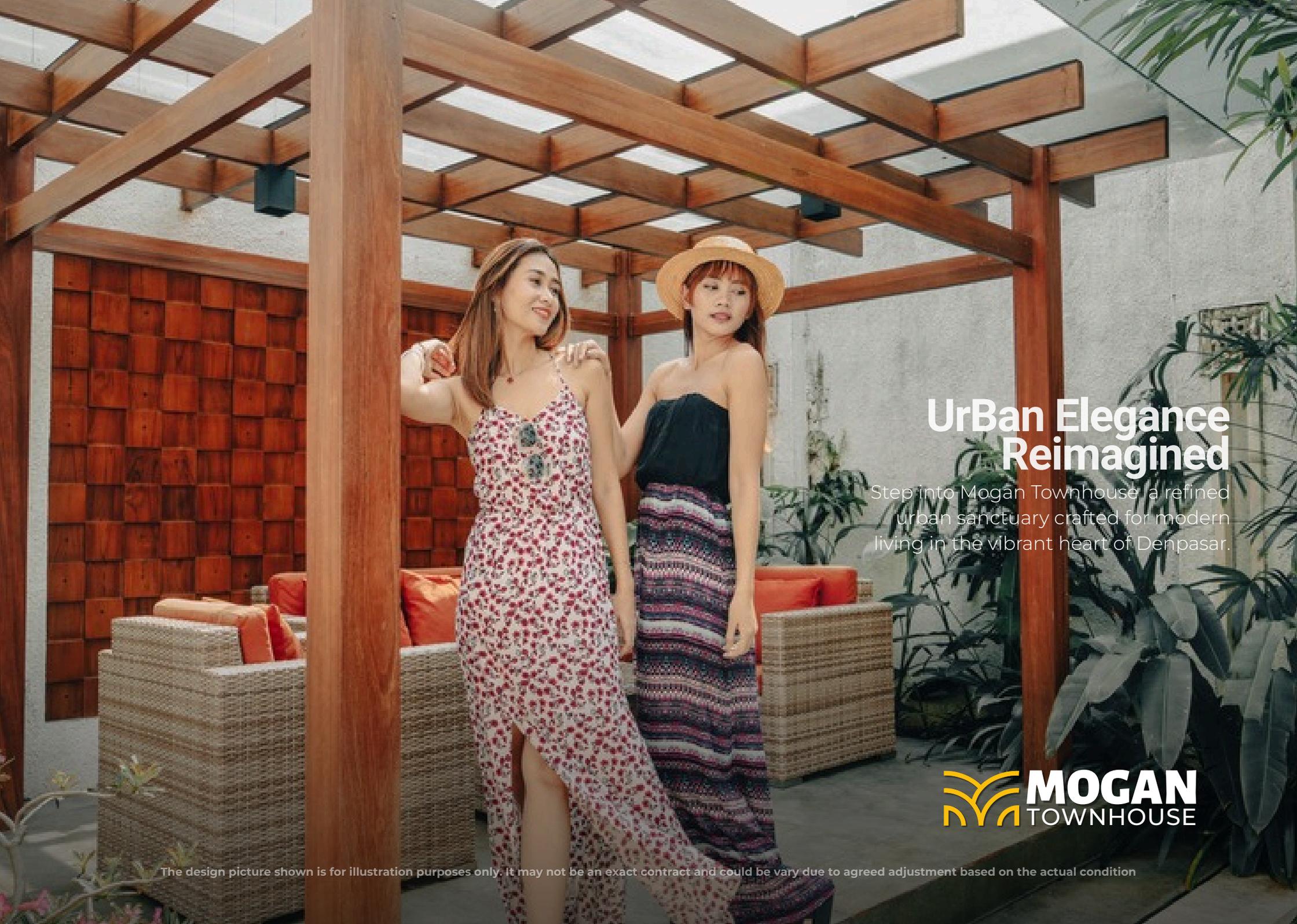




**MOGAN**  
TOWNHOUSE



## UrBan Elegance Reimagined

Step into Mogan Townhouse, a refined urban sanctuary crafted for modern living in the vibrant heart of Denpasar.

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TOWNHOUSE

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# A Place to Belong

A contemporary townhouse offering serenity amid the city pulse, close to everything you need, yet designed to feel truly personal.



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About The Developer

# Who We Are

PT Aditya Sentana Bali has been operating for more than 12 years, passionately serving clients in the real estate and property industry. The company has consistently secured development projects every year, ranging from residential, townhouse, villa, and shophouse developments. With 57 multisite projects done, we aim to strive for excellence and continue to be a developer that provides satisfaction to our clients.



