



CONCEPT

Inspired by traditional Balinese village clusters, the design of each house has elements derived from local architecture. Unifying key features of the group are the undulating pitch roofs using SIRAP or iron wood shingles, screen walls to encourage natural ventilation and deep overhangs to provide shade. The material palette is drawn from stone and marble to coloured cement tiles and timbers all locally sourced.

Conceived initially as a group of 5 units interacting on the plot, the composition of each house is an exercise in spatial organization of solids and voids, taking into account the terrain and narrative flow of each house to create different experiences. All houses are composed to offer views of the sea to the South East and the Volcano to the North East.

The final 2 houses are shown as options at the end of this brochure. We are proposing an alternative Rumah Main (Party House) which should compliment the existing 11 rooms with 3 additional rooms, a party venue on the green roof, a party lawn, a living room/stage and commercial kitchen.



LIGHT-FILLED OPEN LIVING SPACES

Arranged over 2 floors, each of the 3 and 4 bedroom houses has been carefully designed to form the backdrop for relaxing family holiday living. Built on approximately 10 are (1000m²) each, reception rooms are open to the gardens and pools, with areas for al fresco entertaining. All houses have views over the sea to the east, and the majestic Gunung Agung to the north.

RUMAH PANJANG LIVING AREA

PEACEFUL HIDEAWAYS

Each house has been designed for tropical living. Studies and dens are air-conditioned sanctuaries. Bedrooms are self-contained suites.



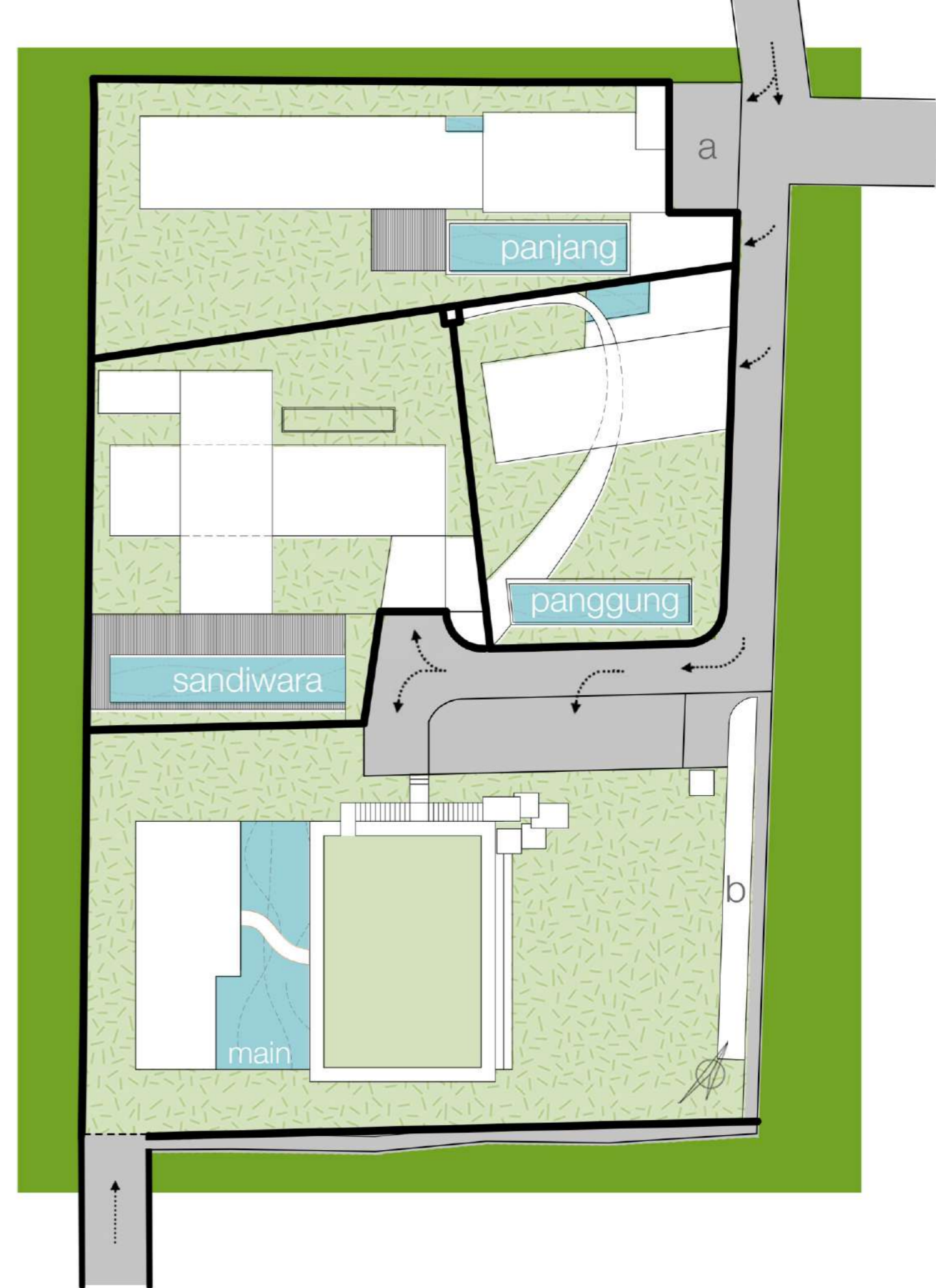
caSabama is a development of freehold houses designed by vx3d singapore. Set within a gated community, the site is 40 minutes away from the airport and is located on the coast north of Sanur, along the black beaches of SABA . It is a stone's throw away from the Bali Riding School and the fashionable surf club Komune. Ubud is a mere 30 minutes drive away.

All houses are designed with kitchens, open bars and separate wet kitchens. There is ample storage and areas for staff and utilities.

