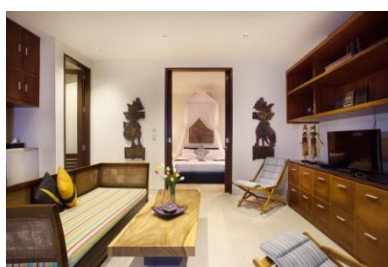


Photo 7 Villa PUETRI, Suite 5, Swimming pool, Living and Dining area, in-suite bedroom and bathroom

Price Information

Contract Rate

All rates are quoted in US Dollar.

Standard rates Room Category	Bed- rooms	Low Season (USD)					High Season (USD)				
		Daily	Weekly		Monthly		Daily	Weekly		Monthly	
Villa Ratu	1	180	160	(1 120)	140	(4 200)	220	200	(1 400)	180	(5 400)
Villa Puteri	1	160	140	(980)	130	(3 900)	190	170	(1 190)	150	(4 500)
Villa Ratu + Puteri	2	290	260	(1 820)	230	(6 900)	350	320	(2 240)	280	(8 400)
Villa Raja	3	420	380	(2 660)	340	(10 200)	500	450	(3 150)	400	(12 000)
Villa Raja + Puteri	4	530	480	(3 360)	420	(12 600)	640	580	(4 060)	510	(15 300)
Villa Raja + Ratu	4	550	500	(3 500)	440	(13 200)	660	590	(4 130)	530	(15 900)
All Villas	5	660	590	(4 130)	530	(15 900)	790	710	(4 970)	630	(18 900)

All price subjected to 10 % Tax and 5 % Service Charge on the Publish Rate.

Extra beds and/or persons allowed in any villa will be charged USD 25 per day.

Rates quoted are for per villa per night and include daily breakfast, welcome drink, cold towel on arrival and starter beverage pack, also Weekly Wine and Canapés.

Rates do not include gratuities, internet, telephone, meals (excluding breakfast where stated) and car/drivers.

Seasons

<i>Low season</i>	6 th January – 14 th June
	1 th September – 14 th December
<i>High season</i>	15 th June – 31 th August
	15 th December – 5 th January (min stay, 7 days, 19 th Dec – 3 th Jan)
	Idul Fitri
	Chinese New Year
	Easter (from Friday before Easter until Monday after)

All suites are suitable and valid only for 2 persons.

Children aged under 12 year old stay for free together with parents.

Extra bed is available upon request.

Baby cots will be provided free of charge.

We're unable to offer a facility for use by disabled depending on the wheelchair.

Pets are not accepted, with the exception of guide dogs.

Additional services are available on request, see following Guest Information.

Guest information

Our Staff are here to ensure you have a memorable stay at **Di Astana**.
Please make them aware of any special requirements.

Additional services

Additional services are available on request, see further information hereunder.
Please contact our staff to assist you.

- Airport transport.
- Car and motorcycle rental services.
- Leisure equipments (sea sports, golf, pool, etc).
- Telephone and internet high speed WIFI broadband.
- In-house SPA treatment.
- Private Function or Special Celebration.
- Direct Booking (Tours, Restaurant, and Activity).
- Baby sitting arrangement.

Registration

On arrival you will get a registration card.

Will you kindly complete this card and hand over to our Villa Manager.

To comply with local government requirements must register all guests within 24 hours of your arrival and therefore we need to have a copy of your passport to be registered at the local police station.

Our staff can arrange to photo copy your passport and return it to you.

Local Hindu Culture and Temple Tree over Roof Terrace

When using roof terrace please respect the local Hindu culture and do not brake or take anything from the Temple Tree, which overhang the terrace, as this will cause offence.

Offering

Each day someone from the local Village will come into your Villa to place offerings.

Security

We have overnight security staff at the Villa. However to safeguard guests and their property, we do recommend that you lock your room when leaving the Villa.

A Safe Deposit Box is available in your wardrobe.

Please secure your valuables before leave your room and be sure to lock the bathroom doors for security at night. Instructions for the safe are on the back at the door.

Please leave Safe Deposit Box open on the departure.

While Bali is very safe, our night security will patrol in the evenings. If you should see a torch light do not be alarmed as it will be our security staff checking your Villa.

Telephone

Telephone call can be direct dialed from your room. See directory for instructions.
Note overseas calls from Indonesia can be expensive.
We are using PABX system to charging telephones bill.
Please dial #9 to obtain the outside line and #007 or #017 for international connection.

Extensions:

#10 (0) : Manager Office / Staff
#11 : Room 1
#12 : Room 2
#14 : Room 3
#15 : Room 4
#16 : Room 5

Internet

We provide high speed wireless (WIFI) broadband internet connection.
Should you require internet connection please contact our office, who will give you the necessary information (name and password).
See the pricelist for internet charge.

Breakfast

Breakfast is complimentary and can be served between the hours of 7:00 am to 10:30 am. Please leave your breakfast order with the office before retiring each evening.

Food & Beverage

Our staffs are happy to shop for you. Should you require our staff to prepare and serve additional meals, please discuss this with our manager the day prior so that our staff can prepare. Meals can be offered at cost of groceries plus 25 %, plus costs for cook procurement, preparation and presentation costs, and additional staff services.

Functions

Dinner party and other special functions can be arranged.
To meet your specific needs please discuss with our manager.

