Tirta Nirvana Retreat

As a Holistic Wellness Sanctuary in Bali



Final Architectural Design Studio
International Undergraduate Program
Department of Architecture

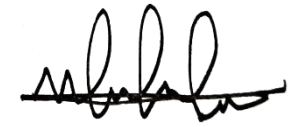
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Design Report

STATEMENT OF AUTHENTICITY

I declare that every section of this work is original to me, with the exception of those that expressly mention external sources. The process did not involve any outside help, either in full or in part. Additionally, I certify that there is no intellectual property issue and that the author and supervisor are fully credited with all ideas and writings in this work. The completed project is submitted to Universitas Islam Indonesia's Department of Architecture for publication and educational purposes.

Yogyakarta 13 June 2025



Siefaddeen AlJamal



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Studio Akhir Desain Arsitektur yang Berjudul:
Final Architectural Design Studio Entitled:

Tirta Nirvana Retreat Sebagai Tempat Perawatan Kesehatan Holistik di Bali
Tirta Nirvana Retreat As a Holistic Wellness Sanctuary in Bali

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Quality in the Final Architecture Design Studio book
(**Medium***/ **Good***/ **Very Good***)

Until
(**Recommended / not recommended***)
To be a reference product for the Final Architecture Design Studio

Yogyakarta, June 2025
Acknowledged By:

Dosen Pembimbing
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Agus Setiawan, ST., M. Arch., IAI, GP

Preface

My sincere appreciation and thanks are due to Allah SWT, whose mercy, fortitude, and direction have enabled me to finish this final project. This work would not have been achievable without His blessings.

"Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali" is the title of my final architecture project, which made this book. It represents my development as a learner, a designer, and a person living distant from home; it is more than just a design idea. It has been both a pleasure and a challenge to finish this project while I've been studying abroad in Indonesia. There were times of difficulties, loneliness, and uncertainty, but there were also times of development, self-reflection and deep gratitude.

I dedicate this work specifically to **Heba Wadi**, my wife, my life partner, and my soulmate. I was able to keep going because of your love, kindness, and constant belief in me. You were my pillar of support at every conversation, supportive suggestion, and time spent alone.

I am very grateful to my family for your unconditional affection, prayers, and emotional support. You have always been there for me, helping me get through the most difficult situations, even when we are in different time zones and countries.

Thank you to all of my lecturers, mentors, and supervisors who supported me; I appreciate your understanding, direction, and encouragement. Special thanks go out to Mr. **Agus Setiawan**, S.T., M.Arch., IAI, GP, for his guidance and mentoring. Your cool-headed wisdom kept me centered during our journey together.

I would like to express my gratitude to Dr.-Ing. **Putu Ayu Pramanasari** A., S.T., M.A., for his honest feedback and support, which enabled me to push myself and consider my design more deeply, as well as Ir. **Etik Murda**, M.Eng., I appreciate your helpful feedback and contributions to my design's technical understanding.

I am aware that no work is ever truly perfect. With that, I welcome all constructive feedback and suggestions for improvement, in hopes that this is only the beginning of a lifelong journey in architecture and personal growth.

Yogyakarta, 2025
Siefaddeen Mohammad A. AlJamal

Design Premise

Bali is a sensation rather than just a location. A pulse. There is a spiritual a state of equilibrium that infuses the air, the ringing of temple bells, and the connecting point of the land and the sea. This island became as a haven for people seeking self-healing and regeneration throughout time. Keeping that concept in mind, Tirta Nirvana Retreat was designed as a place where wellness, culture, and architecture all thrive together rather than as simply another resort.

This project has a contemporary minimalist style which emphasizes material reliability, tranquility, and simplicity. However, it remains close to Bali's identity. The design respects towards the wisdom of Tri Hita Karana, the Balinese philosophy that promotes harmony between humans, nature, and the divinity, while also honoring traditional orientation Kaja-Kelod, the sacred alignment between mountain and sea. These ideas slightly direct the retreat's design: communal life flows smoothly through the center, functional spaces relax toward the sea, and the most respected places face the mountain.

Deeper issues are also addressed by the design. Like many other stunning locations, Bali is under stress from the environment and the potential for cultural deterioration. Tirta Nirvana addresses care of this by utilizing wood and black andesite stone, creating spaces that breathe organically without the burden of artificial systems, and utilizing green roofs that mimic terraced rice fields. Every decision, no matter how little, is taken to keep the project rooted in time and location.

At some point Tirta Nirvana Retreat is more than just a spa. There is room for peaceful to speak there. where traditions are respected rather than imitated. And a place where visitors can experience a sense of connection to the natural environment, to themselves, and to something bigger. It's a place to go back, think, and start over a retreat in the purest meaning of the word.

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01

Background

01

Wellness Tourism

Travel that focuses on maintaining or boosting one's own well-being through mental, spiritual, or physical activities is known as wellness tourism. This industry has grown significantly in recent years and is now a major player in the world travel market. The Global Wellness Institute projects that wellness tourism would surpass the whole tourism industry and reach $6.8 trillion by 2024, rising at a rate of 7.3% per year.

With its unique combination of traditional medical methods, tranquil scenery, and cultural immersion, **Bali has become one of the world's top wellness destinations**. Experiences that blend in perfectly with Bali's natural and cultural surroundings, like yoga retreats, meditation centers, detox programs, and spa treatments, attract tourists.

Bali, located in Indonesia, is part of the Lesser Sunda Islands and covers around 5,780 square kilometers. Known as the "Island of the Gods," Bali has a distinctive cultural identity shaped by Hinduism, which remained dominant after Islam took over most of Indonesia. The Balinese way of life integrates Hindu philosophy, especially the Shaivite sect, blended with animistic beliefs and ancestral worship. Balinese culture is deeply tied to ritual practices, ceremonies, and performances that serve both religious and communal functions.





Figure 1-1: Family Practicing Yoga on Vacation - (OpenAI's DALL-E)

Visitors to Bali are primarily from neighboring countries like Australia, Malaysia, China, and Singapore. The island has witnessed a surge in average tourist stays, with some staying longer to explore deeper cultural experiences. **Authorities aim to balance rapid tourism growth with sustainable development, ensuring that Bali retains its unique charm while adapting to modern hospitality demands.**

Central to daily life in Bali are offerings called "canang sari," which represent gratitude to the gods. Traditional ceremonies like Galungan, Melasti, and temple festivals are held regularly, symbolizing spiritual cleansing and cosmic harmony. The social structure is influenced by a caste system, though it is not as strictly followed as in India, with most of the population belonging to the lower Sudra caste. Despite modernization, Balinese communities maintain a balance between spirituality, nature, and human relationships through the Tri Hita Karana philosophy, which promotes harmony between people, the environment, and the divine

Sources: (www.globalwellnessinstitute.org) (www.baliexception.com)

Balinese Traditions, Religion, and Architecture

Bali’s culture is deeply rooted in Hinduism, which has evolved distinctly on the island, blending animist beliefs, ancient Javanese customs, and Indian influences. This cultural identity is not just a religious framework but also defines the island’s art, architecture, and daily practices. Almost 93% of Balinese people are Hindus who adhere to "Agama Hindu Dharma," a version of Hinduism that emphasizes harmony between humans, nature, and deities. This belief is embodied in the concept of Tri Hita Karana—which guides individuals to live in balance with their environment, fellow humans, and spirituality.
Architecture in Bali reflects this philosophy.

Traditional homes and temples (known as pura) are oriented based on spiritual principles, often in relation to the nearby mountains or sea. Family compounds are divided into pavilions with open spaces, gardens, and shrines, where offerings and rituals are performed daily. These homes embody the idea of communal living, fostering family bonds and continuity of tradition. Similarly, Balinese temples are architecturally unique, with elaborate carvings, tiered roofs (meru towers), and ornate gates that symbolize transitions between spiritual realms.