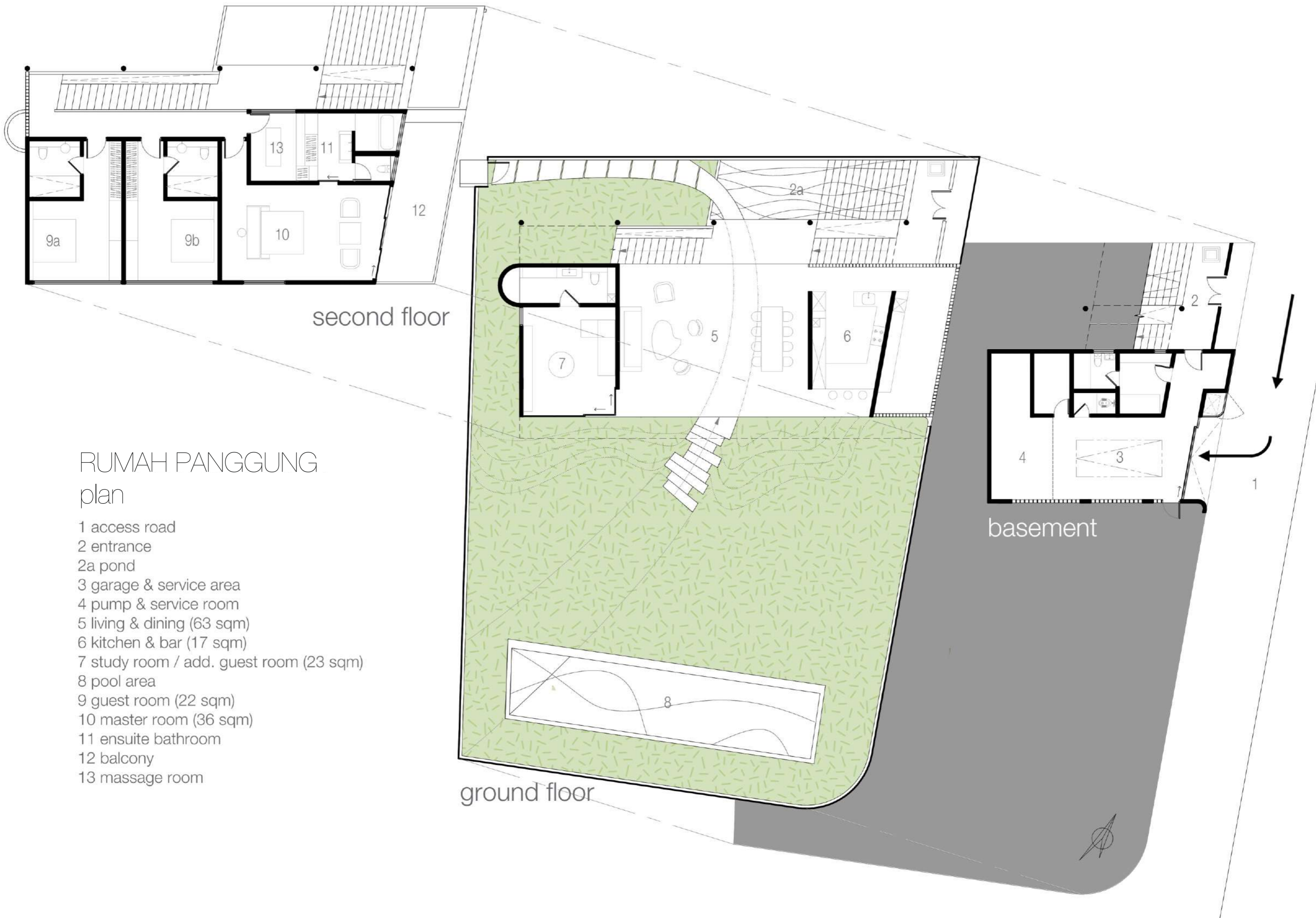


TROPICAL SERENITY

	Panggung	Panjang	Sandiwara	Main
living room	1	1	2	2
dining room	1	1	1	2
study room / additional guest room	1	1	1	1
kitchen & bar	1	1	1	2
massage room	1	1	1	0
bedrooms	3	4	4	3
total internal area (m ²)	399	517	476	430
site area (m ²)	607	906	911	1666



a - gate house with guard house, guest parking & communal gym
b - outhouse for refuse, garden store & compost, M&E room

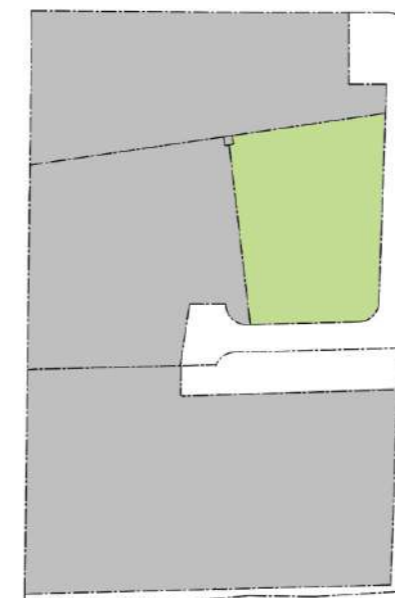


RUMAH PANGGUNG plan

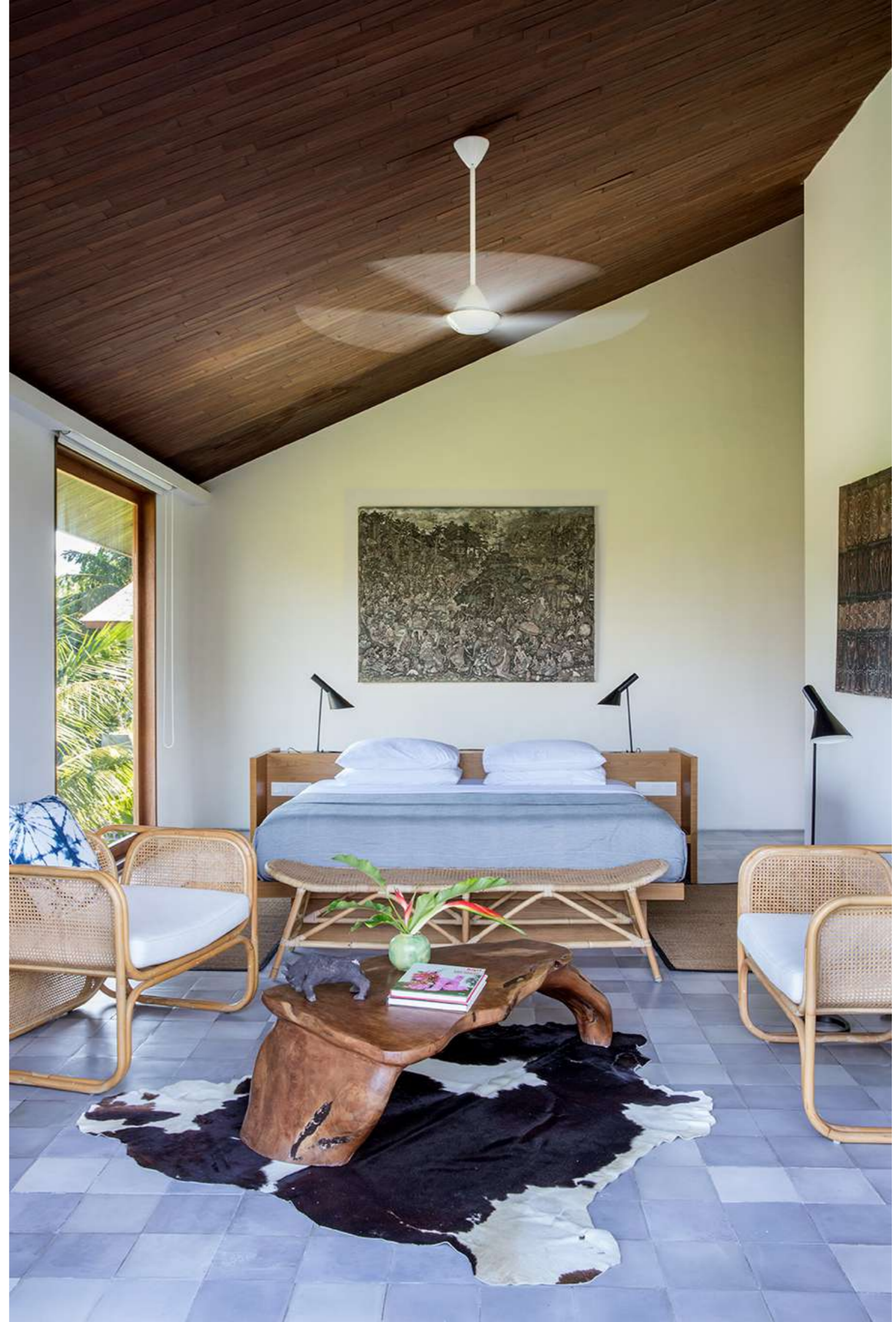
- 1 access road
- 2 entrance
- 2a pond
- 3 garage & service area
- 4 pump & service room
- 5 living & dining (63 sqm)
- 6 kitchen & bar (17 sqm)
- 7 study room / add. guest room (23 sqm)
- 8 pool area
- 9 guest room (22 sqm)
- 10 master room (36 sqm)
- 11 ensuite bathroom
- 12 balcony
- 13 massage room

