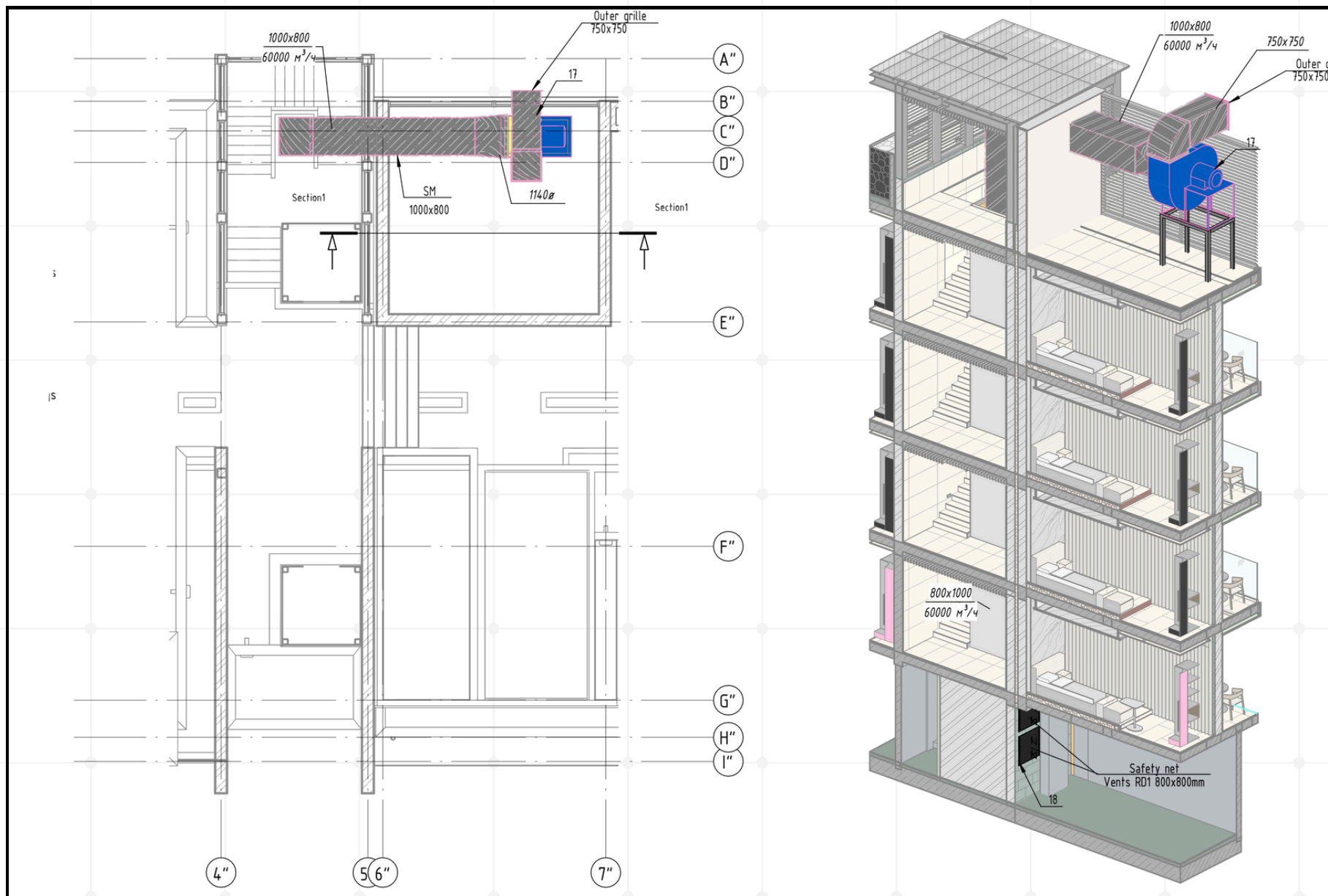
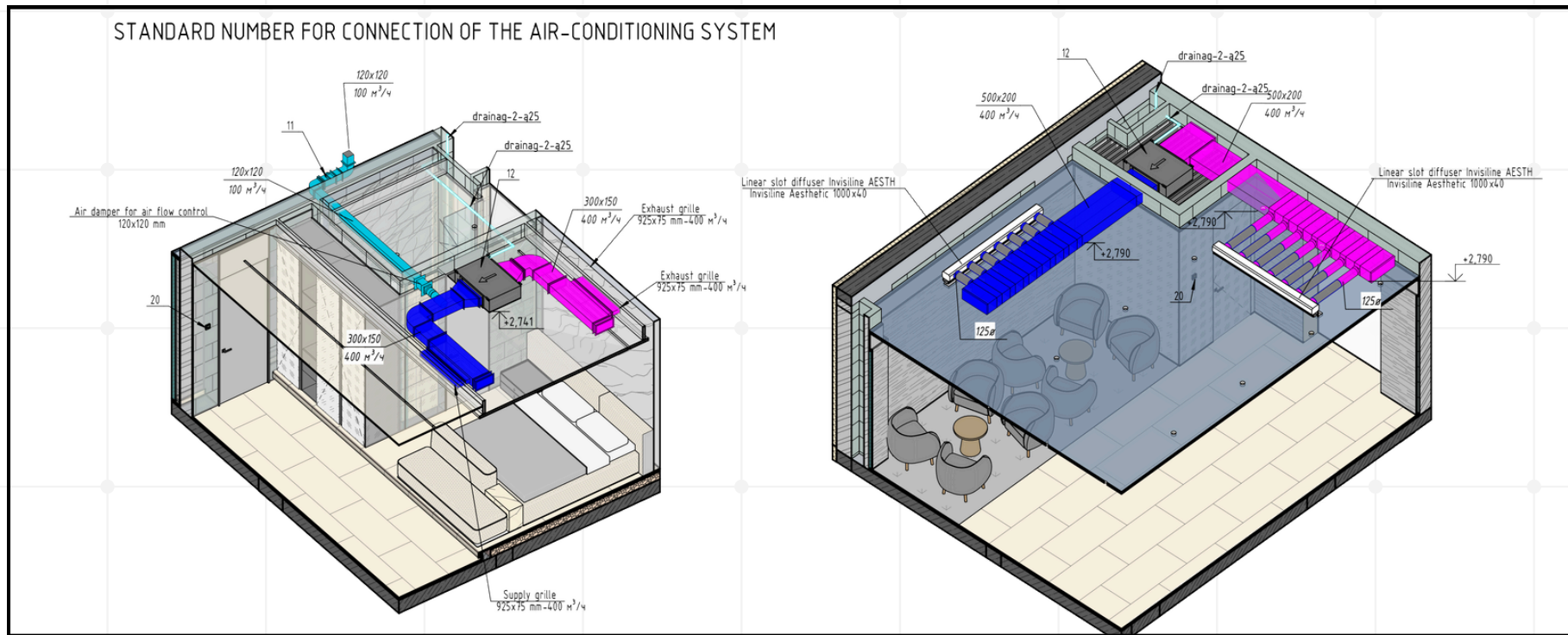