Bali’s cultural and social life revolves around Hinduism, specifically a localized version known as Agama Hindu Dharma. It is distinct from Indian Hinduism and incorporates elements from animism, Buddhism, and native Balinese practices. Almost 93% of the Balinese population practices this form of Hinduism, and the island is home to over 20,000 temples, locally known as “pura”, which are key spaces for ceremonies and community gatherings.

The architecture of Balinese temples and homes reflects a strong spiritual foundation. Traditional structures are designed to respect cosmic harmony through the Balinese philosophy of Tri Hita Karana, which promotes balance between humans, nature, and gods. Temples are often elaborate with open spaces, stone carvings, and tiered shrines known as merus, representing different deities. Houses also follow strict rules to align with these principles, ensuring that each part of the home serves a spiritual or practical function.

Balinese society is renowned for traditional arts—including painting, sculpture, music, and dance. Every element of these practices often has religious or cultural significance. Dances such as the Kecak Dance (monkey chant) and Barong Dance tell stories from the Ramayana and other ancient Hindu texts, while performances like Wayang Kulit (shadow puppets) carry philosophical teachings through entertainment.

Sources: (www.baliexception.com) - (www.thenorthernboy.com)



Figure 1-2 : Culture of the bali (Source: www.lovethebali.com)



Figure 1-3 : Tourism in Bali (Source: Photo by Cassie Gallegos on Unsplash)

Tourism and Economic Impact in Bali

Tourism is a critical driver of Bali's economy, contributing significantly to its GDP. As of recent data, Bali's economy rebounded strongly after the pandemic, largely fueled by increased tourism activities. In 2022, tourism-related industries, including accommodations, food and beverages, and transportation, made up around 26% of the island's economy, and when considering supporting sectors like trade and construction, **this contribution rises to 52%. For 2023, economic growth is projected to maintain momentum due to both domestic and international tourism demand.**

Bali's tourism benefits from its cultural richness, natural attractions, and wellness experiences, such as yoga retreats. Countries like Australia consistently lead as the top source of international visitors. In June 2023 alone, Bali recorded over 478,000 foreign arrivals, with Australians making up approximately 25.5% of that total.

Bali has also ventured into diversified tourism beyond leisure, including wellness tourism, with offerings in yoga and traditional healing, and increasingly promotes cultural tours to showcase its unique arts, dance, and temple rituals

(Source: www.bali.bps.go.id)



Figure 1-4: Kegiatan meditasi dan Dhamma Talk bertajuk & ldquo;Bali Art of Harmony & Roque; di Pulau Nusa Dharma, Kawasan The Nusa Dua. (Dok. ITDC)

Tourism Trends and Needs for Hotels in Bali

Growth in Tourism Numbers

- Bali has seen a steady increase in tourism, interrupted by events such as the COVID-19 pandemic.
- 2023 trends indicate a strong recovery, with both domestic and international tourists returning. So far, over 9 million visitors have been recorded, with expectations to reach pre-pandemic levels by the end of 2024.
- Uluwatu's Contribution: Uluwatu, within Badung Regency, plays a major role in this resurgence. Badung alone accounts for over 50% of Bali's tourism facilities, driven by its surf beaches, cultural landmarks, and luxury resorts.

Changing Tourist Preferences and Needs

- Over the last few years, Bali has seen a shift from traditional tourism toward experiential stays, including cultural activities, wellness retreats, and eco-tourism. Guests seek immersive local experiences like Balinese dance, temple visits, and traditional healing practices.
- Trends such as the work-from-anywhere lifestyle have also encouraged longer stays. Resorts now adapt by offering remote work amenities like co-working spaces and high-speed internet.

Resort Facilities in High Demand

- Tourists visiting Bali, and particularly Uluwatu, increasingly prefer:
- Private villas or suites with pools, catering to luxury travelers.
- Cultural immersion programs, including cooking classes, temple visits, and traditional ceremonies.
- Wellness-oriented facilities like yoga spaces, spas, and meditation areas.
- Eco-conscious designs focusing on sustainability through renewable energy, waste reduction, and locally sourced materials.

Economic Impact of Hotel Development in Uluwatu and Bali

- The tourism sector contributes around 60-65% to Bali's economy, with hospitality being a major driving force.
- The Badung Regency, home to Uluwatu, contains a significant portion of Bali's high-end resorts, hotels, and villas, drawing both luxury travelers and surf tourists.
- Hotels and resorts in Uluwatu align with the island's economic recovery efforts by providing job opportunities and supporting local industries (e.g., artisans, farmers, and tour guides).

Source: Bali Province Tourism Development Report -2023- www.bukitvista.com)



Figure 1-5: Para Peserta travel saat melukat di Pura Tirta Empul Bali (beritajatim.com)

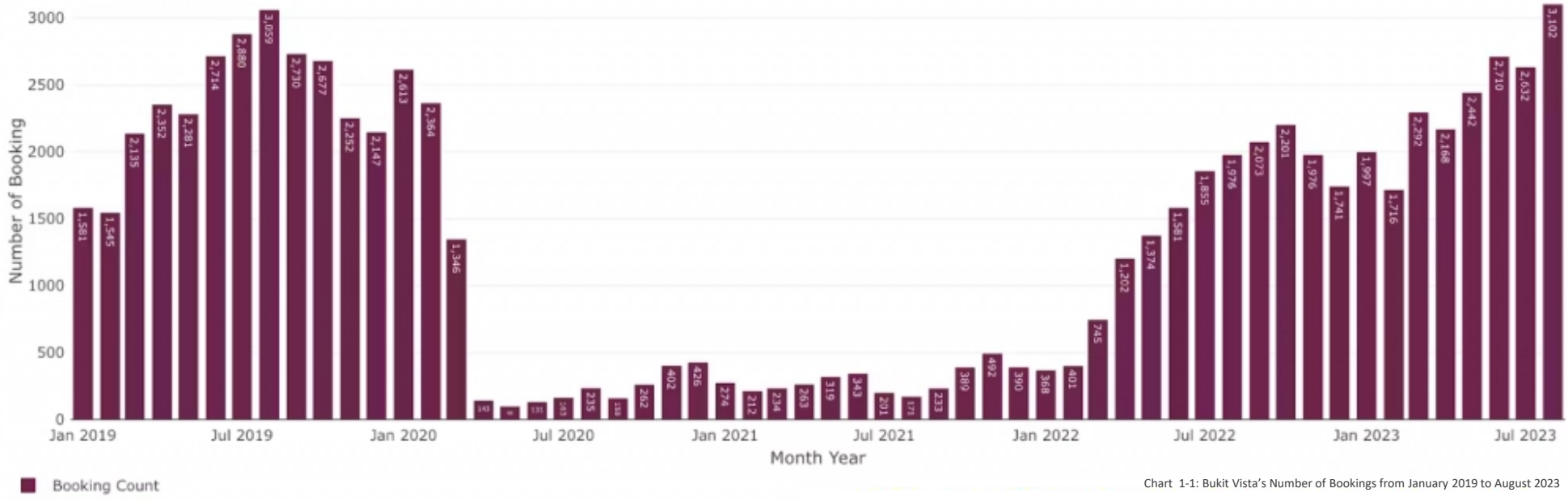


Chart 1-1: Bukit Vista's Number of Bookings from January 2019 to August 2023

Data of tourism and demands

Uluwatu, located in the Badung Regency of Bali, has become a popular destination for tourism due to its stunning cliffside views, iconic Uluwatu Temple, and vibrant surf culture. According to recent updates on tourism trends in Bali, Uluwatu continues to attract both domestic and international visitors, contributing to the overall growth in Bali's tourism sector. Tourists are drawn to the region's combination of natural beauty, cultural heritage, and luxury accommodations, which has boosted the area's appeal as a premier travel destination in Bali.