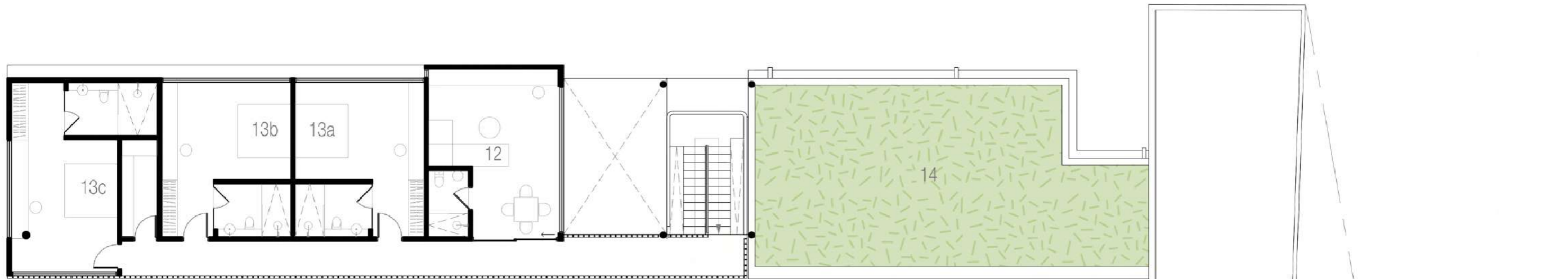


RUMAH PANGGUNG

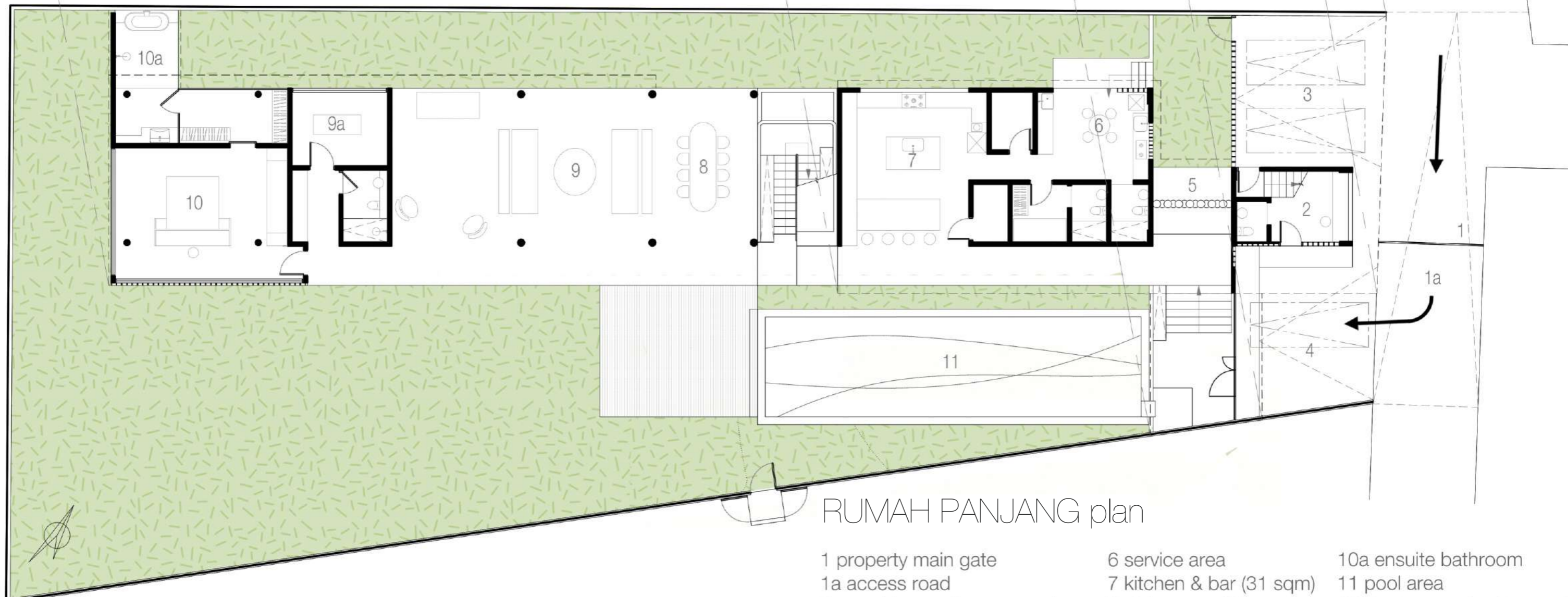


Perched on the higher part of the land one enters this house from the right up an open stair that is sheltered by the large undulating roof. You emerge on the piano nobile which opens over the garden and pool, with a view of the beach and sea ahead. The living area is flanked by the music room/den and kitchen/bar, creating a open space that is the living area. 3 bedrooms are located on floor 2. The master suite has a large bath and front terrace that allows views of Gunung Agung on a clear day. Staff and parking areas are located on the entrance level.





