

Code Shêa
P e n t h o u s e s

Shea Luxurious
Raw & Elite Living
in the Number one Address in
Bali.

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Welcome





Offering an exclusive haven for those seeking a luxurious, spacious, upscaled and visually attractive residential space for those seeking an intimate and personalized lifestyle connected to the resident's deepest needs and desires.

Owning a well-designed Code Shea Penthouse apartment will bring many benefits to residents wishing to live in sophisticated lifestyle in the prime address in Bali.





Our stunning foyer to meet & greet guests and residents will absorb you in its finest of style, our 24-hour staff and butler service will assist you in all your needs on call.

Shea at every Edge

The artistic outcome throughout the penthouses brings Shea Luxury and class to the whole design. Accentuated with contemporary and ultramodern furniture. The Shea colour arrangement is highlighted with dark hues and vivid palettes. All Penthouse's boast top of the range appliances and furnishings. Code Shea's breath-taking colour composition has been carefully combined with what some might consider a dose of adorning accent and opulence.

Although the interior design of the penthouses benefits from strategically placed lighting, Code Shea certainly sets the ambiance of class with raw and earthy tones which is None the less the Code of Shea Simple & Prestige Living.



Petitenget

Why it is the number 1 address in the urban hub known as the Yak

Comparing the location to areas around the world, it is compared to Ostozhenka in Moscow, the West Hollywood of Los Angeles and the Montparnasse of Paris.

Petitenget is for those with a taste for the finer things – world class restaurants, cafes, clubs, established boutiques and iconic beach clubs, all set on a famed beach for having the most perfect sunset views.

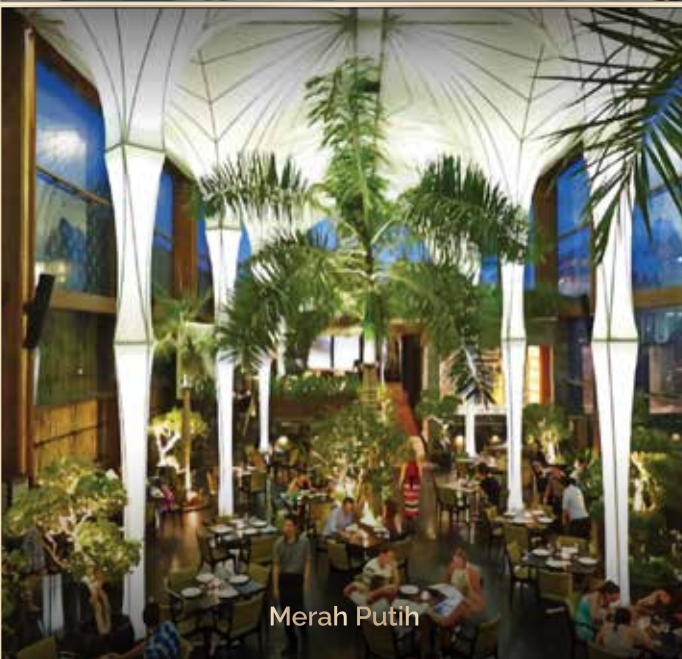




Mrs. Sippy



La Planca



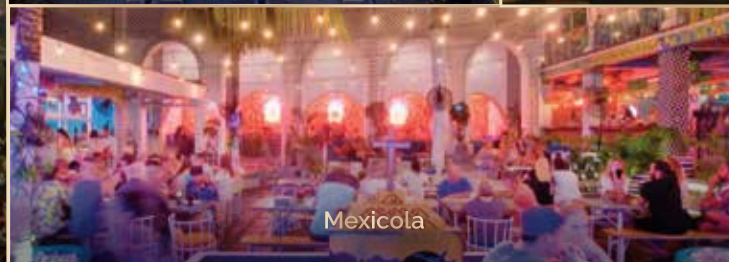
Merah Putih



Imani Rooftop



La Favela



Mexicola



La Lucciola



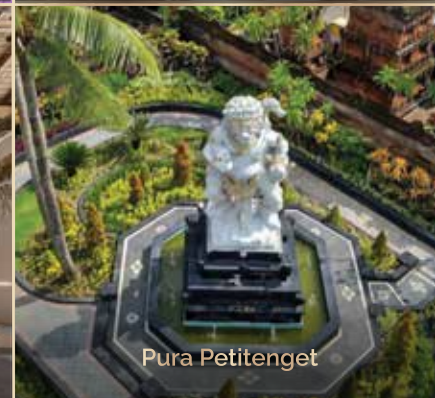
40 Thieves



Bambu Restaurant



John Hardy Boutique & Gallery



Pura Petitenget





Petitenget Beach

Photo By Diandra Soliano

Code Shea location and map other venues nearby

Located in the number 1 address in Bali, Code Shea luxurious penthouse apartments will be designed to cover your every need for total indulgence for luscious living in the urban hub. Code Shea is directly behind Shi Shi restaurant & night club, next door to the W Hotel and many more fabulous chic establishments in the urban hub. Code Shea is within a short walk to the famous Petitenget Beach.