Regarding Bukit-Vista, one of the most trusted and largest property managers in Bali, the agency shows a couple of statistics that provide an insight that **Uluwatu has a high demand into booking property** for tourism among other areas as the latest statistics reveal an increase in the number of international tourists visiting Bali, with significant contributions from countries such as Australia, India, China, the United Kingdom, and the United States.

The largest number of tourists in Bali from January to July 2023 came from:

1. Australia (113,949)
2. India (41,690)
3. China (29,671)
4. United Kingdom (27,114)
5. United States (23,417)

Source: (www.bukitvista.com/blog/bali-tourism-statistics-updates) - (www.bali.bps.go.id)

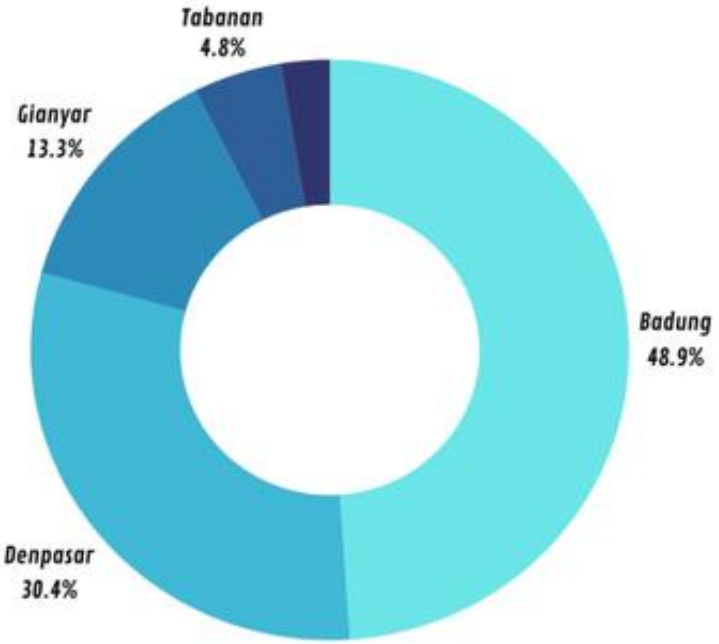


Chart 1-2: Top 5 High-Demand Bali's Area in 2024

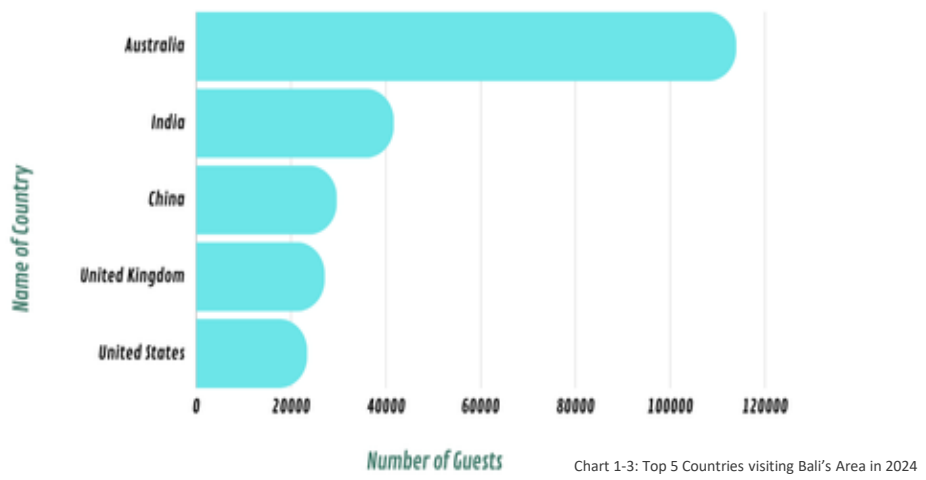


Chart 1-3: Top 5 Countries visiting Bali's Area in 2024

International & Domestic Tourism

In 2023, domestic travellers accounted for 9.87 million tourists, making up 65% of the total tourists while international tourists amounted to 5.27 million.

- 51 international visitors visited Bali during the pandemic era in 2020 compared to 4.3 million in 2021.

Visitors spent over RP3.86 billion during trips to Bali in 2022.

- Tourist expenditure in Bali generated RP4.02 billion in 2019.
- This number decreased to RP3.07 billion in 2020 due to coronavirus travel restrictions and fewer visitors. This slightly increased by 2% in 2021 to RP3.12 billion.
- Bali continued to recover with RP3.86 billion being spent by tourists in 2022, 3% higher than 2019 levels (pre-pandemic).

Bali's peak tourist months are driven by favourable weather, school holidays, and vibrant cultural events.

- July 2023 saw the highest number of visitors (541,353). This was due to the summer holidays in many countries, making it a prime time for international travel to Bali's beaches and cultural festivals.
- August attracted 522,141 visitors due to the ongoing summer vacation period and favourable weather conditions.
- In September 2023, 508,350 tourists visited Bali to enjoy less crowded beaches and slightly cooler weather.
- June (478,198 visitors) marked the start of the peak travel season as schools began summer vacations, leading to increased family trips and the allure of Bali's cultural events.
- December (481,646 visitors) was also a popular month as tourists travelled for the holiday season and to enjoy Bali's festive atmosphere and tropical climate.

Source: www.bps.go.id

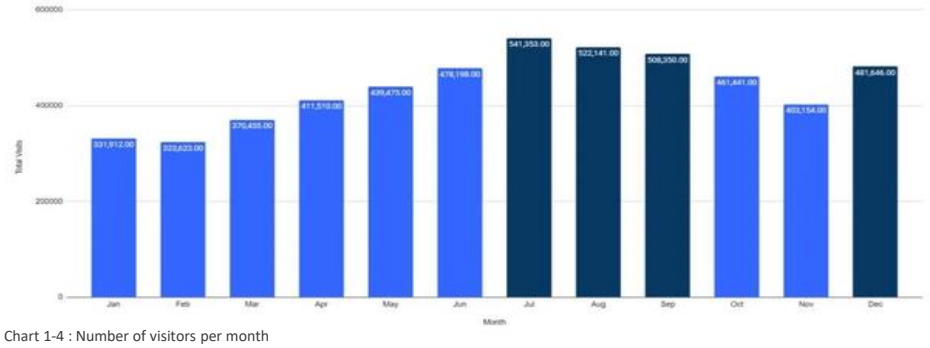


Chart 1-4 : Number of visitors per month

Over 15.4 million international and domestic tourists visited Bali in 2023.[1]

- In 2019, Bali welcomed 6.28 million international visitors. When the pandemic started in 2020, this number dropped by 82% to 1.07 million.
- By 2021, Bali experienced a further decline in international tourists with just 51 visitors.
- Inbound tourism rose to 2.16 million visitors in 2022, and this trend continued in 2023 with 5.27 million visitors. However, this still marked 16% less than 2019 figures (pre-pandemic)