**Aditya Sentana Residence**

📍 Jl. Cempaka kuning,  
Tabanan- Bali

**Asana Residence**

📍 Jl. Sopotan, Gg Ulun Suwi,  
Denpasar - Bali

**Damani Residence**

📍 Jl. Labak Denpasar - Bali

**Royal Aditya Residence**

📍 Jl. Bikini, Denpasar - Bali

**Gunung Karang Studio**

📍 Jl. Gunung Karang,  
Denpasar - Bali

**Teuku Umar Townhouse**

📍 Jl. Morotai, Denpasar - Bali

**Our  
Previous  
Projects**





## Defining Modern Urban Living

Experience contemporary architecture, smart layouts, and seamless functionality — redefining what it means to live stylishly in the city.

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# Design For Connection

Strategically located in Denpasar's urban core, Mogan Townhouse connects you effortlessly to key destinations while keeping you grounded in comfort.



## DETAIL LOCATION

- 5 menit ke Trans Studio Mall
- 5 menit ke Bale Udang Mang Engking
- 5 menit ke JB School
- 7 menit ke Harris Hotel Sunset Road
- 7 menit ke Grand Mega Resort & Spa Bali
- 7 menit ke The Keranjang
- 7 menit ke Mall Bali Galeria
- 8 menit ke Krisna Oleh-Oleh
- 8 menit ke RS. Siloam
- 15 menit ke Kuta dan Seminyak
- 20 menit ke Airport Ngurah Rai



Bale Udang Mang Engking



Trans Studio Mall Bali



RS. Siloam



JB. School



Harris Hotel Sunset Road



Mall Bali Galeria



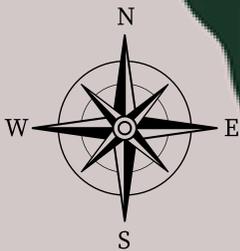
Krisna Oleh-Oleh



Grand Mega Resort & Spa Bali



The Keranjang Bali



Pantai Doble Six

Pantai Legian

Pantai Kuta



## SCAN LOCATION



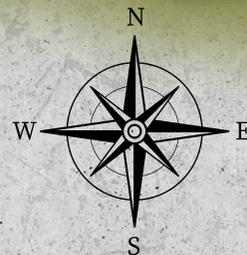
SERANGAN

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## Site Layout & Concept

Each unit is positioned for privacy, accessibility, and balance — giving every homeowner a sense of space and harmony.



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# Contemporary Facade

A timeless modern exterior that blends geometric precision with warm natural tones, creating a sophisticated yet welcoming look.

The logo for Mogán Townhouse features a stylized yellow and white graphic of three curved lines on the left, followed by the text "MOGAN" in a large, bold, white sans-serif font, and "TOWNHOUSE" in a smaller, white sans-serif font below it.

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# Crafted for Daily Living

Every interior is planned for ease and efficiency, where comfort meets elegance in perfect harmony.