The Engineering Behind : Zen Luxury Complex





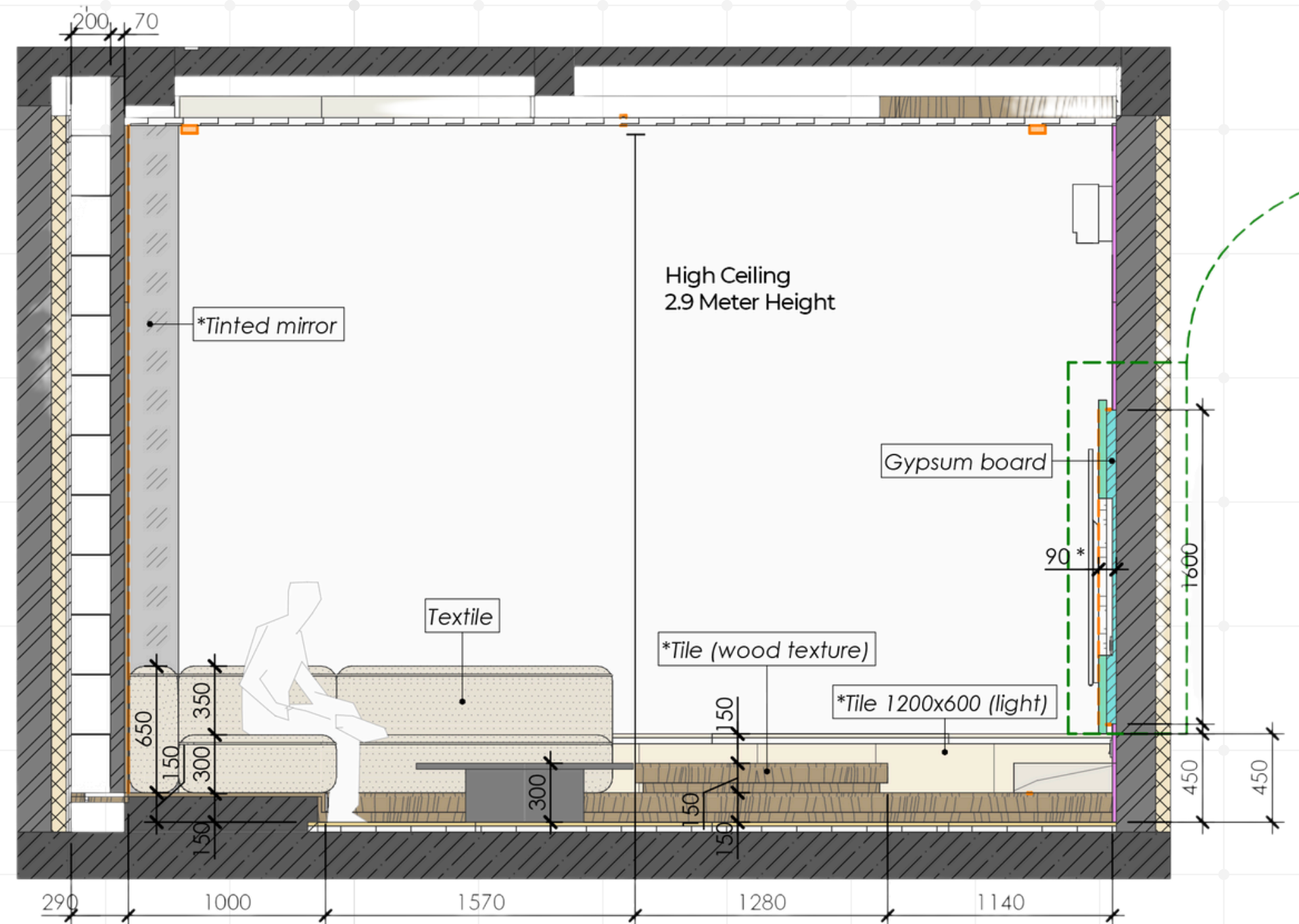
Passive Ventilation System

Our complex features an **innovative passive ventilation system** that cools incoming air, maintains a stable 24°C indoors, and continuously refreshes the air. This energy-efficient system ensures a **comfortable atmosphere, low energy consumption** and environmentally responsible like in **5-star resort operations**.



Spacious Ceiling Height For Limitless Comfort

Our ceiling heights are set at **2.9 meters in apartments** and **3.2 meters in villas**, creating a sense of luxury and openness. This significantly exceeds the **local average of 2.5–2.6 meters**, aligning with international 5-star design standards.