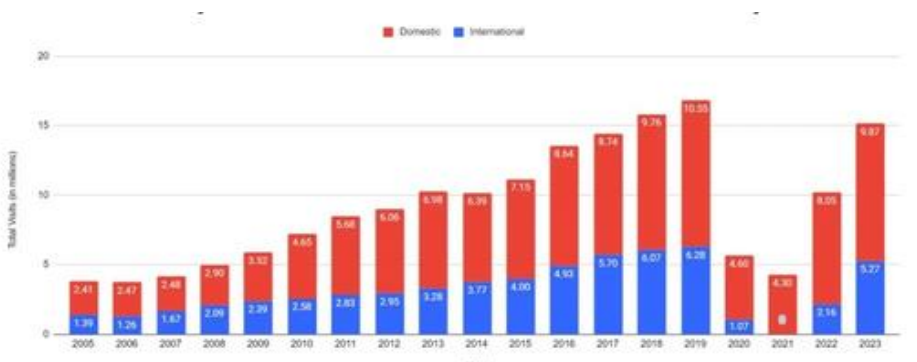


Chart 1-5 : Number of visitors per year (Domestic and International)

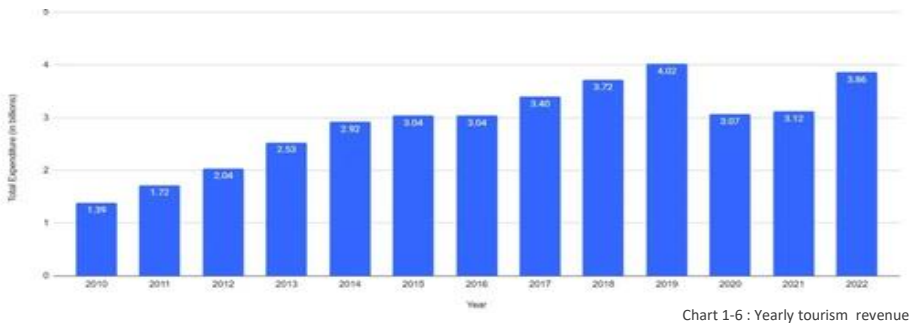


Chart 1-6 : Yearly tourism revenue

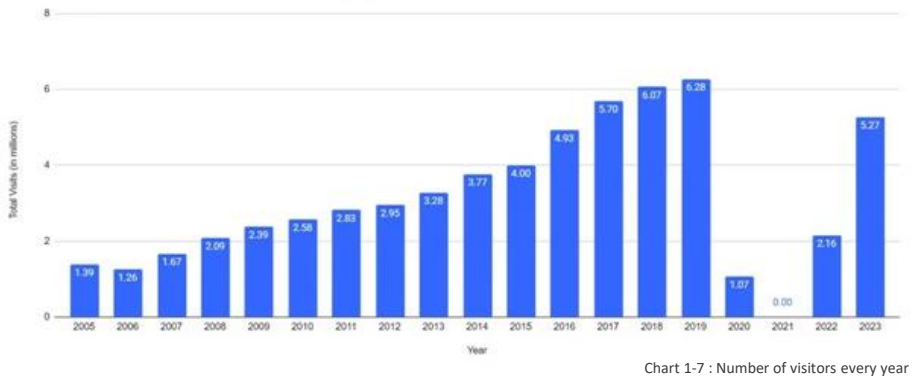


Chart 1-7 : Number of visitors every year

02

Background issues

02

Rapid Development

Bali, a global hub for tourism, faces challenges in balancing rapid development with cultural preservation and environmental sustainability.

The island's unique appeal, rooted in its spiritual traditions, lush landscapes, and vibrant heritage, has driven exponential growth in the tourism and wellness industries. However, this growth has introduced significant pressures on local resources, land use, and cultural identity.

One of the key issues is the rise of unplanned or unsustainable development. Many new resorts and facilities fail to integrate Balinese cultural principles such as Tri Hita Karana (harmony between humans, nature, and the divine) into their designs, leading to an erosion of the island's distinct cultural landscape. Furthermore, land use conflicts often emerge, with sacred or agricultural areas being converted into commercial spaces without consideration for the spiritual and environmental implications.

(Source: Balancing Growth and Preservation: Reflections on Bali's Resort Moratorium (www.kaltimber.com)



Figure 2-1: Impacts of Unchecked Development on Bali's Heritage - (www.kaltimber.com)

Wellness Tourism Growth

The increasing demand for wellness tourism, specifically for yoga, detox, and holistic retreats, has further highlighted these challenges. While Bali's serene environment makes it an ideal location for such facilities, poorly planned developments risk damaging the natural and spiritual environment that attracts visitors in the first place. The lack of holistic integration of wellness spaces with Balinese traditions and passive, sustainable practices results in projects that neither support local communities nor align with the island's identity.

The global trend toward health and well-being has created an opportunity to cater to a growing market of visitors seeking meaningful experiences. However, the lack of carefully planned, culturally aligned, and environmentally sustainable wellness retreats hinders Bali's ability to fully leverage its potential as a leader in wellness tourism.

Globally, the wellness tourism market is booming, with spending projected to reach $1 trillion in 2024. Between 2020 and 2022, wellness tourism demonstrated a 36% annual growth rate, surpassing overall tourism expenditures. Wellness tourists also tend to spend significantly more than regular tourists, with international wellness tourists spending 41% more per trip.

Source: Health And Wellness Becomes Top Tourism Priority For Bali – (www.thebalisun.com)

Source: Wellness Tourism Will Cross the $1 Trillion Mark in 2024 – (www.globalwellnessinstitute.org)



Figure 2-2:People Do Yoga In Back At Beach Club Wellness - (www.thebalisun.com))

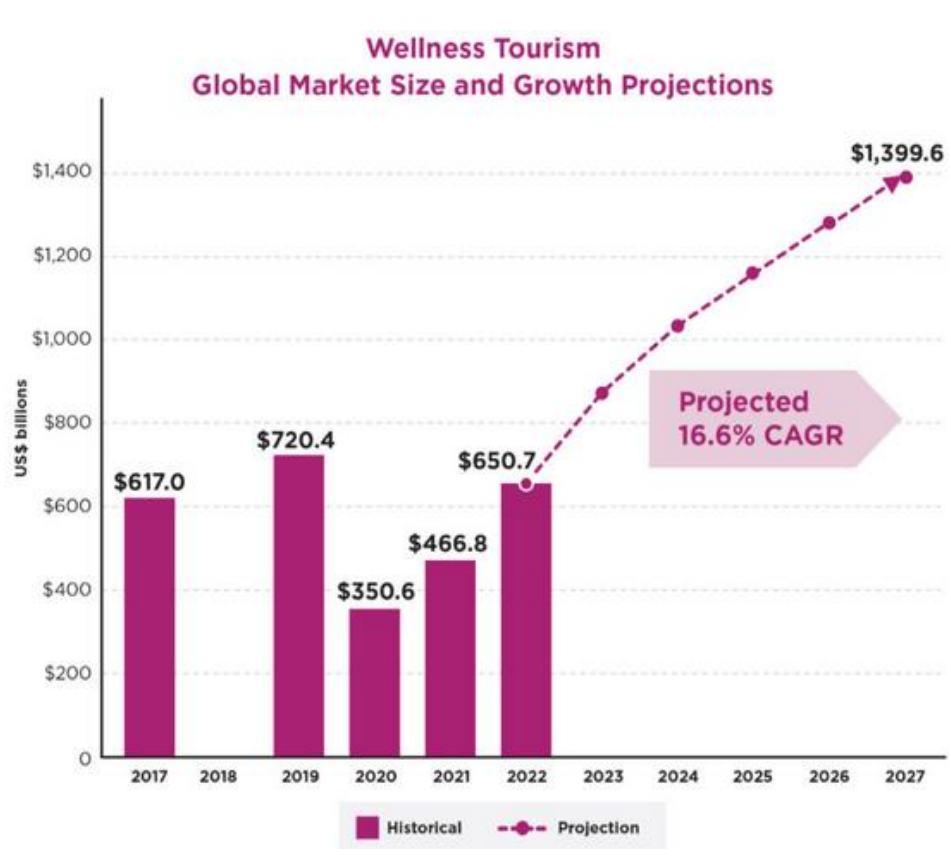


Chart 2-1:Compound Annual Growth Rate - Global Wellness Institute

Tourism Trends and Needs for Hotels in Bali

The tourism sector in Bali has shown a significant recovery and growth trajectory between 2020 and 2024, as reflected in both visitor numbers and room occupancy rates in classified hotels. While the COVID-19 pandemic in 2020 caused a sharp decline in international tourism, the following years have witnessed a steady rebound, driven by Bali's reopening to international visitors and domestic tourism campaigns. Recent data highlights that hotel room occupancy rates have increased each year, with classified hotels experiencing high demand from 2022 onwards. In 2023, the occupancy rate reached levels nearing pre-pandemic numbers, with further growth expected in 2024 due to Bali's continued popularity among tourists seeking luxury stays, wellness tourism, and cultural experiences.