Close By

Finns Beach Club & Recreation	4 km
Atlas Beach Fest	3,5 km
Canggu Club	2,5 km

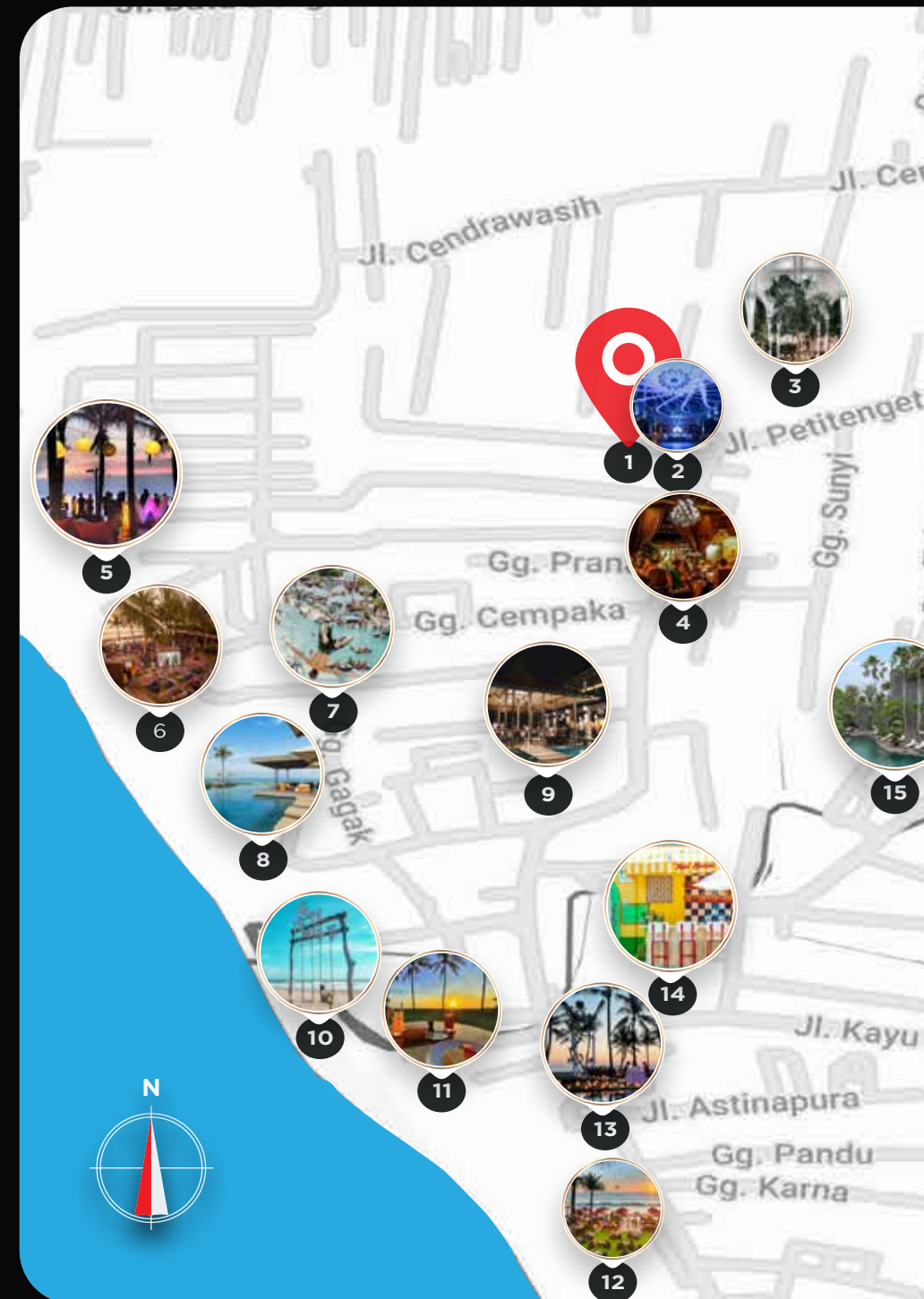
Beaches Close By

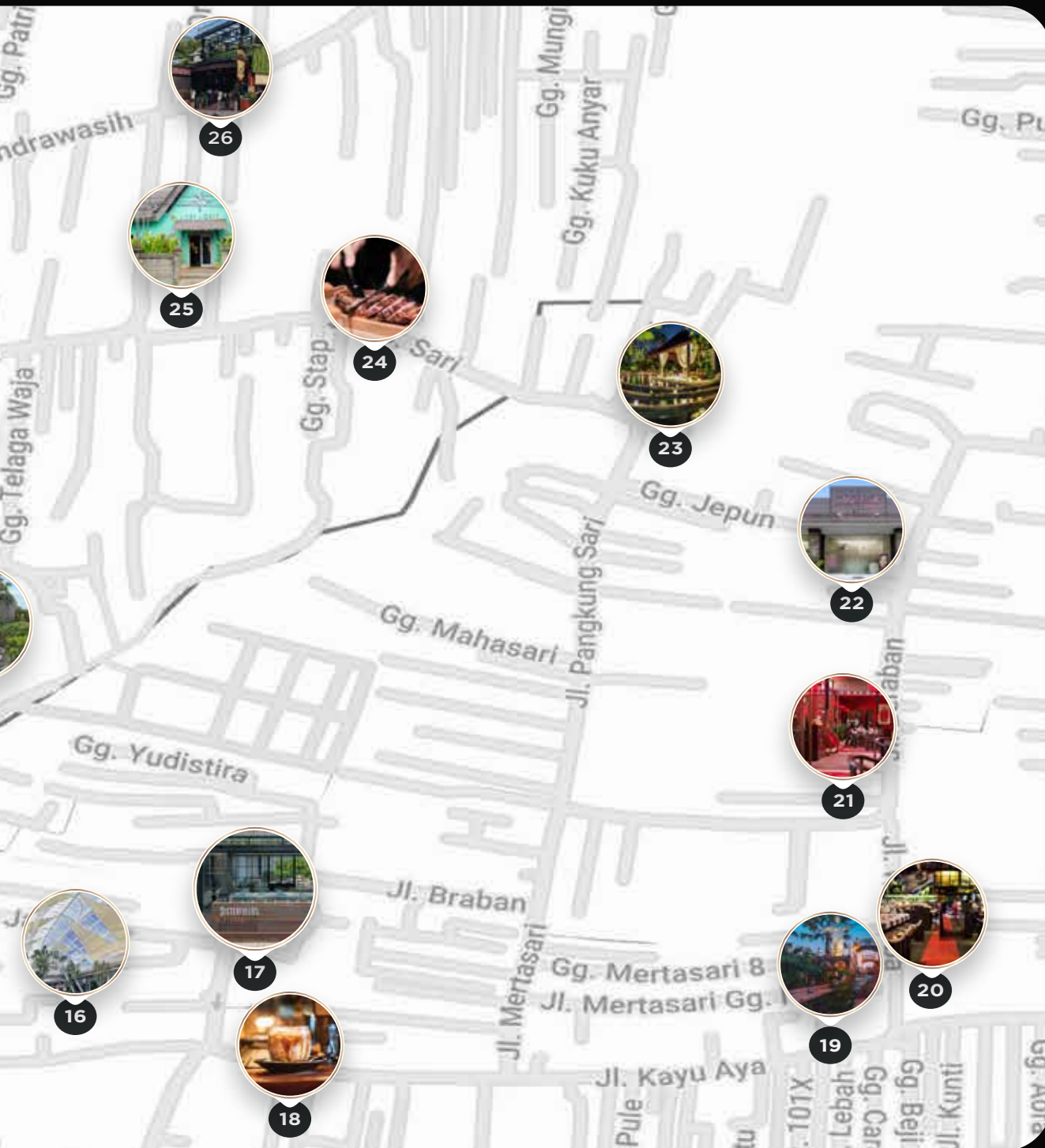
Petitenget Beach	1 km
Batu Belig Beach	1 km
Berawa Beach	2 km
Canggu Beach	3 km
Seminyak Beach	2 km
Double Six Beach Seminyak	2 km
Kuta Beach	5 km

Malls

Bali Galleria	6 km
Beachwalk	5 km
Discovery Mall	6 km

International Airport Ngurah Rai	10 km
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In Shea's Area, Entertainment, Fine Dining & Recreation Vibes

- 1 Code Shea Penthouses
- 2 Shishi Restaurant & Nightclubs
- 3 Merah Putih
- 4 Biku Restaurant
- 5 The Woo Bar @ The W Hotel
- 6 Desa Potato Head
- 7 Mrs Sippy
- 8 Alila Seminyak
- 9 Bambu Restaurant
- 10 Pura Petitenget
- 11 La Lucciola
- 12 Ku De Ta
- 13 Samaya Seminyak
- 14 Motel Mexicola
- 15 Peppers Seminyak
- 16 Seminyak Village
- 17 Sisterfields
- 18 Revolver Espresso
- 19 La Favela
- 20 Red Carpet Champagne Bar
- 21 Happy Chappy
- 22 Made Ita Aesthetic Clinic
- 23 Villa Air Boutique Resort & Spa
- 24 Si Jin Steakhouse
- 25 Bodyworks Spa
- 26 The Forge