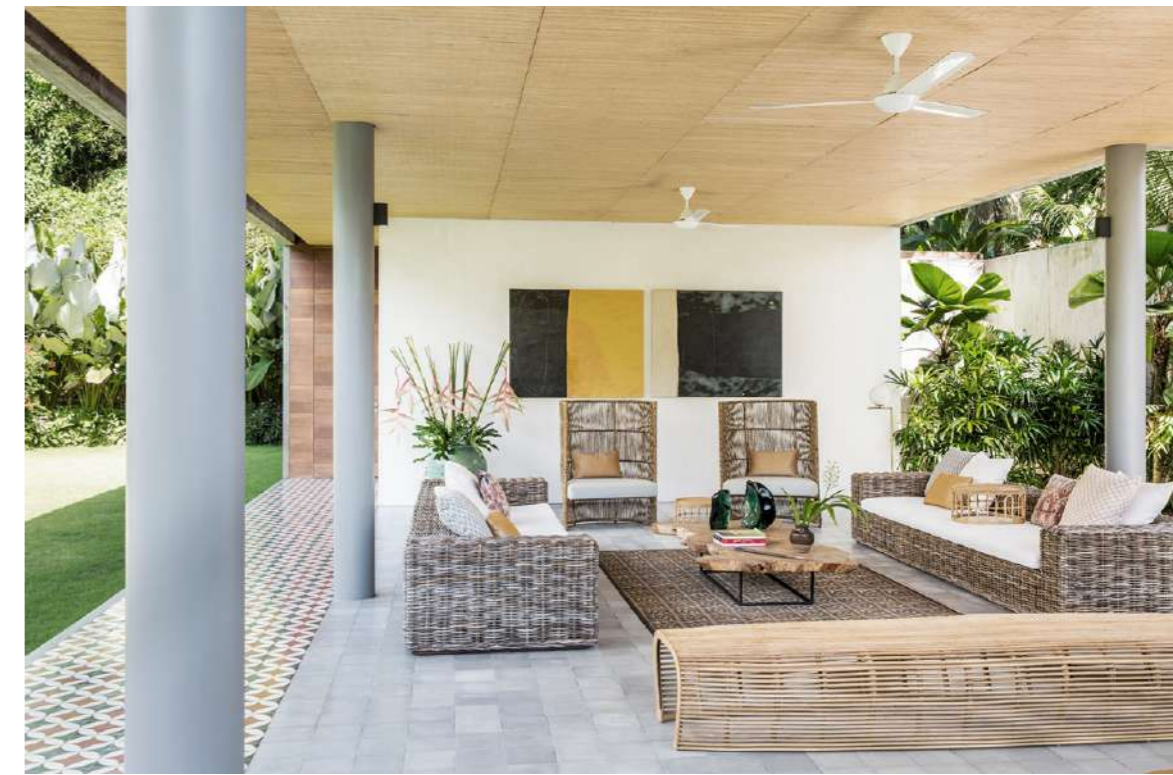
second floor



ground floor

RUMAH PANJANG plan

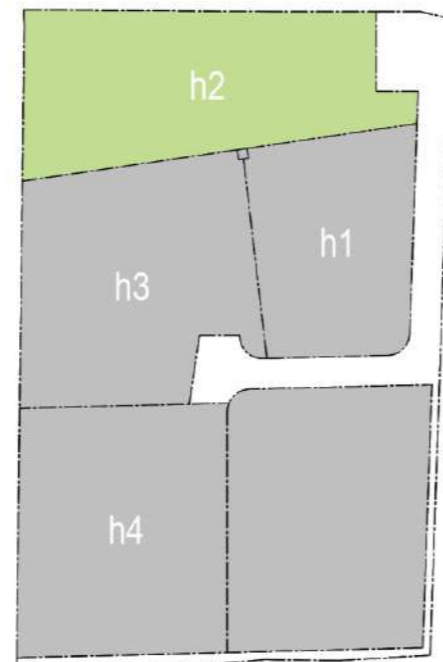
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|------------------------------|--------------------------|--|
| 1 property main gate | 6 service area | 10a ensuite bathroom |
| 1a access road | 7 kitchen & bar (31 sqm) | 11 pool area |
| 2 guard house & communal gym | 8 dining area (23 sqm) | 12 study room / add. guest room (24 sqm) |
| 3 visitor parking | 9 living area (58 sqm) | 13 guest room (22 / 24 sqm) |
| 4 garage | 9a massage room | 14 green roof |
| 5 pump & service room | 10 master room (43 sqm) | |



RUMAH PANJANG

The length of the plot of this house is around 50m. Hence the PANJANG/LONG design. Walking past the guard house, one follows the patterned cement tiled corridor past the kitchen area into the house proper. Arranged in a linear order, the breakfast bar, dining room, double reception area, guest shower and master bedroom are all open on the rear to a grove of trees. To the front the rooms are open to the lawn and pool.