This trend emphasizes a growing need for more hotel and resort developments, especially in high-demand regions like Uluwatu. Visitors now seek accommodations offering private villas, experiential programs, and wellness amenities, further boosting the demand for resorts that align with both tourist expectations and cultural immersion opportunities.

The continuous increase in tourism leads to the continuous increasement of resort and hotel to fulfill the needs which may becoming a serious issue to the Balinese culture and preservation to the community.

Source: Bali Statistics Indonesia, 2023: www.bali.bps.go.id - Bukit Vista Tourism Data: www.bukitvista.com

Star Hotel Class	Room Occupancy Rates of Classified Hotels in Bali (Percent)												
	2020												
	January	February	March	April	May	June	July	August	September	October	November	December	Annually
5 Star	63,26	45,32	22,15	3,97	1,25	1,80	1,67	3,46	5,08	8,64	9,30	23,68	32,44
4 Star	61,60	45,08	26,55	1,95	2,04	2,41	2,69	3,37	4,61	9,44	8,56	18,72	31,04
3 Star	53,42	46,82	28,70	2,06	1,06	2,11	3,22	4,27	5,92	11,26	10,40	15,20	32,64
2 Star	54,47	49,84	23,84	6,78	4,76	1,26	3,29	4,45	6,49	8,95	9,99	15,64	26,86
1 Star	62,06	29,32	13,79	1,58	4,85	17,48	2,71	0,10	-	4,95	3,71	2,83	24,98
All Class	59,29	45,96	25,41	3,22	2,07	2,07	2,57	3,66	5,26	9,53	9,32	19,00	28,71

Star Hotel Class	Room Occupancy Rates of Classified Hotels in Bali (Percent)												
	2021												
	January	February	March	April	May	June	July	August	September	October	November	December	Annually
5 Star	9,63	5,84	8,20	10,29	12,43	22,61	5,67	4,92	11,61	20,65	25,85	40,53	15,54
4 Star	11,92	9,77	11,20	10,30	9,05	14,75	4,77	4,26	9,33	16,26	19,85	27,37	11,84
3 Star	11,62	11,05	10,95	9,36	10,01	12,91	5,09	4,80	7,32	13,93	15,60	23,19	10,30
2 Star	11,76	12,51	10,46	11,09	10,14	11,77	6,50	7,51	6,50	12,14	15,39	18,45	10,21
1 Star	-	1,19	7,46	6,88	7,77	10,62	1,99	6,92	6,74	25,38	16,60	9,68	7,17
All Class	11,15	8,99	10,24	10,09	10,35	16,68	5,23	4,77	9,46	17,73	20,67	30,67	12,53

Star Hotel Class	Room Occupancy Rates of Classified Hotels in Bali (Percent)												
	2022												
	January	February	March	April	May	June	July	August	September	October	November	December	Annually
5 Star	20,75	12,12	24,21	20,81	37,50	39,71	37,29	37,96	54,04	50,59	52,48	59,81	37,84
4 Star	21,83	14,28	20,74	18,19	39,24	39,44	37,68	36,43	43,12	43,92	47,58	50,69	35,27
3 Star	18,46	18,31	19,66	16,83	34,39	34,48	37,28	39,49	39,94	43,66	46,96	51,05	34,04
2 Star	22,66	18,21	18,51	16,69	29,71	40,42	34,28	44,40	45,25	39,17	44,12	48,01	35,00
1 Star	19,53	28,90	34,12	31,72	47,57	52,69	47,96	56,37	53,99	58,96	58,33	59,53	47,51
All Class	20,71	14,88	21,90	18,96	37,35	38,77	37,52	38,37	46,45	46,28	48,91	53,75	36,09

Star Hotel Class	Room Occupancy Rates of Classified Hotels in Bali (Percent)												
	2023												
	January	February	March	April	May	June	July	August	September	October	November	December	Annually
5 Star	44,81	36,22	41,10	45,04	44,18	66,72	70,02	67,26	63,41	59,22	57,00	65,77	-
4 Star	49,14	41,91	39,99	45,07	53,33	57,60	61,83	59,53	62,27	59,39	54,54	62,24	-
3 Star	46,02	44,65	38,62	42,77	43,17	54,63	59,77	54,71	51,78	53,06	53,36	58,31	-
2 Star	35,12	38,84	34,79	36,60	35,18	49,67	51,12	49,75	44,14	49,79	49,66	54,65	-
1 Star	42,07	48,72	53,55	56,74	53,70	58,04	66,93	63,35	63,05	58,72	57,29	65,84	-
All Class	46,16	41,22	40,01	44,31	47,30	59,59	63,60	60,64	59,25	57,43	54,69	62,19	-

Star Hotel Class	Room Occupancy Rates of Classified Hotels in Bali (Percent)												
	2024												
	January	February	March	April	May	June	July	August	September	October	November	December	Annually
5 Star	58,91	56,60	57,08	61,80	68,22	68,00	73,82	76,19	-	-	-	-	-
4 Star	56,99	57,29	50,55	57,13	67,24	68,15	68,96	68,23	-	-	-	-	-
3 Star	52,13	55,24	50,21	54,60	64,15	62,25	63,63	67,60	-	-	-	-	-
2 Star	50,08	53,18	56,02	49,87	55,78	53,65	61,83	58,61	-	-	-	-	-
1 Star	53,13	32,69	41,87	52,91	61,73	61,37	60,45	68,72	-	-	-	-	-
All Class	56,27	55,27	52,71	57,69	66,10	65,76	68,76	70,16	-	-	-	-	-