Sixteen Penthouses

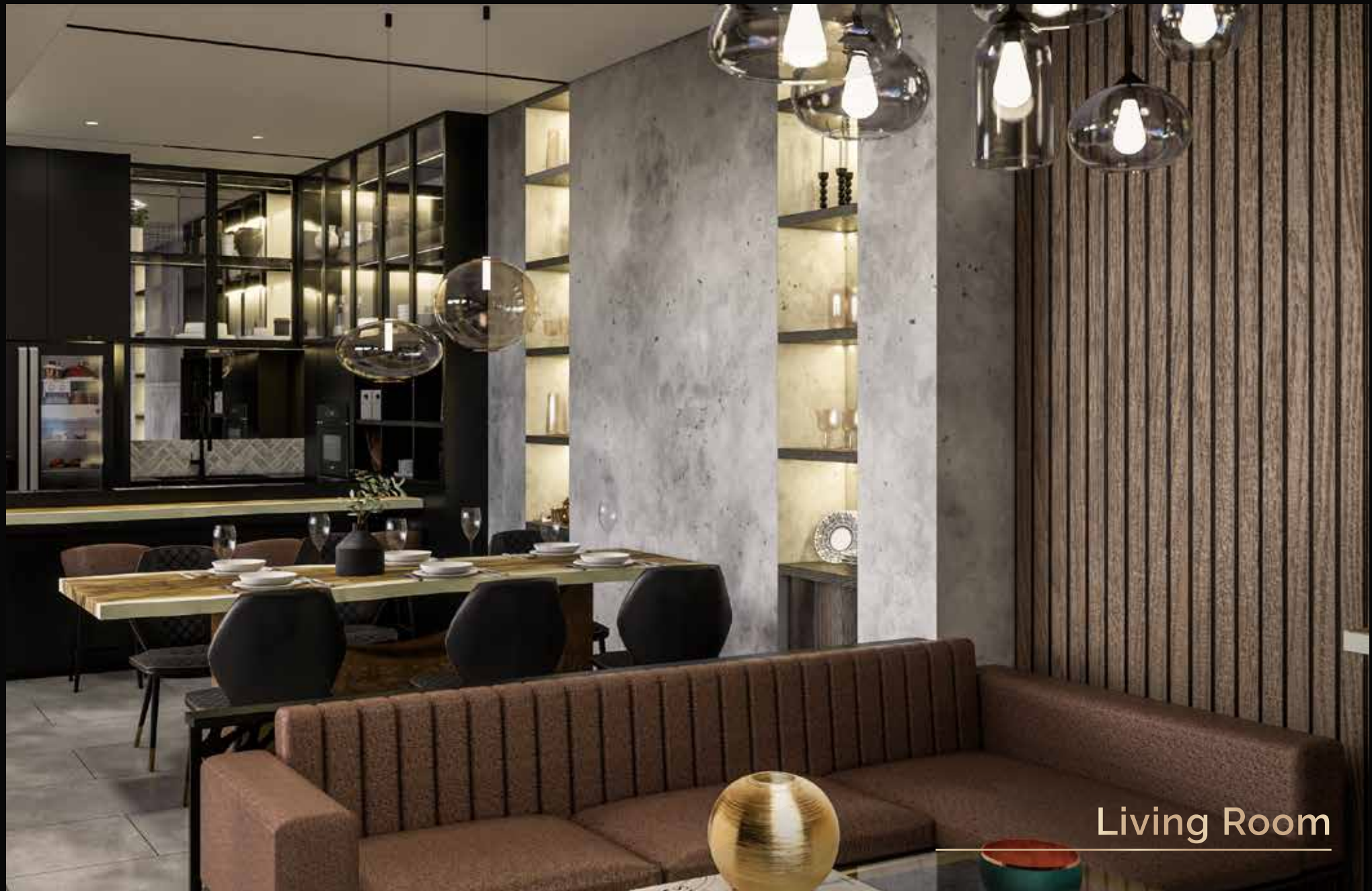




Code Shea consists of sixteen penthouses. The Jewel, Diamond, Sapphire, Emerald and Onyx Penthouses. Every penthouse holds a master bedroom and ensuite with its own character and pool. Special attention to the finer details in design will ensure the resident has everything needed to unwind and indulge in a sophisticated and private environment.



Code Shea will be fully soundproofed with high quality glass installed as well as fully insulated soundproof surrounding walls in all penthouses with Fibre Beams. All penthouses will be fully equipped with the ultramodern, technologically advanced smart system which includes facial recognition for entry to give all residents a sense of assurance and peace of mind. Residents will have private elevator access entry separate to the public.



Living Room





Master Bedroom





Master Bathroom



Second Bathroom



Office/Guest Bedroom



Pool Area



Diamond/Sapphire

Type A Plan

1 : 75

Room Area Schedule

Living Room	19.20 SQM
Kitchen & Dining	25.00 SQM
Master Bedroom	25.00 SQM
Master Bathroom	18.10 SQM
Wardrobe	8.60 SQM
Guest Bedroom/Office	6.00 SQM
Guest Bath	4.50 SQM
Swimming Pool	14.20 SQM
Pool Deck	6.40 SQM
Foyer	8.20 SQM
Total	132.10 SQM

Diamond/Sapphire

Type B Plan

1 : 75

Room Area Schedule

Living Room	16.50 SQM
Kitchen & Dining	31.50 SQM
Master Bedroom	24.00 SQM
Master Bathroom	18.30 SQM
Wardrobe	6.50 SQM
Guest Bedroom/Office	6.80 SQM
Guest Bath	3.70 SQM
Swimming Pool	15.00 SQM
Pool Deck	11.00 SQM

Total 133.30 SQM





Onyx/Emerald

Type A Plan

1 : 50



Onyx/Emerald

Type B Plan

1 : 50

Specifications

Furniture/Homewares List

- Wi-Fi Throughout
- Streaming Sound System
- Allegro S3 Water Purifier Smart Home System
- System Air Conditioning Cartridge
- Bactria Controlled Air Purifier
- Sprinkler Fire & Smoke Detection System
- Echo friendly conscious built
- First Aid kit
- CCTV Surrounding
- Safety Deposit Boxes
- All Outer Areas
- Private Access to your Lift

Structural Specification

Intentionally Left Blank

Penthouse Interior

Kitchen: State of the Art Appliances & Wares:

Diamond/
Sapphire

Onyx/
Emerald

- Custom Furnishing
- Electric Oven + Cook Top
- Teppanyaki Grill + Utensils
- Microwave
- Toaster
- Fridge/Freezer/Ice Makers
- Water Dispenser
- Dishwasher
- Fully Equipped Cutlery & Utensils
- Dinnerware

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Coffee Station

- DeLonghi Coffee Machine & Accessories
- Crockery

✓

✓

✓

✓

Bar Station

- Wine fridge
- Drinking tumblers-highball-juice-beer-cocktail-martini-wine-champagne flute-glassware-built in ice tray-margarita-shots-on the rocks

✓

✓

✓

✓

Bar Station

Diamond/
Sapphire

Onyx/
Emerald

- Ice Bucket-bottle opener-wine-bar tools

✓

✓

Dining Room

- Custom furniture & cabinetry
- Kid leather lounge sofa & ottomans
- 60" Smart TV with sound system
- Cable Television
- Sonos wireless home sound system streaming
- Pool fridge
- Soft furnishings-cushions-rug-artwork

✓

✓

✓

✗

✓

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✓

✓

✓

Master Bedroom

- King size bed 200x200
- Mattress pillow top censored
- Bed seater bench
- Accent chairs x 2 & table
- Smart TV
- Bedside floating tables & shelving
- Soft furnishing & vases