External Purchases and Home Delivery

External purchases may be brought into your Villa for consumption.
Our staffs can arrange Food delivery to your Villa. Please ask our staff for some choices of Delivery Menu from some well known restaurants nearby.

Restaurants, Events, Tours, etc.

Our Staff are happy to assist you with the bookings.

Smoking

We operate a NO SMOKING policy within all interior areas of the villas including guest bedrooms, public areas and corridors. For resident guests who do not comply with our

NO SMOKING policy, a surcharge of \$ 300 US will be added to their bill to include the cost of cleaning all soft furnishing to remove the odour of tobacco.

Designated smoking areas have been allocated within the grounds - please enquire upon check in.

We appreciate your co-operation with this No Smoking Policy.

Laundry

Please fill out the form and put it in the laundry box in the bathroom to be collected.

If picked up before 10 am, will be returned 11 am the following day. Same day is available on request. You will find the laundry form in this folder.

Linen change

Bed linen is changed every second day as part of our standard service. Evening turndown is usually at 6 pm. Towels are changed daily or as required. If you wish to re-use your towels, please place them back onto the ladders, soiled towels should be left on the floor or in the tub.

Save the environment

Help us conserve energy by switching off air condition unit when not in use.

You can also assist with reducing laundry charges and detergents, thus saving the environment.

Power supplies failures – emergency torch

We do experience momentary power supplies failures. Emergency candles and matches are supplied in the desk in the bedrooms and a battery-operated torch in the closet.

Massage and Health Spa

A comprehensive service is offered in the privacy of your Villa.

Pamper yourself from the selection of treatments outlined in the accompanying brochure.

Please ask our staff to make your booking.

Pool

The pool is serviced by a pool man. Please note that diving is not permitted.

Please take extra precaution in respect to pool safety in regards to children and infants.

Pool towels are available in the pool area.

Car parking

The villa has its own car park, which is free for residents use (limited availability).

Transportation/Taxi

Transfers to and from the airport are additional services.

Should you require a taxi please call reception.

Always insist on using the meter when taking a taxi in Bali.

A car and driver is available on 24 hours notice to take you anywhere in Bali and can accommodate up to 7 passengers in air conditioned comfort. Call reception for booking full day rate and half day rate.

Telephone Blue Bird Taxi: 0361 701111

Departure

Please let the staff know about your departure flight details so that arrangements can be made. Please ensure that you have sufficient cash at the end of your stay to cover international airport departure tax – IRP 150.000 per person.

Baby Sitting

Should you wish to have your children baby sit while you are shopping or sightseeing, we are happy to arrange the babysitting. Rate IRP 100.000 for minimum 4 hours and additional hours will be IRP 20.000/hour. Request for babysitting should be received 24 hours prior.

DVD or VCD

A selection of DVD and VCD are available at the front office for your convenience.

Library

A small library of book is available at the front office for your convenience, should you need to take the book with you on departure so that you can finish reading. Please advice office and post back to use at your convenience.

Horse Riding

Horse riding is available daily from the nearby Umalas equestrian center, a great way to enjoy the beach and local country side. Call reception to make your booking and you will pick up at **Di Astana** for transfer to the stables.

Currency Exchange

We can assist with currency exchange; however we normally suggest that you visit a registered money changer or bank. Please take extra care when changing money.

Tipping

Tipping in Bali is discretionary. You may find some establishments add service as part of your bill. In which case, tipping is not necessary. At **Di Astana** we ask our guest not to tip individual staff members. If at the conclusion at your stay with us, you wish to show your gratitude to staff please do so through the manager.

Indonesian language – Bahasa Indonesia

The Indonesian language, Bahasa Indonesia, is a relatively easy language to learn. Our staff will be happy to help you with the language.

Restaurants and Bars

There are an abundance of many good restaurants and bars for fine dining or drinks in short distance from **Di Astana**.

See <http://balibible.guide/category/cafes-restaurants?tbbwebsite> for more information. Some recommendations nearby include:

Bambu

High quality Indonesian delicious food in a relaxed environment. Jl. Petitenget No 198.

Café Warisan

Relaxed Bali Style with fine dining and artworks for sale. Jl. Raya Kerebokan No 38.

Hog Wild

A rousing and scrumptious spot to eat and get wild in. Jl. Batu Belig No 41.

Kudeta

A beach front Dining and Lounge Bar. Jl. Kayu Aya No 9, Petitenget.

La Luciolla

A beach front Fine Dining Room. Petitenget Beach in front of Pura Petitenget Temple.

Lacalaca Cantina Mexicana

Experience the hip Colonia Roma zona of Mexico City. Jl. Drupadi No 1, Petitenget.

Merah Putih

Indonesian classics and creative dishes. Jl. Petitenget No100.

Metis

A relaxed Bali Style with fine dining and artworks for sale. Jl. Petitenget No 6.

Potato Head

Multi-cultural blend of gastronomy, libations and entertainment. Jl. Petitenget No 51B.

Sardine

A stunning and elegant addition to Bali's fine-dining scene. Jl. Petitenget No 21.

Sarong

A relaxed Fine Dining Room with Balinese Style cross over food. Jl. Petitenget No 19.

Ultimo

A famous Italian restaurant. Jl. Kayu Aya No 104.

Warung Sobat

Balinese meals with a very reasonable price. Jl. Batu Belig No 11A