Table 2-1 : Room Occupancy Rates of Classified Hotels in Bali 2020-2024

Key impacts

Economic Impact

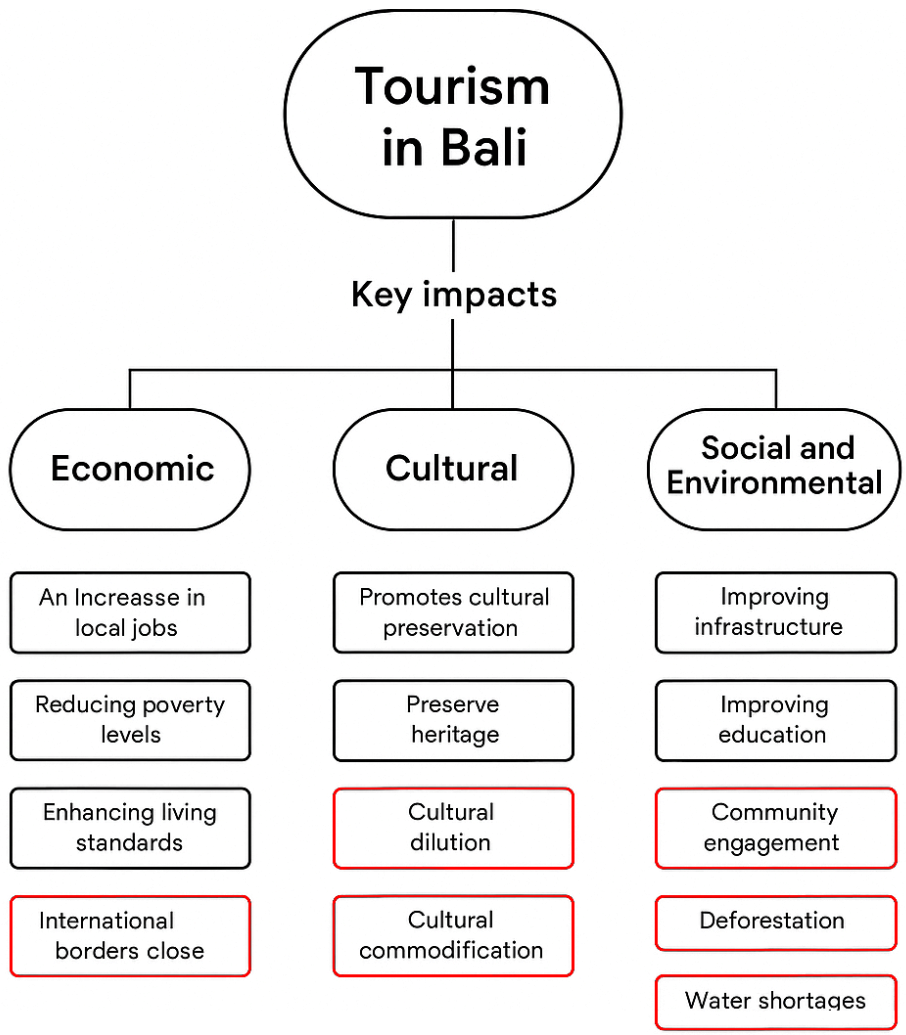
Tourism plays a crucial role in Bali's economy, contributing around 60% to the island's GDP. The hospitality and tourism industries provide significant employment opportunities for locals. Jobs in hotels, restaurants, transportation, and tourism services have grown, reducing poverty levels and enhancing living standards. Small businesses, such as tour operators, artisans, and vendors, also benefit from tourist spending. However, tourism dependency creates economic vulnerabilities. Shocks like the COVID-19 pandemic revealed how deeply the local economy relies on tourism, causing widespread job losses and forcing many people to return to agricultural work when international borders closed.

Cultural Impact

Tourism has had mixed effects on Balinese culture. On one hand, it promotes cultural preservation by providing economic incentives to maintain traditional practices. Tourists seek immersive experiences, such as Kecak dance performances, traditional ceremonies, and participation in temple festivals. This encourages locals to preserve their heritage and pass it down to younger generations. However, mass tourism also risks cultural dilution. Some traditional performances are modified for entertainment, which can disconnect them from their original spiritual purposes. Additionally, the rapid commercialization of cultural symbols and practices may lead to cultural commodification.

Social and Environmental Impacts

Tourism has fostered social development by improving infrastructure (such as roads and public facilities) and increasing access to education and healthcare. Community engagement in tourism ventures, such as eco-tourism and cultural tourism initiatives, helps locals earn income sustainably.



Source: Bali Statistics Indonesia 2025 www.baliprov.go.id - Bali Visit Tourism Data www.balivista.com)

Chart 2-2:Tourism in Bali key impacts positive and negative - Author

Problem Statement

Based on the background and preliminary studies described previously, the following problem formulations are obtained:

General Problems

How can the design of Tirta Nirvana Retreat integrate wellness tourism with the cultural, spiritual, and environmental values of Bali, in order to create a sustainable and culturally sensitive destination for health and rejuvenation?

Specific Problems

1.How can the site planning and architectural layout align with Balinese cultural and spiritual values, such as the Tri Hita Karana philosophy, while maintaining functionality as a wellness retreat?

2.How can the design incorporate wellness facilities, such as yoga and detox spaces, in a way that blends with the natural environment and promotes eco-friendly practices?

3.How can the project address the growing demand for wellness tourism by offering unique and immersive cultural experiences that cater to both international and domestic tourists?

4.How can the retreat support the local community by promoting sustainable tourism practices, preserving Balinese traditions, and creating economic opportunities?

Goals and Objectives

Goals

The Tirta Nirvana Retreat aims to serve as a harmonious integration of wellness tourism and Balinese cultural values, creating a space that promotes physical, mental, and spiritual rejuvenation. The project seeks to align with sustainable practices while enhancing the local economy and preserving Bali's rich cultural heritage. The design aspires to respect and embody Balinese principles such as Tri Hita Karana, fostering a connection between humans, nature, and spirituality.

Objectives

1.To design a wellness retreat that integrates traditional Balinese zoning principles (Parahyangan, Pawongan, Palemahan) with modern wellness facilities.

2.To create spaces that promote yoga, detox programs, and meditation while utilizing sustainable and eco-friendly materials and construction methods.

3.To encourage cultural immersion by integrating Balinese rituals, local crafts, and traditional healing practices into the retreat experience.

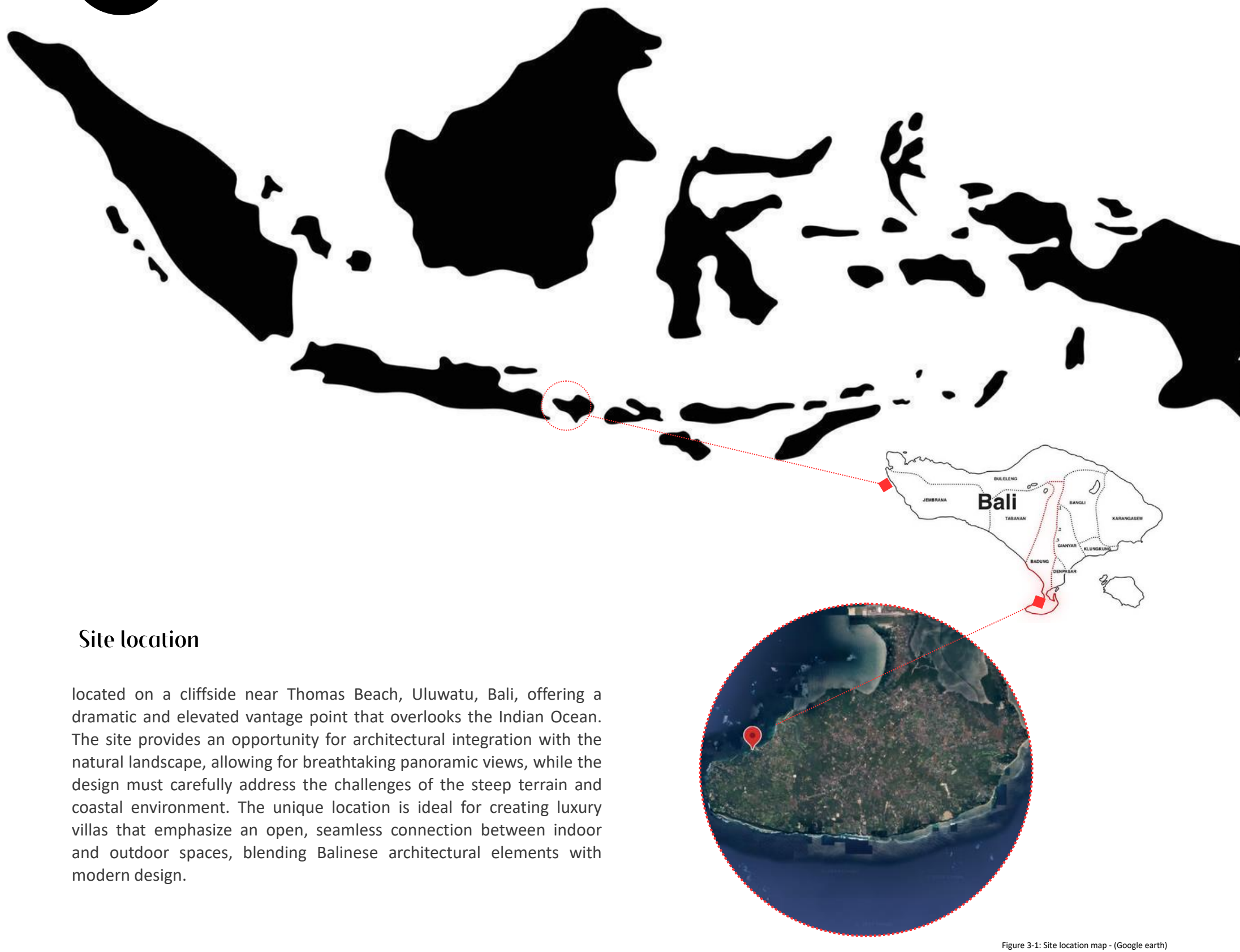
4.To support the local community by creating economic opportunities and promoting the preservation of Balinese traditions and craftsmanship.