✓

✓

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✓

Penthouse Interior

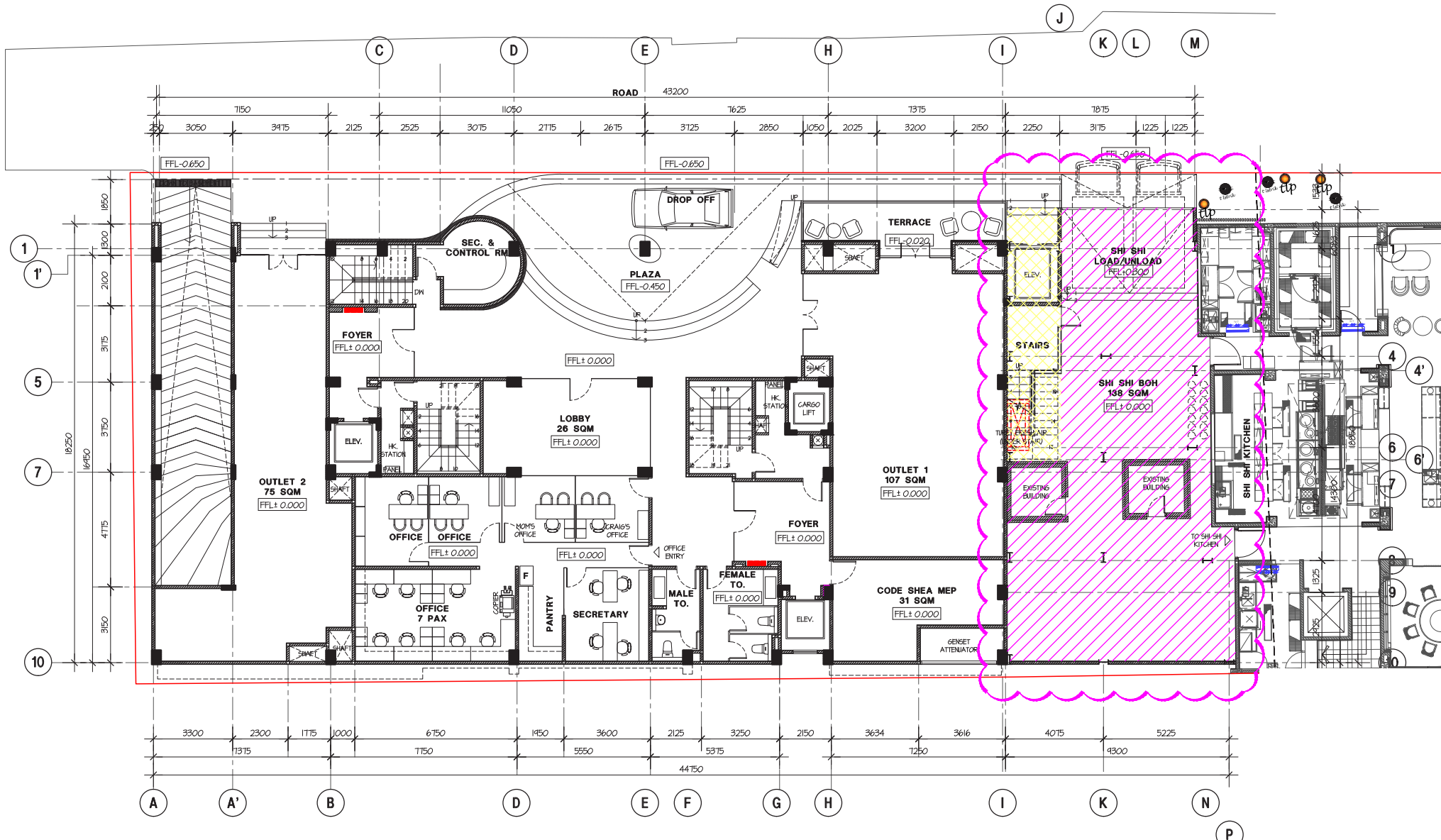
Master Bedroom	Diamond/ Sapphire	Onyx/ Emerald
- Soft furnishings - cushions- artwork	✓	✓
- Fridge	✓	✓
- Built in Wardrobe	✓	✓
Master Bathroom		
- Rain Shower	✓	✓
- Two vanities	✓	✓
- Two vanity stools	✓	✗
- Two toilets	✓	(Only One)
- One bathtub	✓	✓
- Mirrors	✓	✓
Laundry and Storage Areas		
- Front Load washing machine & clothes dryer	✓	✗
- One sink, ironing & storage shelves	✓	✗
Pool Area		
- Pool	✓	✓
- Two floating sunbeds, synthetic rattan	✓	✓
- A large built-in chillax love seat	✓	✗
- Small patio bench seat	✓	✗

Office/Guest Bedroom	Diamond/ Sapphire	Onyx/ Emerald
- Daybed sofa custom	✓	✗
- Coffee table	✓	✗
- Soft furnishing	✓	✗
- Smart TV	✓	✗
- Accessible to the pool	✓	✗
Linen & Amenities		
- Custom sheets	✓	✓
- Mattress protector	✓	✓
- Pillow protector	✓	✓
- Bedspread bamboo TC	✓	✓
- Face towels	✓	✓
- Bath towels his and hers six each	✓	✓
- Pool towels six	✓	✓
- Bath robes	✓	✓
- Slippers	✓	✓
- Custom coat hangers	✓	✓
- Custom made bathroom amenities	✓	✓
- Electric bacteria hand dryer	✓	✓

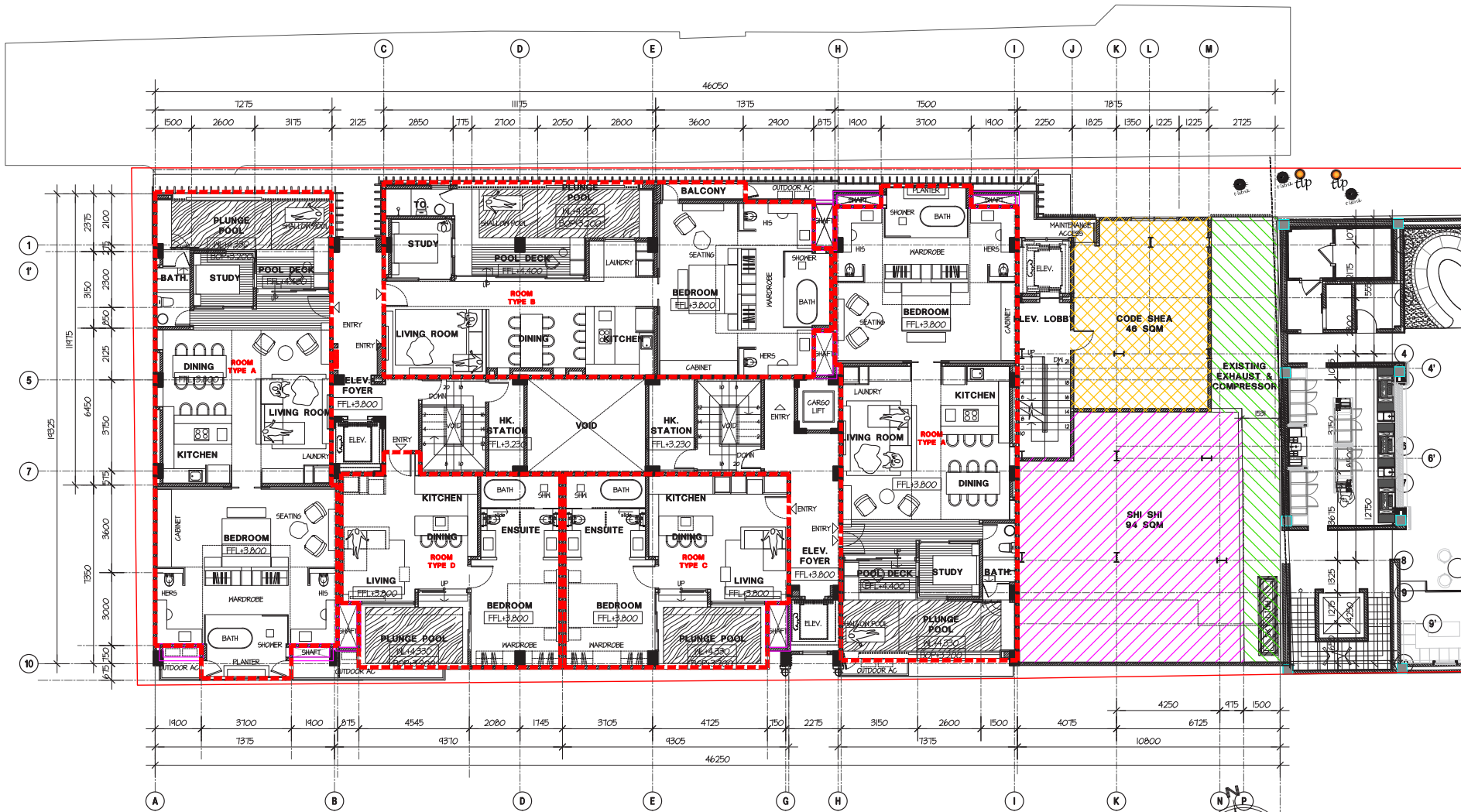
All furniture & chinawares are custom made with our manufactures of finest quality and materials.