Integrated Smart Home System

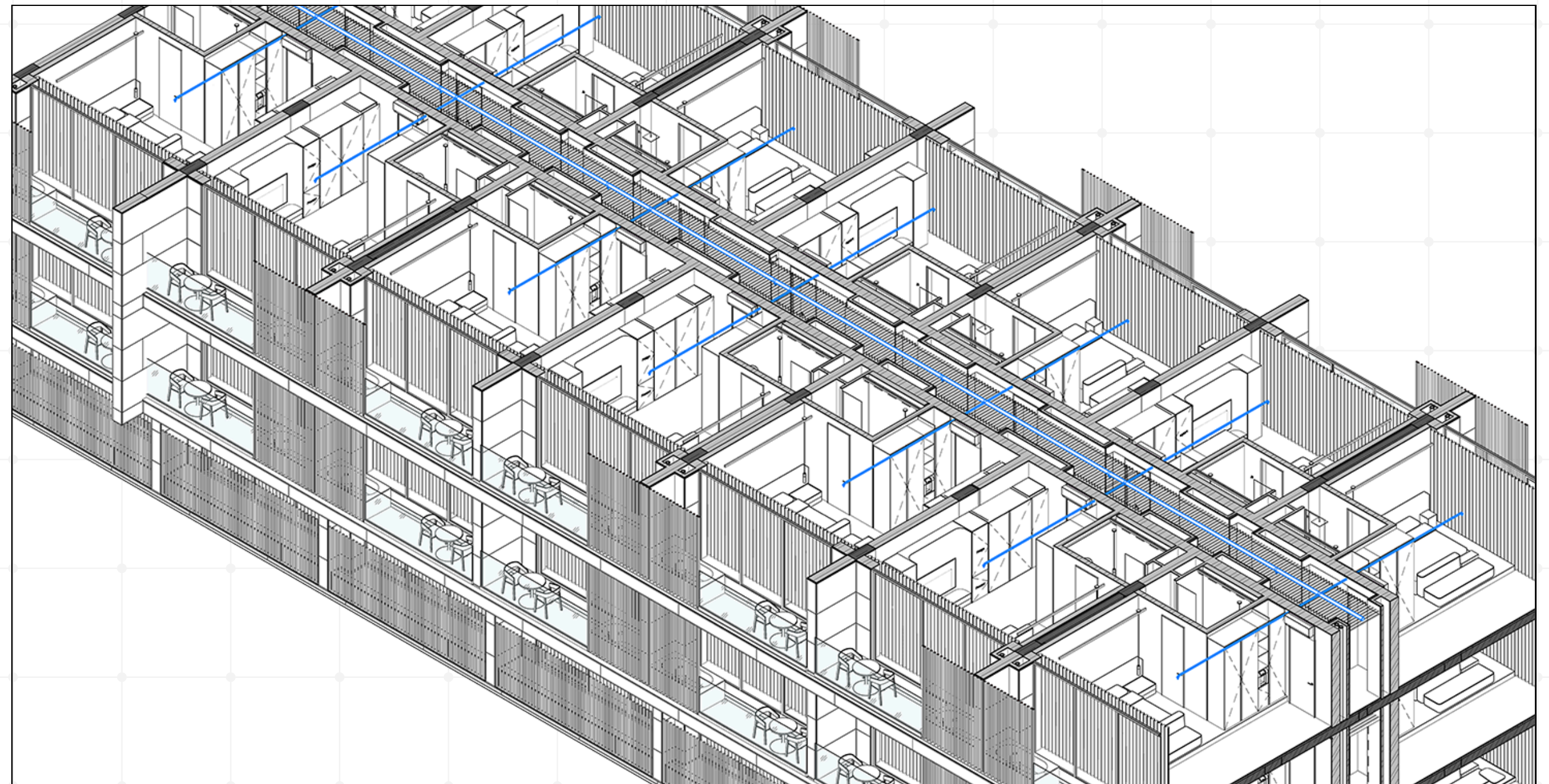
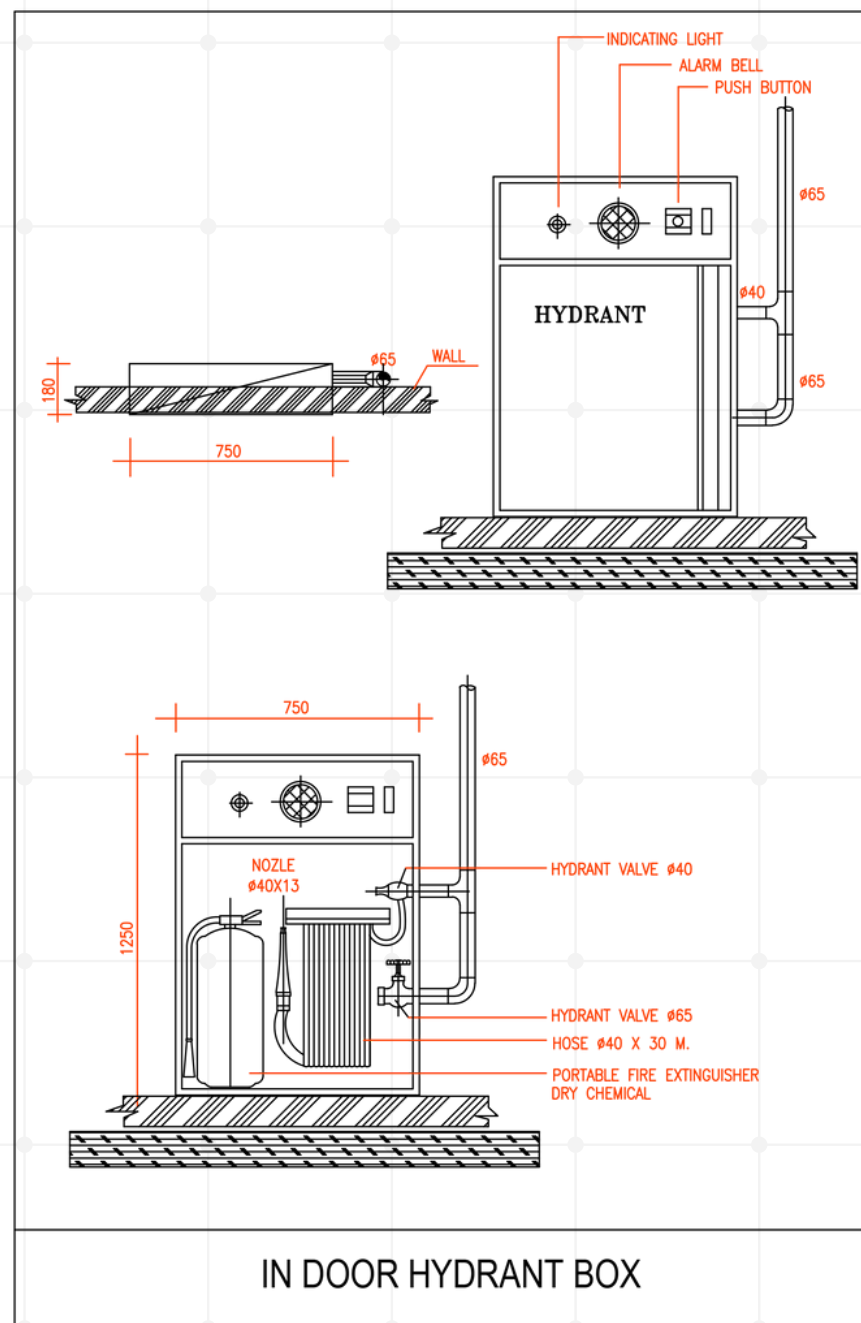
Unlike many so-called “Smart Homes” in Bali, ours is a **fully integrated system**. Lighting, cooling, curtains, ambient light, and heating are **all remotely controlled and automated**.