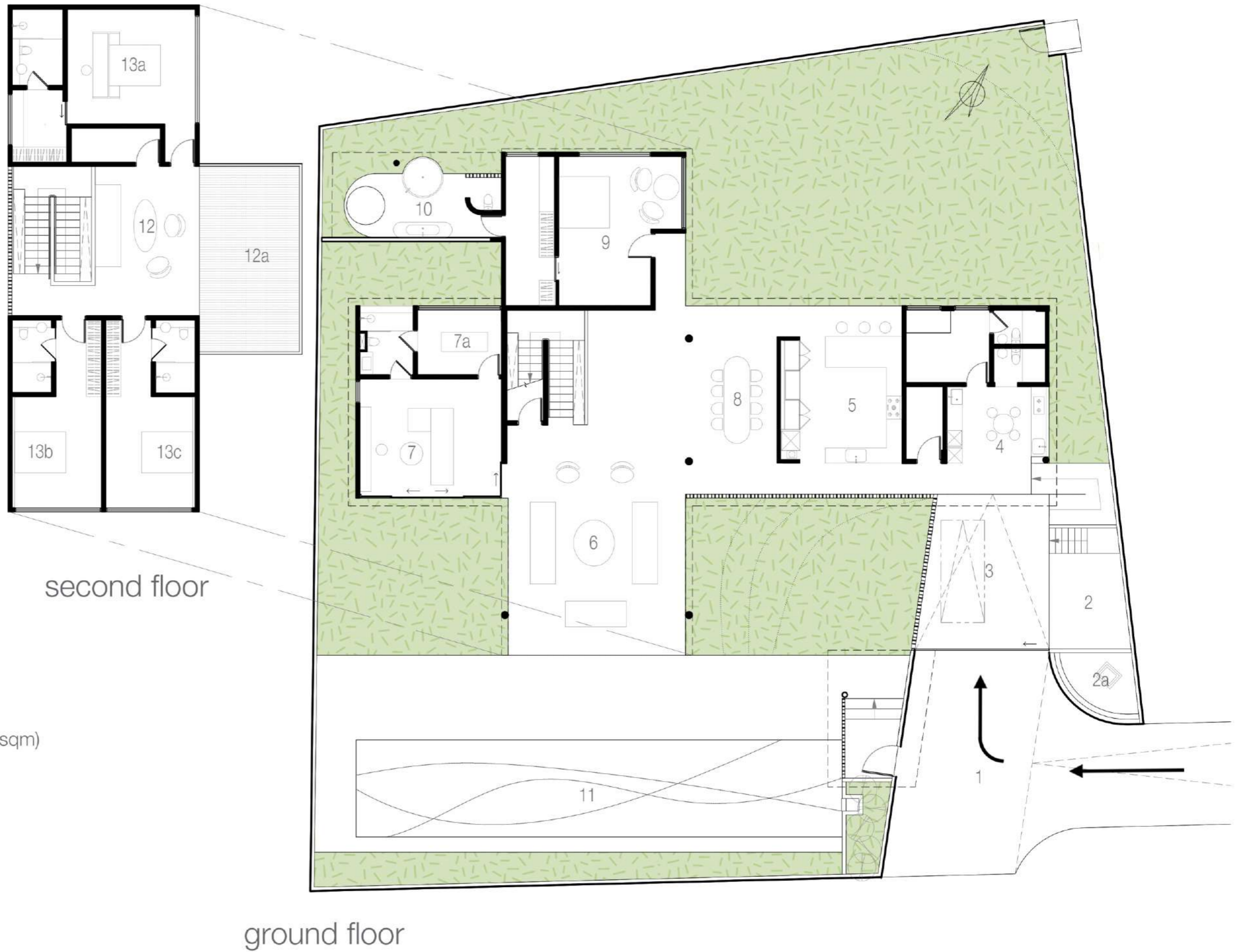
Up the stairs, one arrives at an open den that looks over Gunung Agung on a clear day. A corridor of airbricks and dappled light leads to 3 bedrooms.





RUMAH SANDIWARA plan

- 1 access road
- 2 pump & service room
- 2a common shrine
- 3 garage
- 4 service area
- 5 kitchen & bar (24 sqm)
- 6 living area (80 sqm)
- 7 study room / add. guest room (23 sqm)
- 7a massage room
- 8 dining area (18 sqm)
- 9 master room (37 sqm)
- 10 ensuite bathroom
- 11 pool area
- 12 lounge
- 12a balcony
- 13 guest room (21 / 30 sqm)



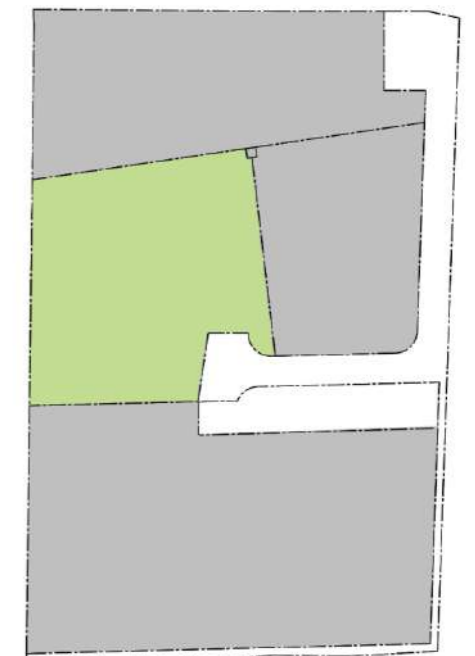
ground floor



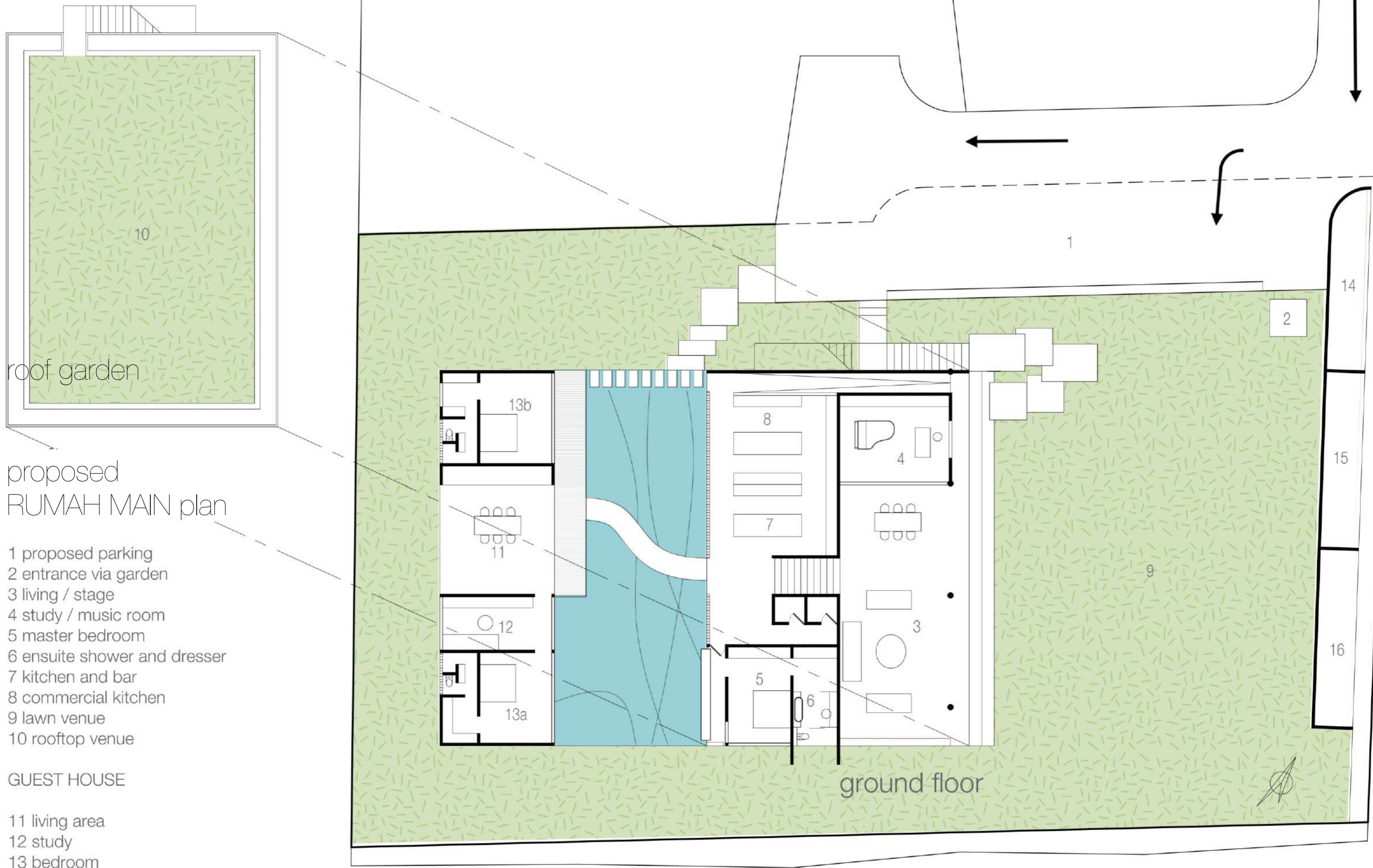
RUMAH SANDIWARA

The upper floor of this 2 storey house has been rotated to give an X form in plan. The resulting shaded ground area form the living spaces of the house.