Floor Plan

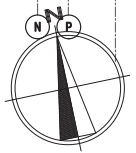


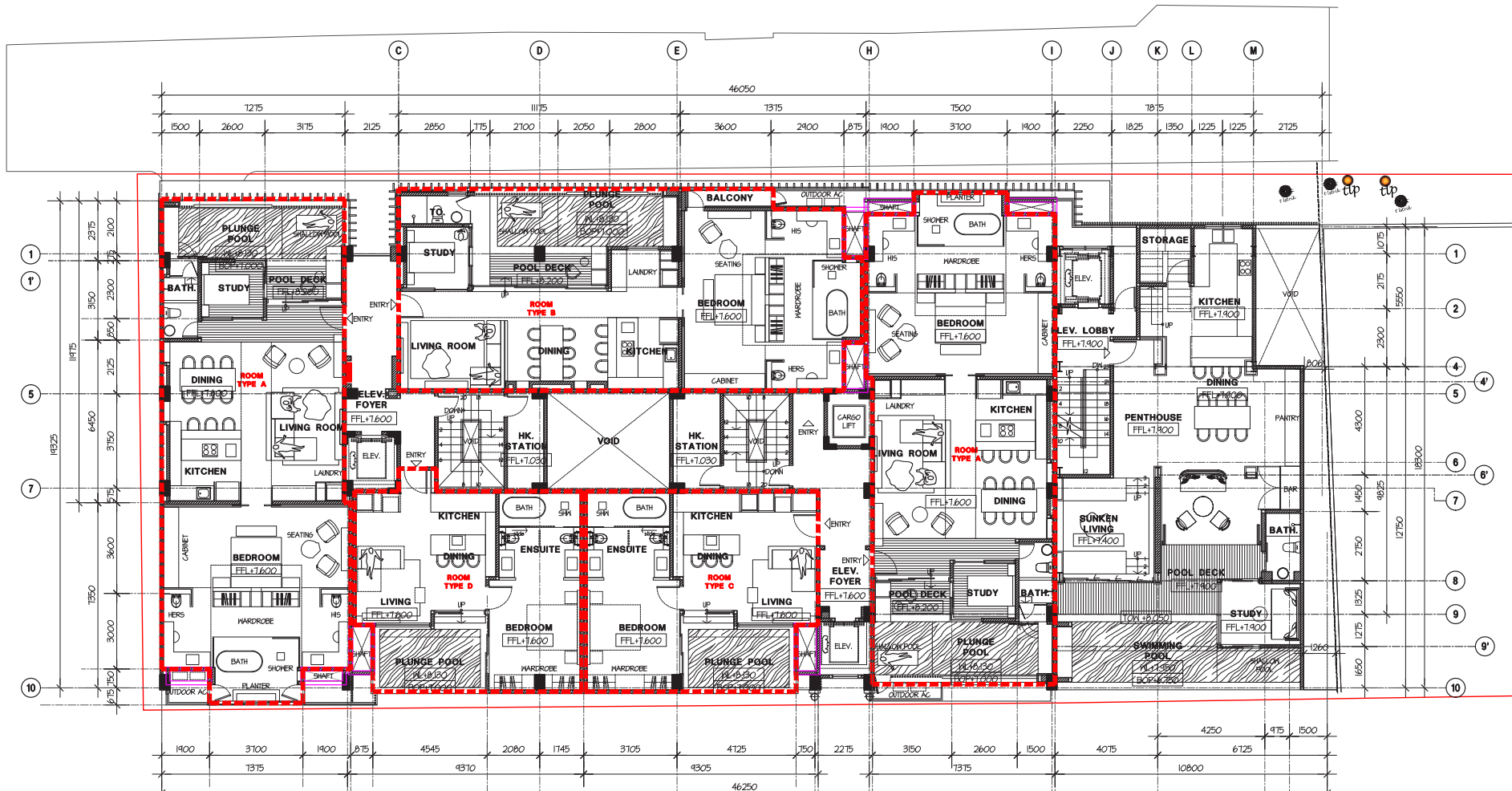


1 GROUND FLOOR PLAN
1 : 150 - A3



1 FIRST FLOOR PLAN
- 1 : 150 - A3

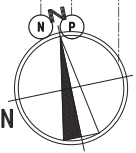


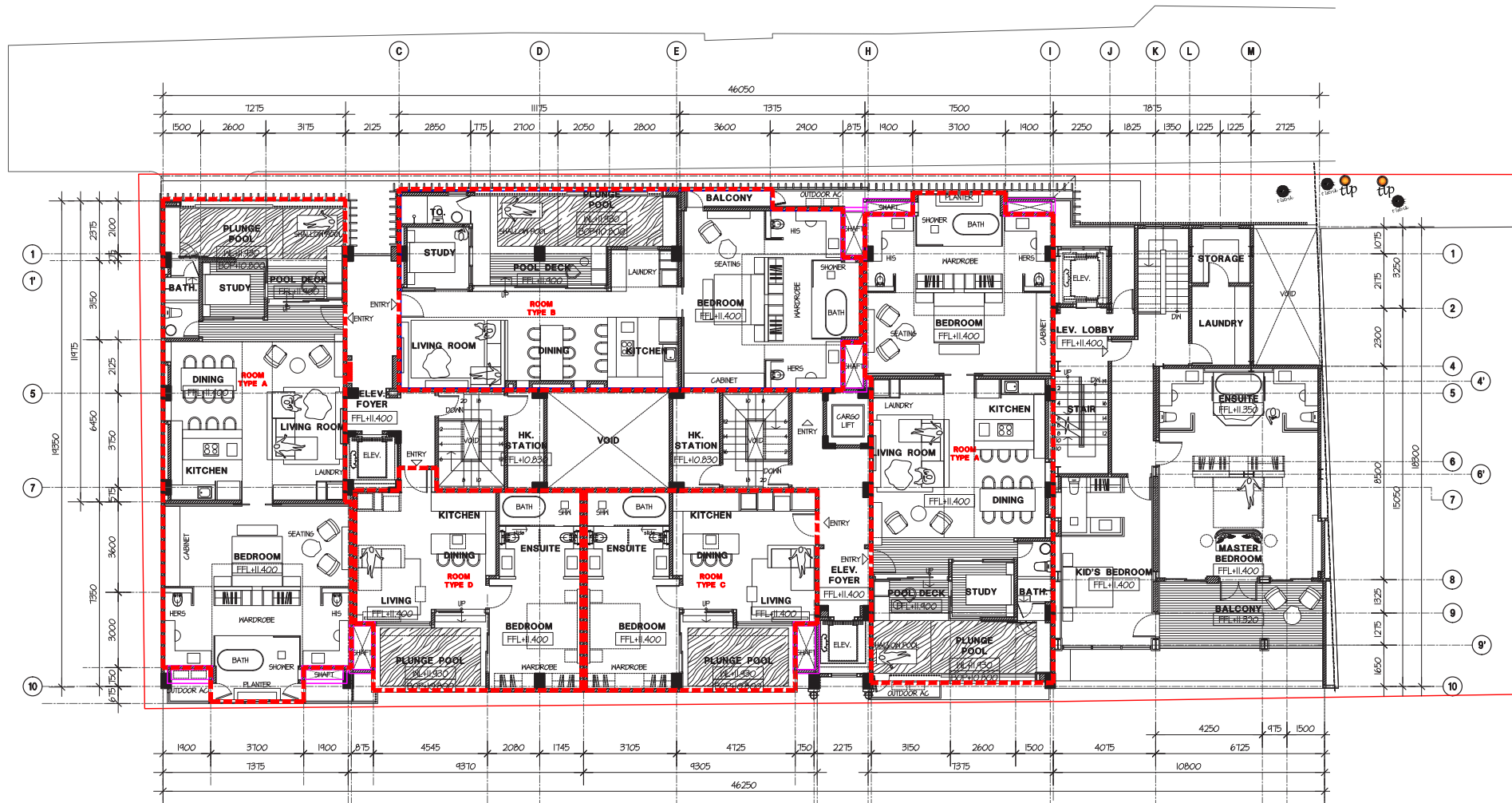


OWNER'S PENTHOUSE AREA SUMMARY

FLOOR	AREA (SQM)
LOWER FLOOR	82
LIVING, DINING & KITCHEN	4
STUDY ROOM	17
POOL DECK	23
SWIMMING POOL	4
TOILET	5
STORAGE	4
STAIRS	4
UPPER FLOOR	133
MASTER BEDROOM	56