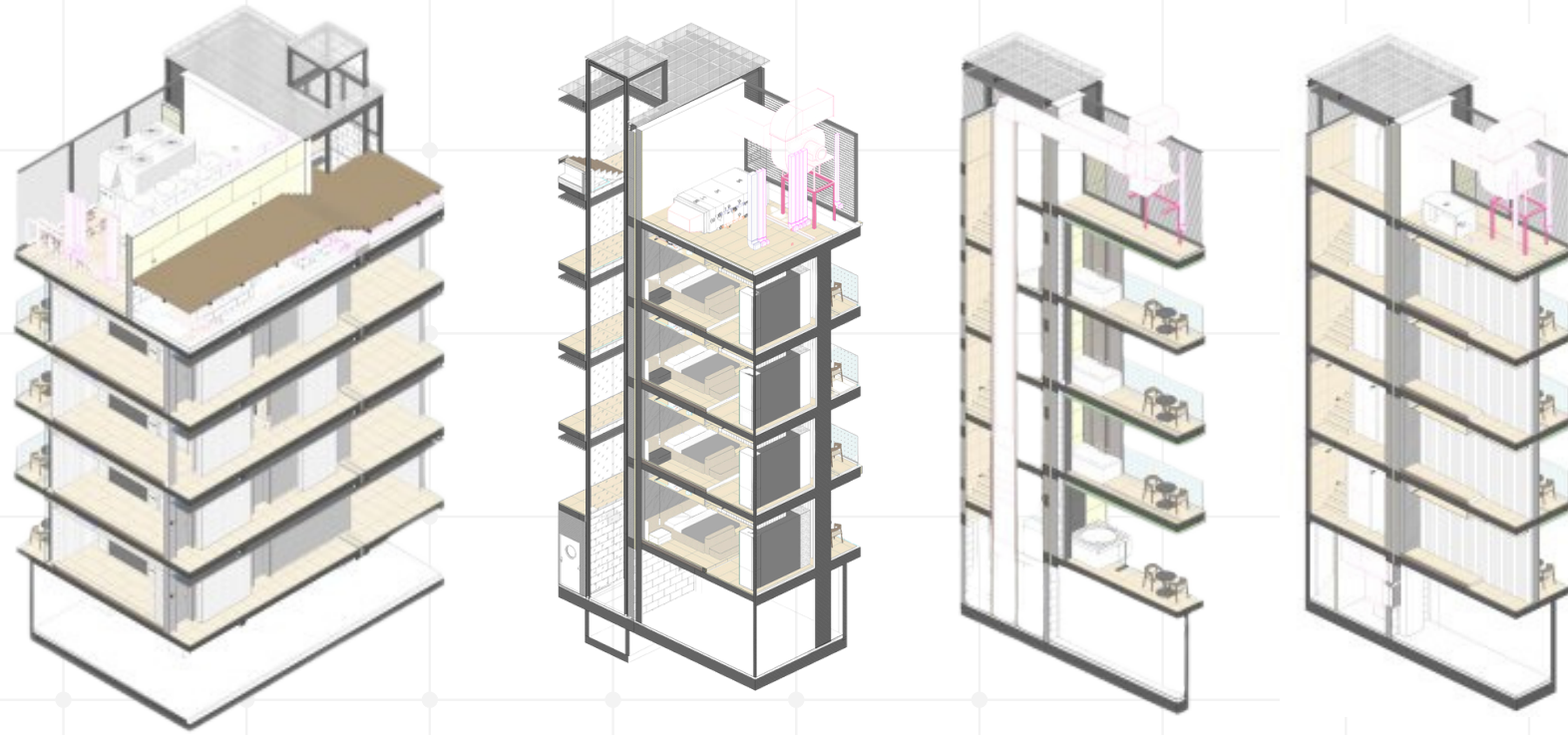
Features such as the main doors, waterfalls, motion sensors, presence sensors, and entrance card system are all at your fingertips. Offering true **comfort, energy efficiency**, and a modern living experience beyond the local norm.



An automated fire sprinkler system built to **international safety standards (e.g., NFPA)** is installed throughout all residential and common areas. It **guarantees rapid response** and **maximum fire safety**, a mandatory requirement for **5-star-rated properties**.