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**FIRST FLOOR**



**SECOND FLOOR**

# MOGAN TOWNHOUSE

## FEATURES :



**3 Bedroom**



**3 Bathroom**



**Living Room**



**Kitchen**



**Carport**

# Comfort in Every Moment

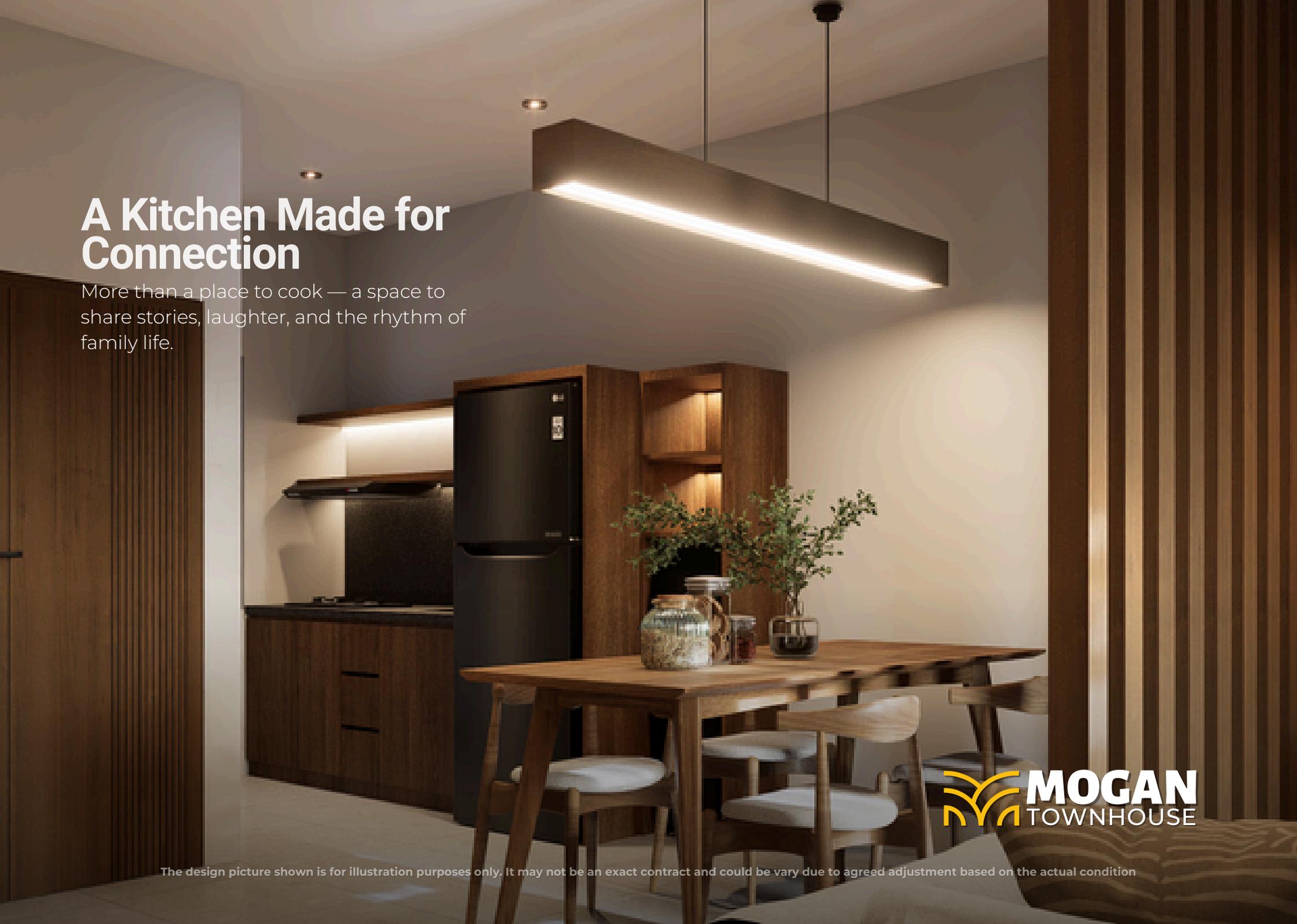
A living area designed to welcome, relax, and inspire — the perfect blend of warmth and modern design.

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TOWNHOUSE

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# A Kitchen Made for Connection

More than a place to cook — a space to share stories, laughter, and the rhythm of family life.



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# Your Private Retreat

A bedroom that offers tranquility and renewal — a quiet corner to rest, dream, and recharge.



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## Everyday Wellness

The bathroom combines minimal design with soothing comfort, creating a refreshing daily experience.



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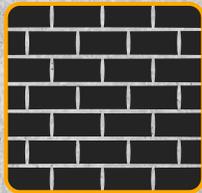
# SPECIFICATION

## FLOOR



- Granite Tile 60 x 60 floor

## WALL



- Motived tile in kitchen & bathroom
- Paint finishing
- Natural stone applied on exterior area
- Conwood applied on exterior area

## CEILING



- Moisture resistant plaster board

## ROOF



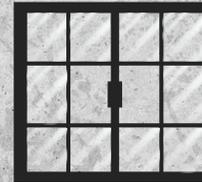
- Steel trust structure with concrete roof

## ELECTRICITY



- 2.200 VOLT

## WINDOW



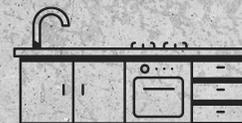
- Teak wood framed windows
- Quality window accessories

## DOOR



- Teak wood doors
- Quality door accessories

## KITCHEN



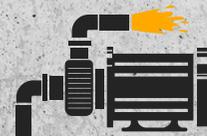
- Quality kitchen sink with tap

## SANITARY WARES



- Closet : VOLK or equivalent
- Stand Shower : INA or equivalent

## DEEP WELL



- Submersible Pump



# **MOGAN**

## **TOWNHOUSE**

**Disclaimer :**

The contents and information contained in this brochure are intended for general marketing purposes only. All statements are believed to be correct but are not to be regarded as representation of fact and should not be relied upon by any person as being complete or accurate. The plans, specifications, images and other details are only indicative and subject to the approval of relevant authority. The developer, agents, and other third parties cannot be held responsible for any inaccuracies.