KID'S BEDROOM	21
STAIRS	4
FOYER	14
BALCONY	18
LAUNDRY	8
STORAGE	6
TOTAL	271 SQM

1 SECOND FLOOR PLAN
- 1:150 - A3

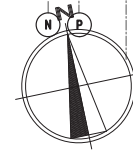


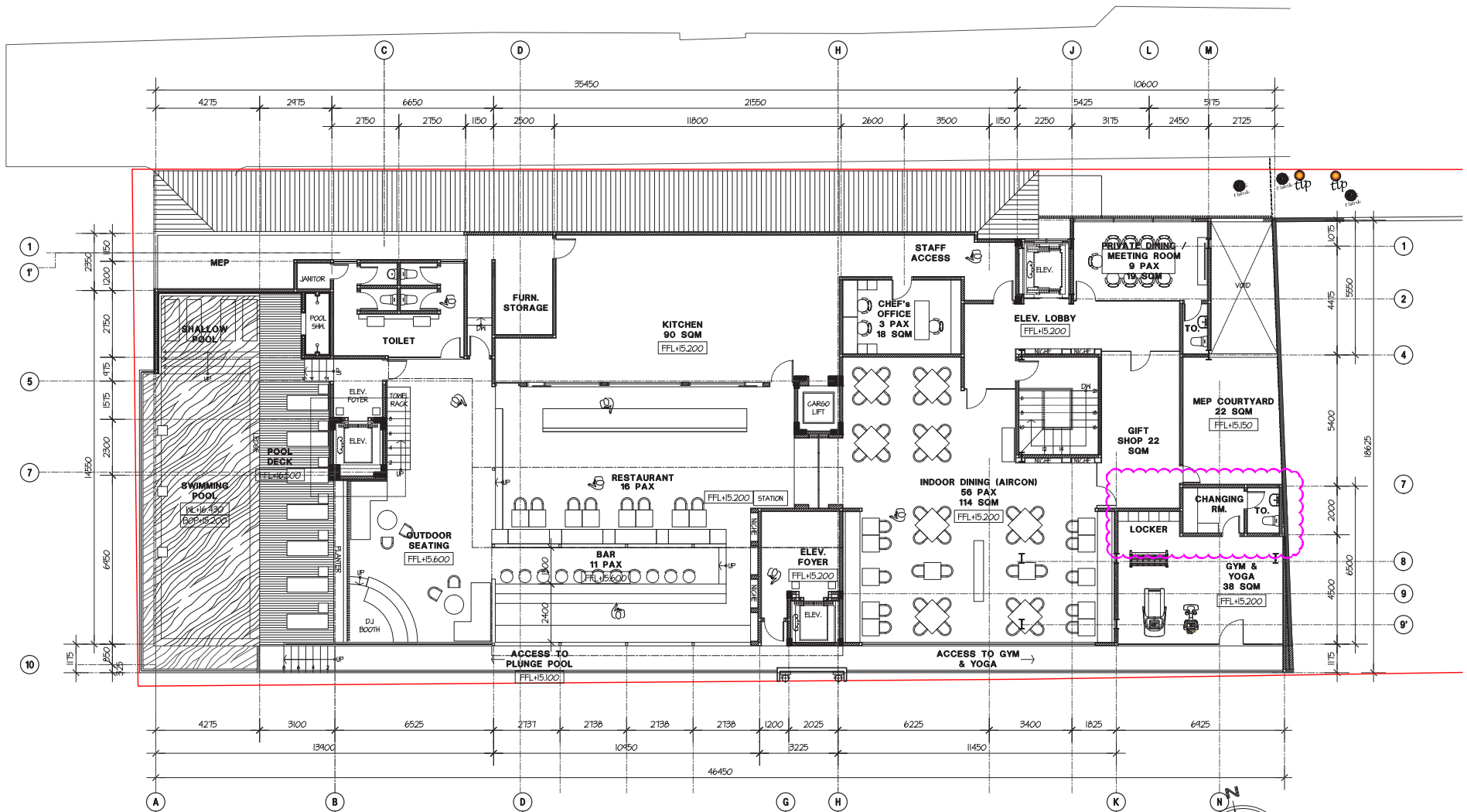


OWNER'S PENTHOUSE AREA SUMMARY

LOWER FLOOR	
LIVING, DINING & KITCHEN	82
STUDY ROOM	4
POOL DECK	11
SWIMMING POOL	23
TOILET	4
STORAGE	5
STAIRS	4
UPPER FLOOR	133
MASTER BEDROOM	56
KID'S BEDROOM	27
FOYER	14
BALCONY	16
LAUNDRY	9
STORAGE	6
TOTAL	271 50M