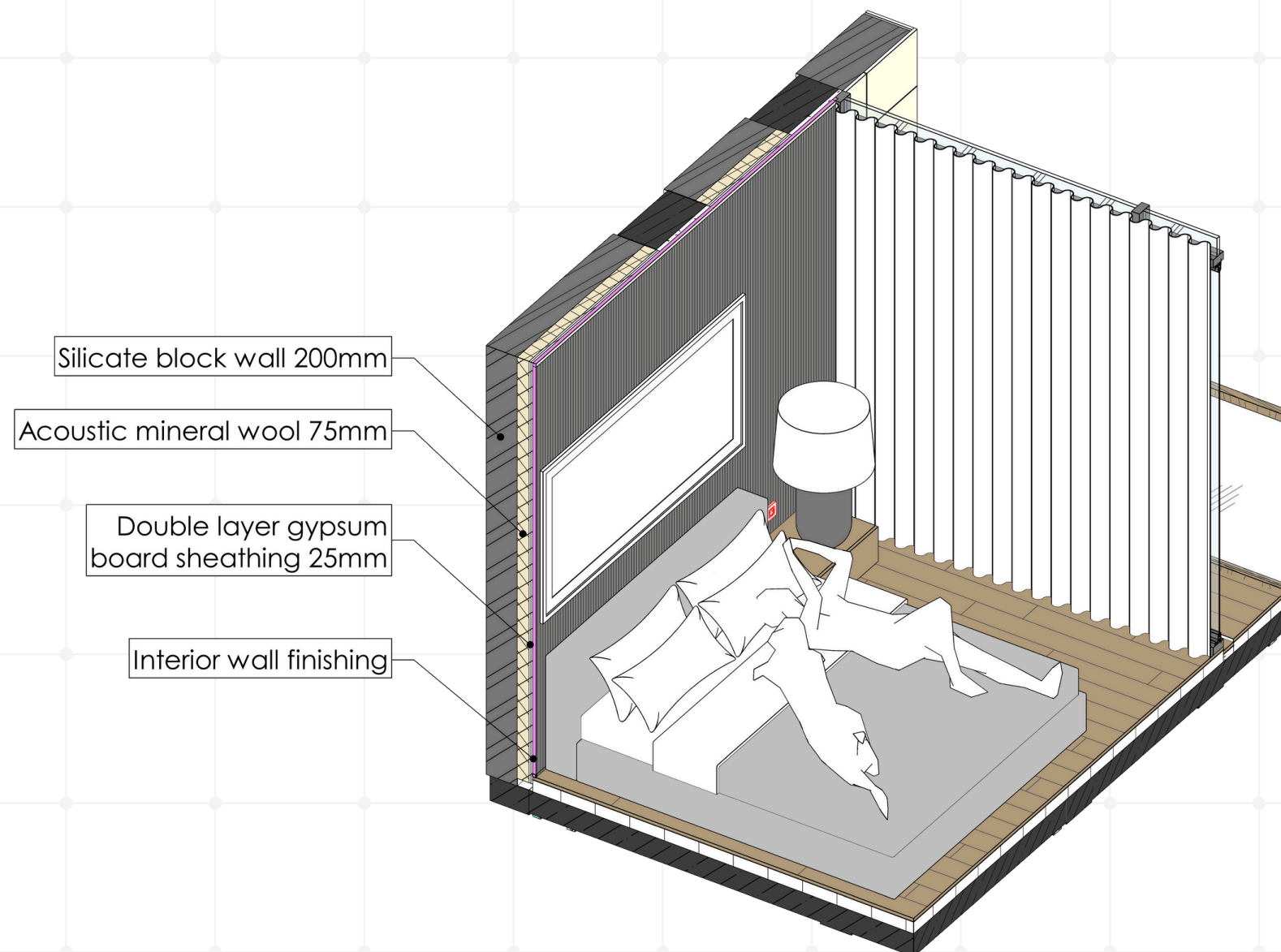
Fire Safety You Can Trust





Soundproofing Wall System

Our complex features a **high-performance sound insulation system** that eliminates external noise and ensures **complete privacy and tranquility**. Whether relaxing, working, or sleeping, guests enjoy **uninterrupted peace**.
An essential element of any true luxury experience.