5.To ensure environmental sustainability by incorporating renewable energy systems, water recycling, and native landscaping that supports biodiversity.

03

Location

03



Site location

located on a cliffside near Thomas Beach, Uluwatu, Bali, offering a dramatic and elevated vantage point that overlooks the Indian Ocean. The site provides an opportunity for architectural integration with the natural landscape, allowing for breathtaking panoramic views, while the design must carefully address the challenges of the steep terrain and coastal environment. The unique location is ideal for creating luxury villas that emphasize an open, seamless connection between indoor and outdoor spaces, blending Balinese architectural elements with modern design.

Figure 3-1: Site location map - (Google earth)



Figure 3-2: Site location map - (Google earth)

Site information

Site:
Cliff-Front land in Uluwatu, Bali.

Coordination:
8°48'33"S 115°06'25"E

Features:
Cliff frontage with ocean views.
Near Thomas Beach, and close to amenities like restaurants, schools, gyms, and boutiques.
Ideal for luxury villa development, blending natural beauty and modern conveniences.

Area of the site:
6025 m2

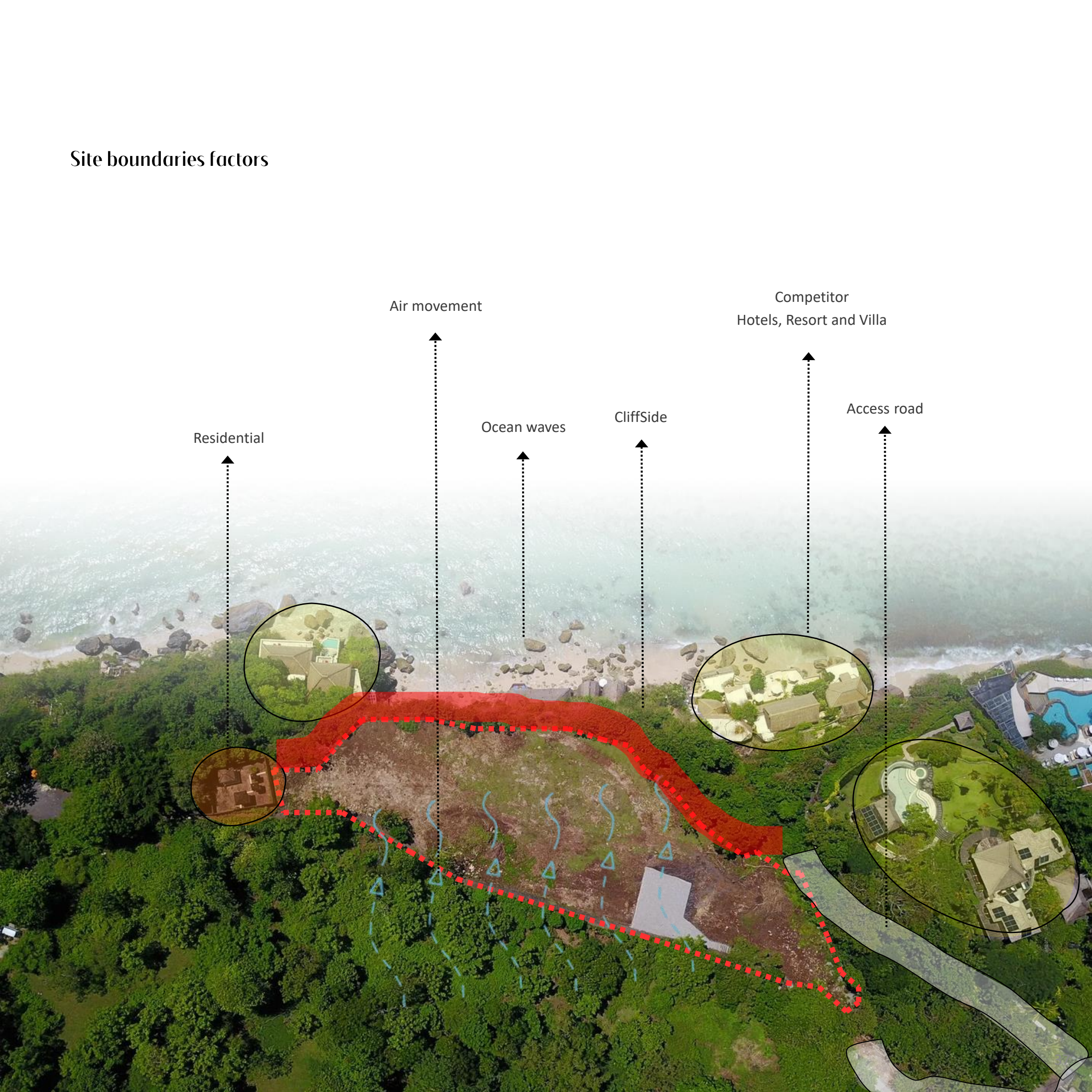




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Figure 3-3: Location top drone view- (Owner)

Site boundaries factors



Site Profile & Analysis

The site is located on a cliff surrendered by many different approach and concept of hotels and resorts.



Surfers villa Menyet
3 Stars



Anantara Uluwatu Bali Resort
5 Stars



Rock'n Reef Hotel
3 Stars



Rumah Elizabeth
Rumah Janneke Beach Villa



Villa Pemutih
4 Stars



Villa Pulu
2 Stars



The Place With
No Name Resto

Figure 3-4: Site boundaries (Source: GoogleEarth)

The surrounding amenities and features within a 1000m radius provide significant advantages for both the client and future users:

Proximity to the Beach:
The immediate access to Thomas Beach via nearby stairs offers unparalleled convenience for guests looking to enjoy the pristine shoreline, a major attraction for tourists and potential Airbnb clients.
Direct views of the ocean from the cliff enhance the overall appeal, allowing for designs that incorporate infinity pools, terraces, and open living spaces that frame the natural beauty of the area.

Nearby Accommodations (Hotels, Hostels, Villas):
The presence of other hospitality options such as hotels, hostels, and villas nearby creates an opportunity for benchmarking in terms of luxury standards and pricing.
The varied accommodations can also contribute to the area's tourism appeal, helping to ensure a steady flow of visitors throughout the year, which is beneficial for the client's Airbnb business model.

Residential Buildings (Local Houses):
The proximity to local houses allows for potential cultural immersion experiences for guests, which can be highlighted in the marketing of the villa as an authentic Bali experience.
The local community also supports sustainable practices and provides access to local craftsmanship and materials, aligning with the client's vision of using local Balinese elements in the design.