1 THIRD FLOOR PLAN
- 1 : 150 - A3





ROOFTOP RESTAURANT AREA SUMMARY

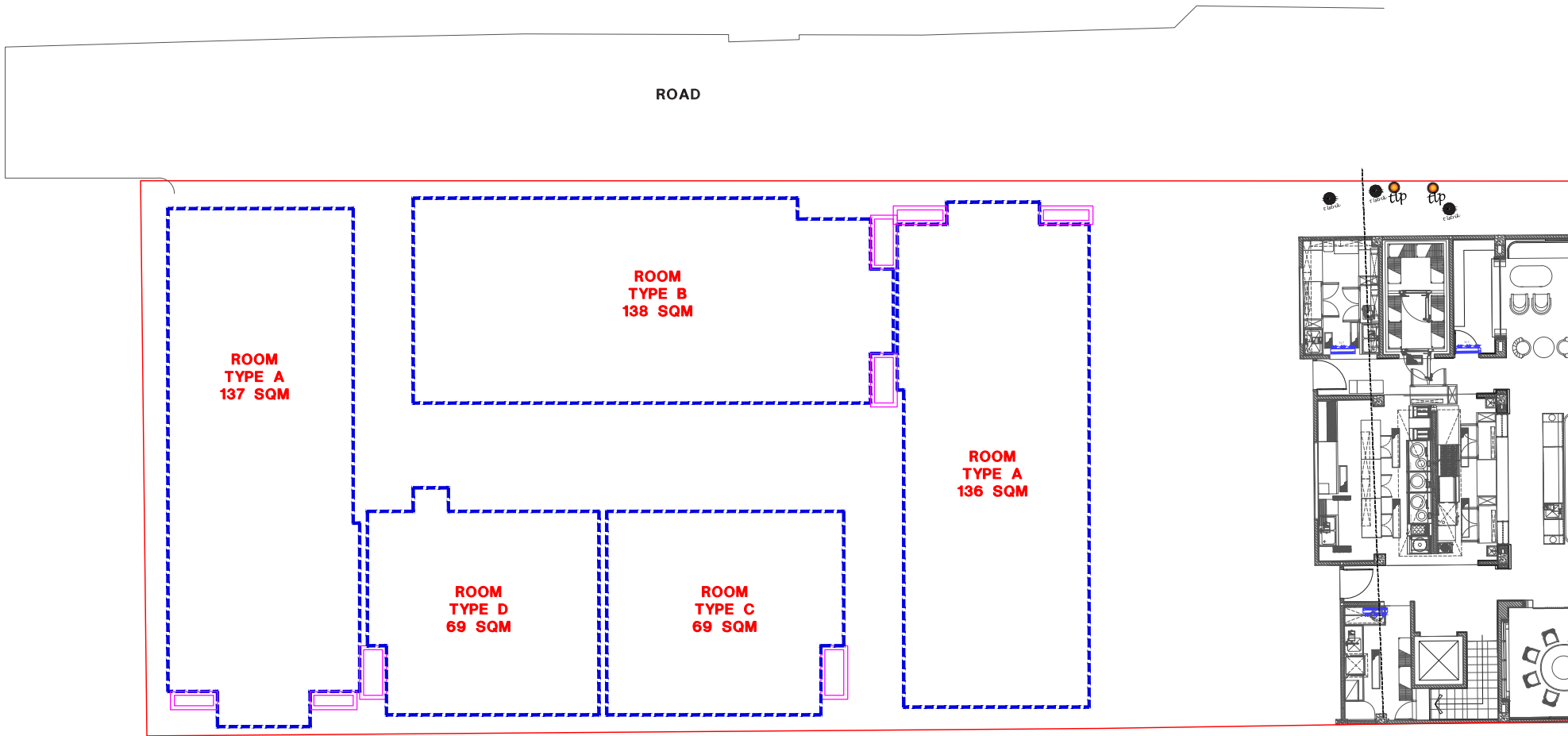
UNDER ROOF (AC)	128
UNDER ROOF (NON AC)	130
OUTDOOR DINING	67
KITCHEN	90
FURNITURE STORAGE	10
MEETING ROOM	23
GIFT SHOP	22
TOILET	23
GYM & YOGA	40
PLUNGE POOL	60
POOL DECK	45
LIFT FOYER	65
TOTAL	646 SQM

THE SETTING OF FURNITURE IS JUST AN INDICATION TO SHOW THE ROOM CAPACITY

1 THE BLACK SAFFRON RESTAURANT - LAYOUT
- 1 : 150 - A3



1 BASEMENT FLOOR PLAN
1 : 125

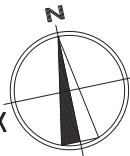


MEP SHAFT & OUTDOOR AC

1
-

FIRST - THIRD FLOOR ROOM MATRIX

1 : 150 - A3



Fly! Dragon Fly

Contemporary Fly! Café





Contemporary Fly Café in the heart of the hub, located on the ground level with open air dining & shisha area. Our in house bakery & chefs ensure that the finest produce is being served daily. Baristas are on duty 24 hours serving coffee, smoothies & shakes. Fly Dragon Fly serves an all day menu including; tapas, burgers, wraps & more. Vegetarian & vegan options available.

Dine in or Takeaway; Open 24 Hours



Positive Vibes, Welcome
What if I fall! What if you
Fly! I shall Fly

The Black Saffron Bar & Grill



Set in a sophisticated yet relaxed ambience in Petitenget, The Black Saffron, located on the rooftop, presents the best of the wicked west serving grill & seafood cuisine with a wholesome fusion twist. Our intimate private dining area, that holds up to 14 guests, is available upon request for special occasions or meetings. The resident only rooftop pool can order directly through The Black Saffron as well as in penthouse dining for an exclusive experience. Dining is open for lunch and dinner daily.





FAQ



Can foreigners invest properties in Bali?

Yes, foreigners can safely invest in property in Bali. Although they cannot own land in Indonesia, foreigners can acquire a leasehold title to a building – almost the same as a strata title except the title lasts between 20-25 years with the option of extending. A leasehold right in Indonesia is granted based on private agreement between lessor and lessee which is typically executed and recorded as a deed before a public notary. A public notary is a specifically authorized government official, and the original lease deed always remains in the custody of the notary, who regularly reports all deeds to the Ministry of Law. Lessor and lessee receive a notarized copy of the lease deed (salinan) upon completion of a lease. A leasehold right has a strong standing under Indonesian law. For example, during any prepaid lease term, the leasehold right will prevail in the event the lessor was to sell the land. Leasehold agreements are also continued with the respective lawful heirs and successors-of-interest of the parties until the end of the lease term. The Code Shea team has acquired a top performing legal consultant, Asri Marviani, who is fluent in English and Indonesian with acting attorney, Nyoman Gede Antaguna overseeing all contracts.

Place of purchase - Does the buyer have to come to Bali to complete the purchase?

No, prospective owners can make the purchase process wherever they are, even overseas.

Facilities and services provided?

Code Shea Penthouses will feature 24-hour security, private undercover parking, 24-hour reception & concierge, private chefs, gym, adult only rooftop swimming pool, on site spa offering aesthetic services. The Black Saffron Bar & Grill on site including an adult only restaurant and lounge bar, Our Fly! Dragon Fly 24-hour café all are welcome; Shea quint homeware's emporium has a selected range of well know designers clothing, bags & Jewellery.

Owners - What regulations do tenants have to comply with?