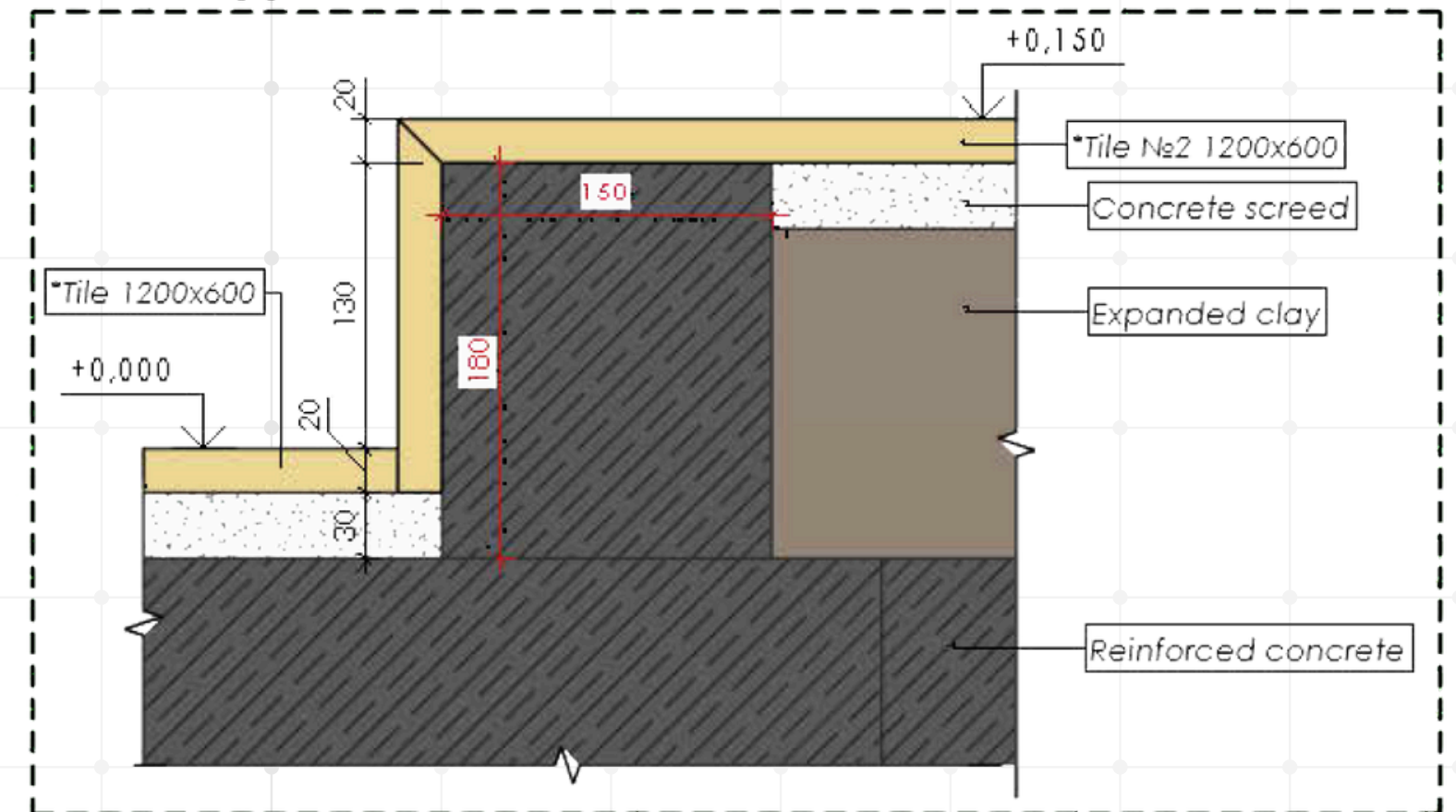


Earthquake Resistant Concrete Structure

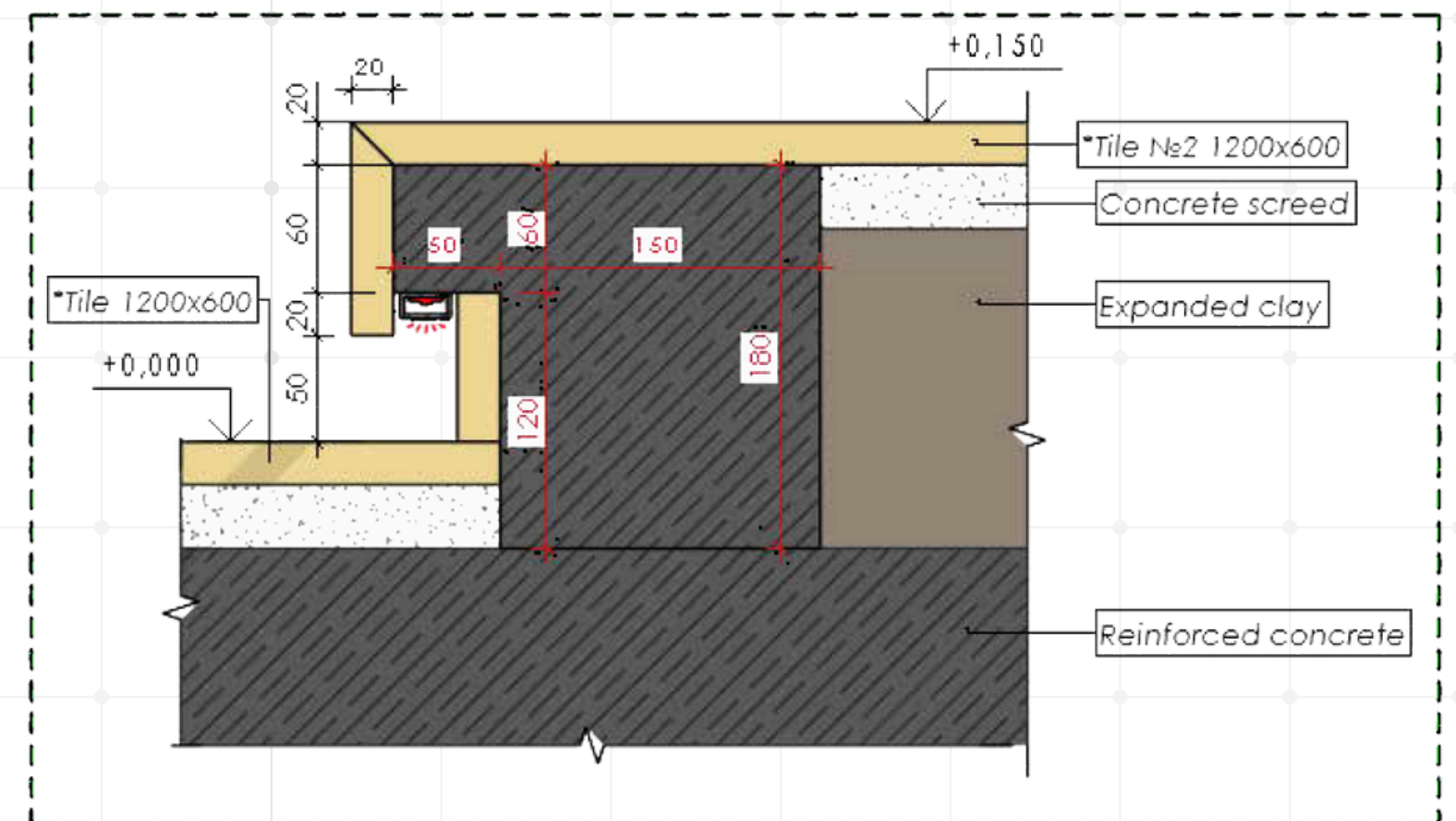
The entire structure uses **reinforced concrete with raft foundations**, designed to withstand earthquakes of up to **8.1 on the Richter scale**. This level of reinforcement ensures **exceptional structural stability** and **safety**, especially critical on islands with seismic activity. Structural slabs consist of average 200 kg heavy reinforcement per 1 m³ concrete.