One enters this house from the front pool deck, which connects directly to the double reception area and the enclosed study and massage rooms. To the right are the kitchen and the dining room which faces the rear frangipani garden and pond. The master suite also opens onto the garden at the rear. Up the stairs one arrives at the lounge area and morning yoga deck that has views of the Gunung Agung. The living area is flanked by 3 further bedrooms.







roof garden

proposed RUMAH MAIN plan

- 1 proposed parking
- 2 entrance via garden
- 3 living / stage
- 4 study / music room
- 5 master bedroom
- 6 ensuite shower and dresser
- 7 kitchen and bar
- 8 commercial kitchen
- 9 lawn venue
- 10 rooftop venue

GUEST HOUSE

- 11 living area
- 12 study
- 13 bedroom
- 14 refuse
- 15 M&E services
- 16 garden maintenances

ground floor

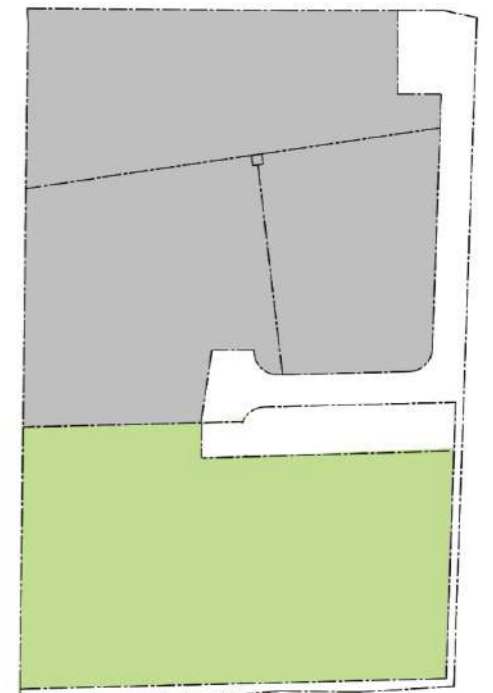


proposed

RUMAH MAIN

MAIN in Indonesian is the word for PLAY. Having run the houses as a holiday hideaway, it is clear that what the estate would benefit from would be a Party Venue where guests could host events.

This new proposal for a party venue house comprises of a split-level building that follows the contours of the land and an outhouse of guestroom separated by a large pond. The living area which opens into the lawn will double as a stage for a party on the front lawn. At one end is a music/study room. Stairs along the side of the house leads to the roof garden, which is conceived for ceremonies and gatherings with views of the fields and sea in front. To the rear of the building are a commercial kitchen for catering up to 100 guests, a domestic kitchen, guest amenities, as well as a master bedroom suite. Across an ornamental pond is the guest house with 2 rooms and a private living area. Both buildings are single story with flat grass roofs which will be quite hidden from the existing houses.







IN GOOD COMPANY

Aside from the Bali Riding Club and Komune surf club, the beautiful Jeeva Hotel is also nearby. Ubud is a 30 minute drive inland. Further north is the Bali Safari and Marine Park, and the local fishing village of Pantai Lebih, and the picturesque landscapes of KlungKung and Sideman. The Bali Aga village of Tenganan is 32km up the coast, and a little beyond that are the diving reefs of Amed.

SABA AND KETEWEL

30 kilometres from the airport, caSabama is located in the area collectively known as Ketewel. The area includes a string of traditional villages - Pabean, Saba, Lebih, Maceti and Ketewel itself - running along the coast. The construction of Sunrise Road (also known as the Klungkung bypass) in 2004 meant that the windswept black sand beaches of this part of the Gianyar Regency has become very accessible. Bounded by the River Wos, terraced rice fields, tobacco plantations, papaya and banana groves, the area is blessed with panoramic views extending across the ocean towards the beaches of Sanu, the islands of Lembongan, Ceningan and Penida, and the mountains of East Bali.

Ketewel village itself is the origin of the celebrated Legong Bidadari Dance, and the neighbouring village of Saba produced the finest Legong dances on the island. The nearby beach of Pabean was once a small port. As the area develops, shops and warungs have started to emerge along the Sunrise Road, providing convenient shopping alternatives to Sanur and Ubud.