Owners must fill in data on family members to stay free of charge for a maximum of 28 days per year. Names of family members must be registered with Company Management. People on the list can enjoy the same amenities as the owners. Friends and co-owners who are not registered will be treated as regular guests for a fee. The maximum allowed is four persons per stay.

Insurance - What insurance does the Vendor provide?

Apartment buildings and common areas are insured by Company Management. The interior and installation are not included in the management's responsibility but can be insured by the apartment owner.

Is this property child friendly?

Although the property is attractive to singles, couples and professionals, children are always welcome. Our staff services team can assist in organizing child-minding services and there are many places close to the property that cater for family activities. Waterbom Bali, a water themed park that caters to the young and young at heart. Tamora Gallery is a free playground located in Canggu with face painting, making handicrafts and music lessons. Bali Equestrian Centre is a world class facility offering horse and pony riding lessons. Bali Safari & Marine Park is home to lots of exotic animals, a small amusement park and water park that your children will love. Bounce Bali located in the Finns Recreation Club is enclosed trampoline center. The rooftop pool and The Black Saffron Restaurant, Lounge Bar & Grill are catered for adults only, however our Fly! Dragonfly Contemporary Café caters to all ages.

Financing/ payment plan available?

It is anticipated the payment plan will be modified to coincide with the builder's term payments. Full payment will be made on turnkey.

Can we redesign the interior?

We have created two options of interior design with a world class interior company. For our butler/cleaning services, in house chef and due to the penthouse being given back to management to operate on behalf of the leasee, redesign is not an option.

Maintenance and cleaning fees?

Yes, there is a monthly fee of US\$1375. This price is evaluated yearly; however, it will not increase more than 10%. This fee includes daily cleaning services and all maintenance fees to all penthouses being rented out or self-occupied.

Resale - Can the apartment be resold during

Yes, there is no prohibition to resell. However, it will be done within Code Shea policy [We can help resell the apartment or the owner can sell the apartment himself].

Will Code Shea Penthouses use energy efficient products?

All penthouses will have the Allegro S3 water purifier installed. Allegro S3 uses AI technology with triple hygiene protection, eco sensor to save up to 50% energy and a UV sterilize mode. We will be installing energy efficient devices such as smart power strips, charging stations, LED lighting, smart fridges, and kitchen appliances along with eco-friendly amenities.

Safety system - What kind of safety system will be provided?

We provide fire alarms and smoke detectors that will be installed throughout the apartment complex on every floor, equipped with a fire extinguisher.

Project - What is the proposed quality of building and construction materials?

The concept of our project is to create the highest possible level of quality equal to 5-star resort/penthouse.

Benefits of choosing Code Shea Penthouses?

The Black Code Shea VIP ownership card will be offered only to leasee members that gives access and rewards to Bali's best bars, restaurants, spas, and designer stores. Any VIP guests of the leasee will be entitled to a Platinum card to ensure they take advantage of the benefits and include them in exclusive offers whilst residing with Code Shea Penthouses.

Are the penthouses will be under a management company? What procedure for wanting to stay in your villa from time to

All penthouses are managed and operated by Code Shea Management Company including rental. This assures a consistent quality and price integrity for the brand. The Code Shea rental platform will use all resources; AirBnB/Bookings etc to assure villas have the highest occupancy. We are thus aligned as the success of our F&B outlets depends on maximizing guest staying in penthouses.

You can choose to have your penthouse rented inside of a pool with similar penthouses.

- All penthouses in the pool will have an equal return as booking will be made on a rotational basis
- The pool offering will be all the same
- Owner stays will be limited to a certain number of days a year (yet to be determined)
- Guest do not choose which penthouse they want
- You can opt in or opt out of the pool with 12 months' notice
- If you want to come back into the pool, we need 6 months' notice
- Scenario – If you're in the pool but know that next year you plan on spending 6 months in your penthouse, so you can exit the pool with 6 months' notice before coming for your extended stay. If you have a bespoke penthouse or plan on using your penthouse frequently or for extended stay you would want to be in the pool, Code Shea still manages and rents out the penthouse.



The Owner

Melody Kariarta

CEO of Code Shea Property & Management

Married to I Wayan Kariarta, S. Sos Government Official Anggota DPRD PROVINSI Bali, Four Terms Elected still in Office.

Melody Kariarta, born in Sydney Australia, Citizen of Indonesia WNI. Thirty-Five years living in Bali, Melody speaks fluent Balinese, Indonesian & English. A renowned chef and an owner of several companies in the hospitality and interior

design industry as well as in conjunction with ESA Interior division Bali on this project. A wife, mother and grandmother, Melody started in Bali with Purnama Restaurant in 1990, which is still the same site for Code Shea and ShiShi now.

Brody Ade Kariarta, SH.
Lawyer



Managing Director
Property Consultant & Business Development



Code Shêa
Penthouses

Fly!
Dragon Fly

Contemporary
Café



Current Properties

- ShiShi Bali
- Code Shea Penthouses
- The Black Saffron Bar & Grill
- Fly! Dragon Fly Café
- Shea Gym
- Plunge Aesthetic by Nude
- Koka Kitchen & Bar
- Delish Salon
- Izzy U Bali, Exports



Koka Kitchen & Bar

Delish
Salon & BeautyBar

Historic

- Freelance villa design consultant
- CV Villa Moon (6 luxury villas)
- CV Bali Experience (export)
- Venue at The Moon Bali
- CV Jazz (interior design)
- Purnama Restaurant
- Shanghai Baby



IzzyU

Manufacturers, Supplier, Wholesaler & Sourcing Agent

Plunge
Aesthetic
By Nude

ShiShi
asian bistro • supper club

Our Team



Architect ESA International
www.esaristek.com

A Bali based Architecture & Interior Design Consultant Est 2005. 2012-2013 Best Development – Multiple Units Indonesia, Best International Apartment, Best Apartment Asia Pacific & Best Apartment Indonesia by Sea Sentosa Worldwide Resorts



Pt. Jones and Pica
 Property Management Company

32 years' experience in Hotel and Hospitality Management in Australia, Indonesia and SE Asia. Extensive experience in management, marketing and operational for resort style hotels and villa. GM and Director Jones and Pica Hotel and Hospitality Management. Vast experience in Recovery Management as a result of force majeure situations such as Bali bombing, volcanic eruptions and natural disasters, political upheaval and subsequently Covid 19.



Design Syndicate
 Architecture & Development

An international architecture and development company with a passion for crafting innovative, functional, and sustainable spaces that enhance the lives of people around the world. Have an extensive experience working on a variety of projects, including commercial, residential, and mixed-use developments.



Putu Edy Semara

Architect
ESA International



Craig R Jones

Director
Pt. Jones and Pica



Asri Marviani,
SH. Mkn.

Legal Consultant
Bali Expatriate Services



Nyoman Gede
Antaguna, S.E,

Acting Attorney
Antaredja Law Office

Salma Mur

Project Manager
Design Syndicate



Ir. Supriyadi AZ

Mechanical and Electrical
PT. Karya Cipta Elprima (KCE)

I Ketut Bagus
Astawa, ST

Quantity Surveyor

Ir. I Ketut Yasa
Bagiarta, MT.

Structural Design and

-
- ▶ In the Heart of the Yak. 2001X
Petitenget, Seminyak, Kerobokan
Bali, Indonesia



[codesheapenthousesbali](#)



www.codesheapenthousesbali.com