Border type 1



Border type 2

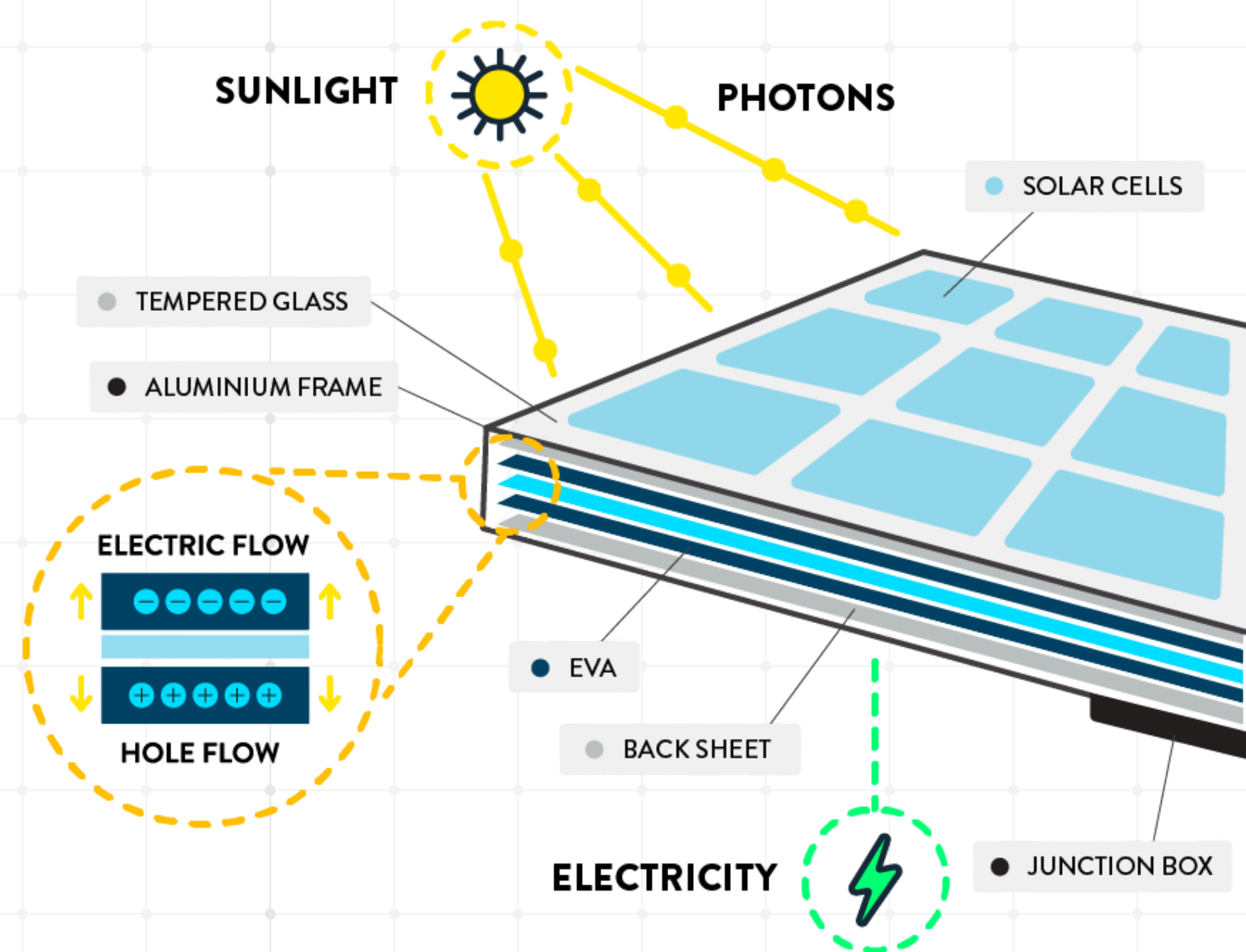


Emergency Generators System

The complex is equipped with **high-performance generators** that provide electricity to water systems, lighting, security, and cooling equipment during blackouts. Importantly, **in Bali, all water supply systems are electricity-dependent**, making this a critical feature for uninterrupted operations.

Sustainable Energy from Solar Panels

Our restaurant's roof is equipped with **renewable solar panels**, and every villa roof is also equipped with solar panel technology. Together, this sustainable energy system **supplies 20% of the total energy consumed** by our entire complex, reducing our footprint while **powering a greener future**.





Unlike most developments in Bali, our complex features a **2,000m² underground parking area** with lifts to all floors. Offering **seamless access** while **reducing surface traffic** and keeping the surroundings **clear and organized**.

Underground Parking Lot



Afterword

This complex **not only meets — but exceeds — the international 5-star resort standards.**

Every technical system is designed for **long-term value, high guest satisfaction, and sustainable operation.**

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