jeeva saba bali estate



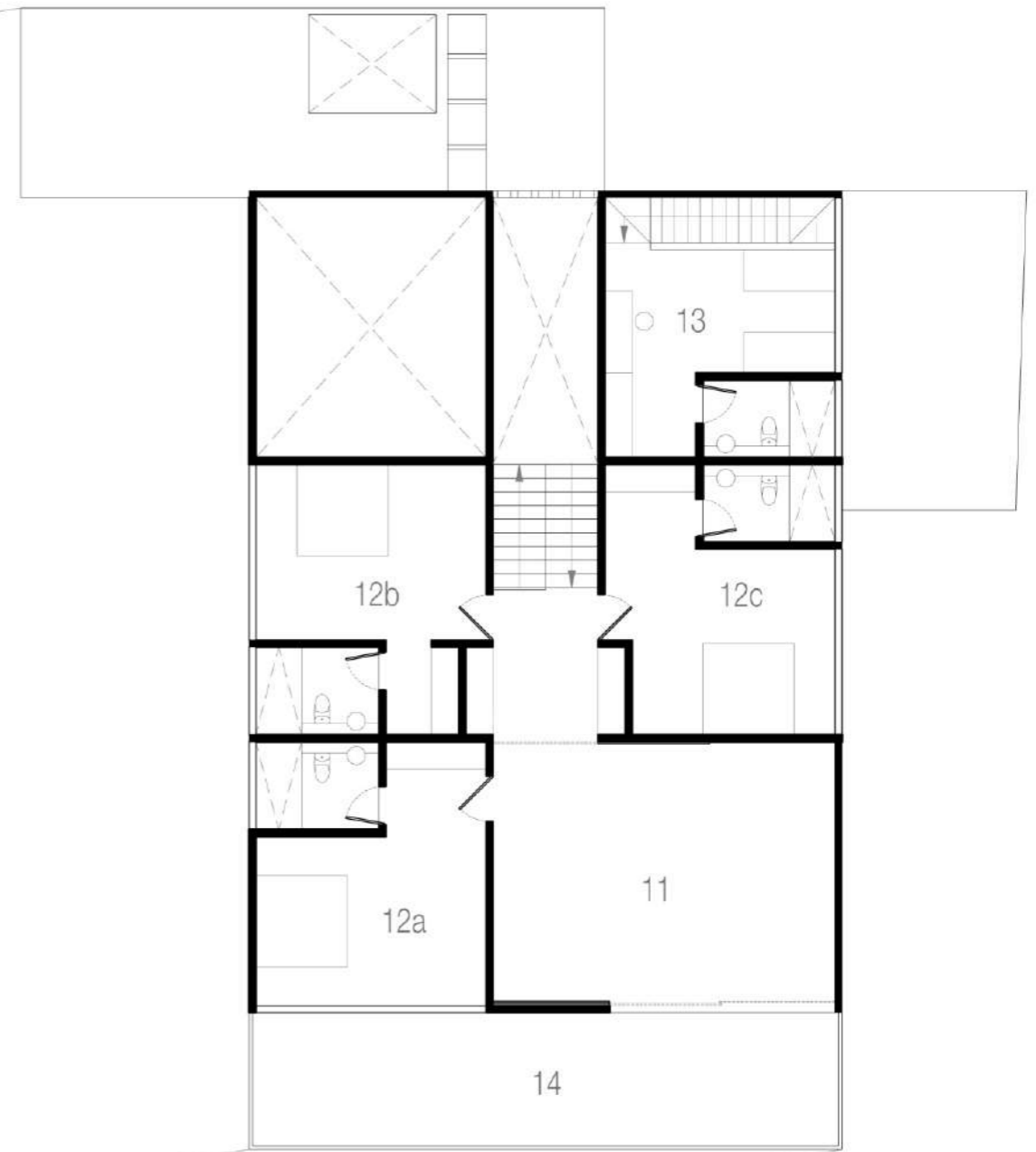
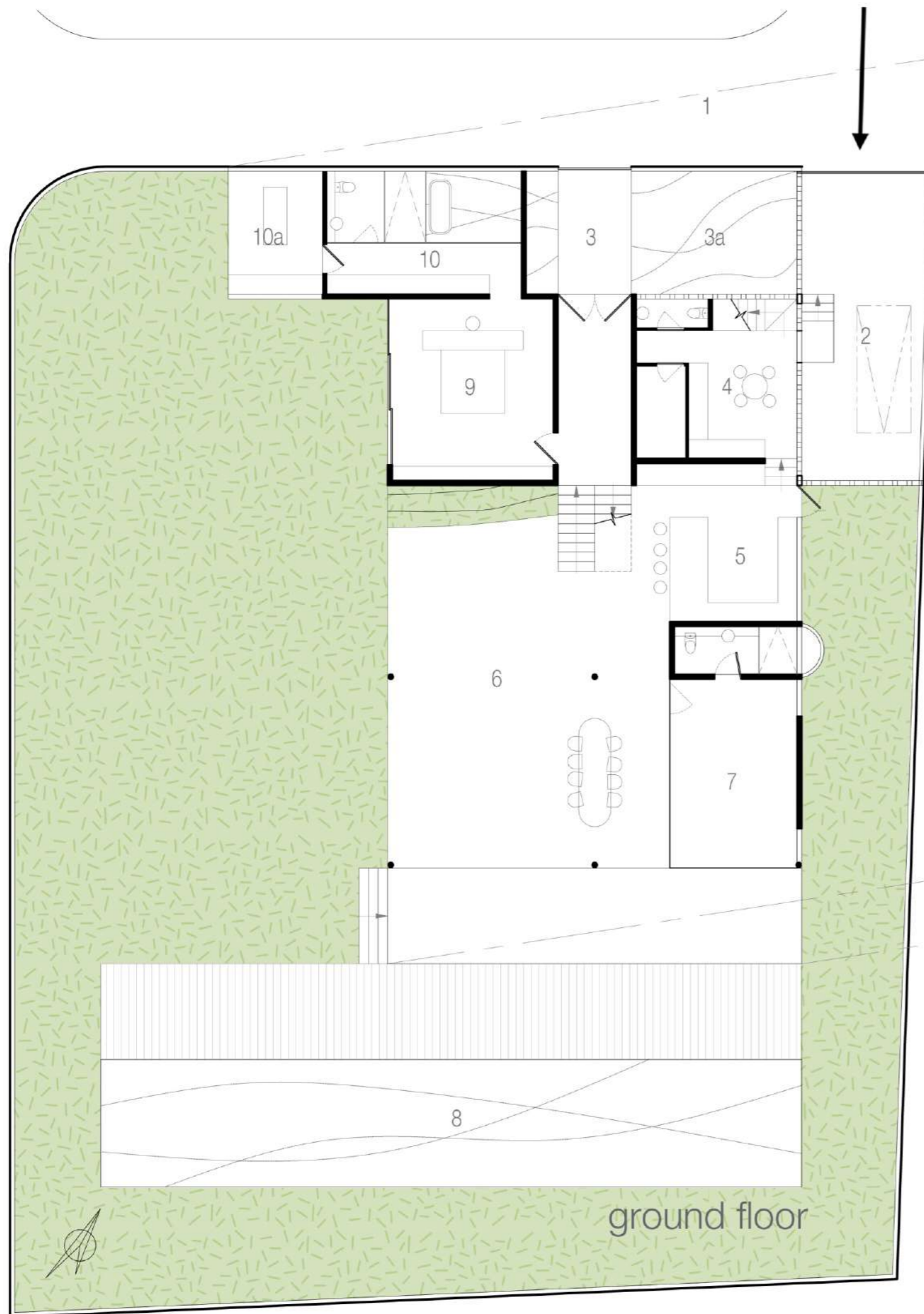
bali horse riding, Saba beach



kumone resort, surfing and beach club



For surfing, Ketewel is a sheltered reef break that is best experienced between November and April. During the season, offshore winds blow from the north northwest. Most of the surf comes from groundswells and the ideal swell angle is from the south. As a right hand reef, it is best around the high rising tide.



second floor

unbuilt house
RUMAH TARIAN plan

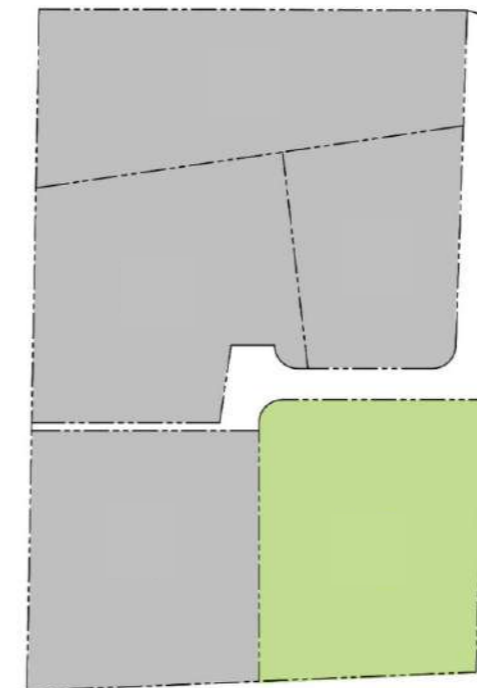
- | | |
|--|------------------------|
| 1 access road | 8 pool area |
| 2 garage (pump & service rm below) | 9 master room (29 sqm) |
| 3 main entrance | 10 ensuite bathroom |
| 3a pond | 10a massage room |
| 4 service area | 11 den |
| 5 kitchen & bar (14 sqm) | 12 guest room (23 sqm) |
| 6 living & dining (106 sqm) | 13 maid's room |
| 7 study room / add. guest room (22sqm) | 14 sun deck |



reception area

RUMAH TARIAN

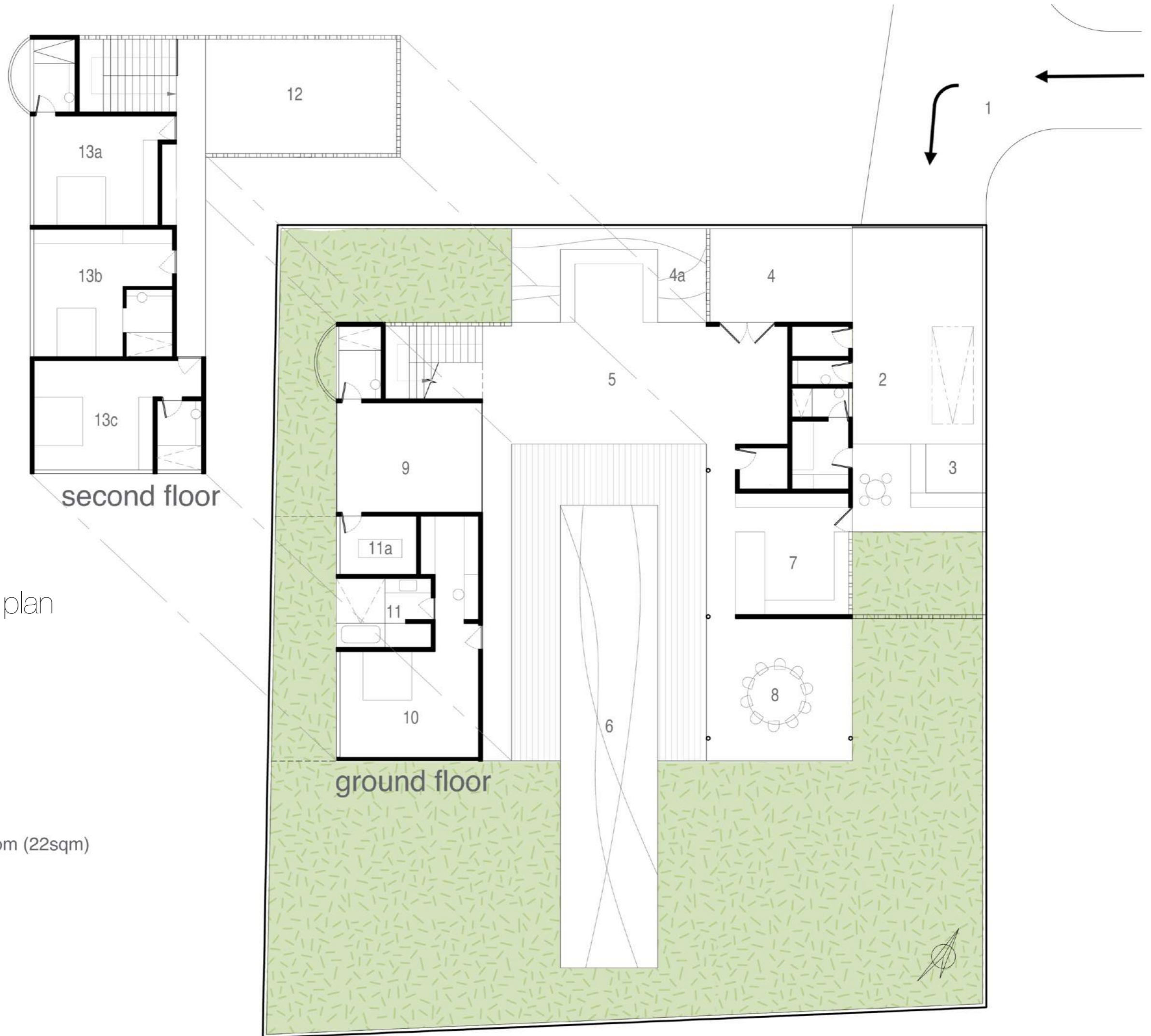
This is an alternate house with 2 defining features: the landscape tumbles over 3m and curves into the house; the volume of the house sits under 2 undulating pitched roofs, leaving a SLOT of light which defines the route into the house. You enter the house across a pond into a double-height corridor which takes you through the house. The stairs split down into the public area of the house comprising of a double reception, dining, kitchen area, study, pool deck and garden. Upstairs are 3 bedrooms and a large family den. There is also a wide terrace facing the sea. The master suite is located to the right of the entrance. Aside from the ensuite dressing room, sunken bath and pond, the room opens onto a private garden and has a massage room.



light slit in the main corridor



view of the study and reception from the pool



unbuilt house
RUMAH WAYANG plan

- 1 access road
- 2 garage & service area
- 3 pump & service room
- 4 entrance
- 4a pond
- 5 living area (90 sqm)
- 6 pool area
- 7 kitchen & bar (22 sqm)
- 8 dining area (21 sqm)
- 9 study room / add. guest room (22sqm)
- 10 master room (41 sqm)
- 11 ensuite bathroom
- 11a massage room
- 12 sun deck
- 13 guest room (24 / 26 sqm)

RUMAH WAYANG

This unbuilt house is laid out around the pool and deck. You enter into the spine of the house which is the living area that links the 2 side wings.

To the left you have the enclosed rooms on 2 floors which comprise of the master suite, massage room, den/study, and 3 further bedrooms upstairs. From the roof deck you have a view of the sea to the front and Gunung Agung to the north.

On the opposite wing are the kitchen and open dining area which opens into the garden. Behind that are arranged the staff and utilities area.