Supermarket and Grocery Stores:
Having supermarkets and grocery stores nearby ensures that guests have access to daily necessities, which enhances the convenience and self-sufficiency of the villa complex.
This proximity also reduces the need for long commutes, contributing to the sustainability of the location as fewer transportation resources are required.

Walking Paths and Streets:
The site is connected to the surrounding area via well-established walking paths and streets. These paths encourage exploration of the local surroundings, providing a pedestrian-friendly environment that enhances the guest experience.
The walkability of the area also contributes to eco-tourism appeal, as guests can enjoy leisurely walks to nearby attractions without the need for vehicles.

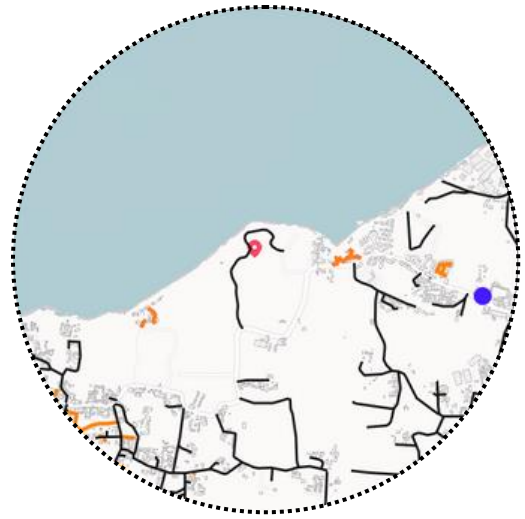


Figure 3-5: Walking path, Roads and Market (Source: GoogleEarth)

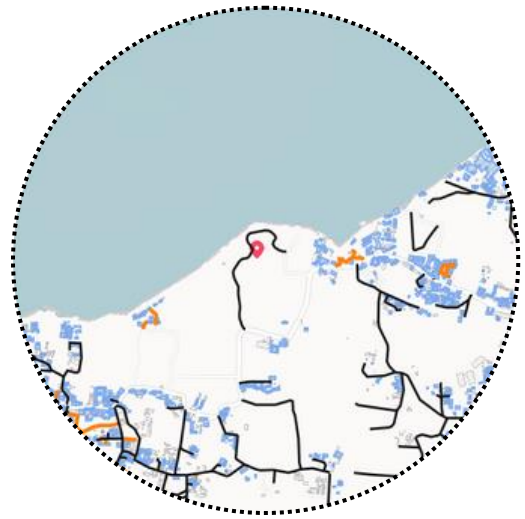


Figure 3-6: Roads, Paths and Residential buildings(Source: GoogleEarth)

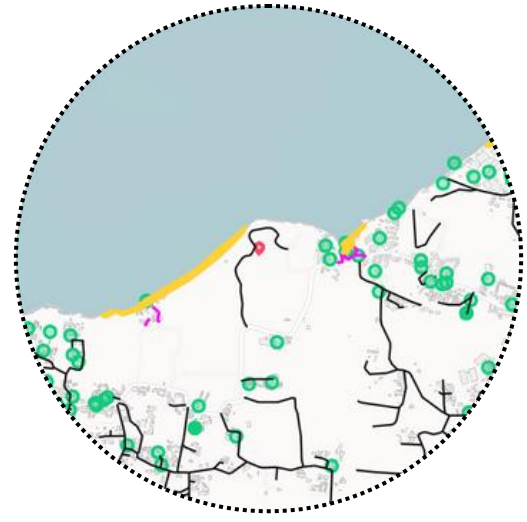


Figure 3-7: Beach, Hotel, Hostel, Villa, Stairs to beach and Roads (Source: GoogleEarth)

Sun path Analysis:

Daylight duration : 12h10mn
Solar data: 05:39 Dawn time / 06:00 Sunrise time
06:02-18:13 Daylight time / 12:08 Solar noon
18:15 Sunset time / 18:36 Dusk time

Wind Analysis

Wind: Average speed: 4.4 m/s (17 km/h) from the southeast.
Design impact: Optimize villa orientation and window placement to enhance natural ventilation.

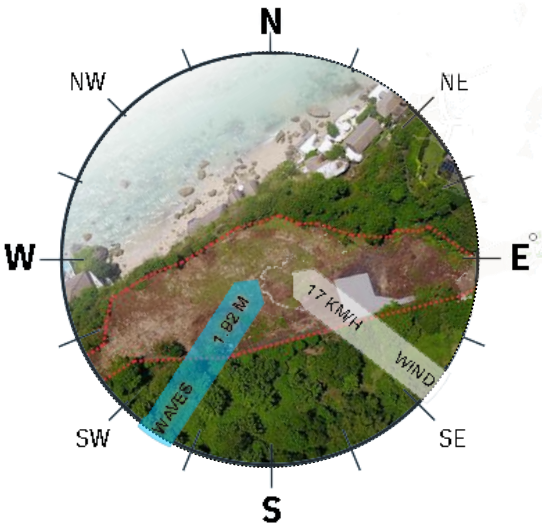


Figure 3-8: Wind and Waves Direction (Source: windfinder.com)

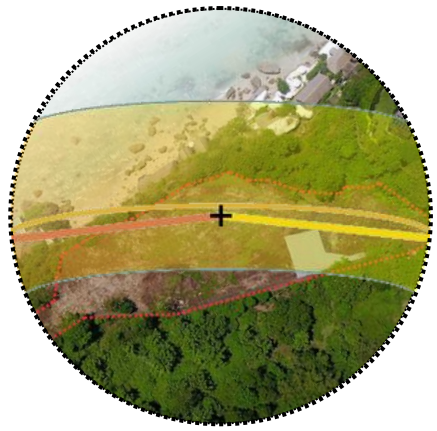
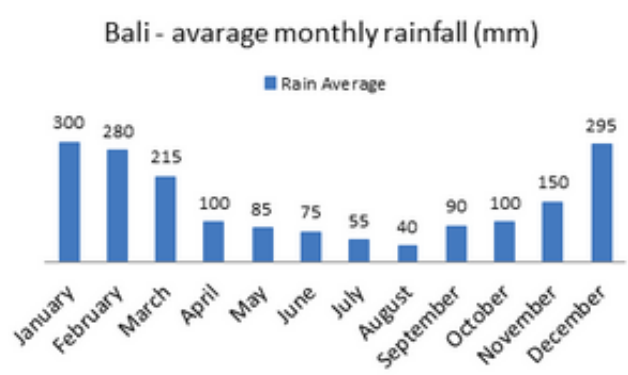


Figure 3-9: Sun path (Source: sun-direction.com)

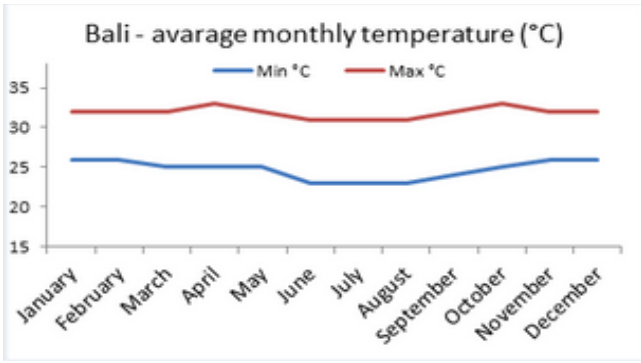
Rain Analysis:

Wet Season: December and January are the wettest months, with heavy but short afternoon showers.
Dry Season: July and August are typically the driest months, offering a more pleasant climate.
Humidity: Lowest during the dry months, contributing to a comfortable environment.



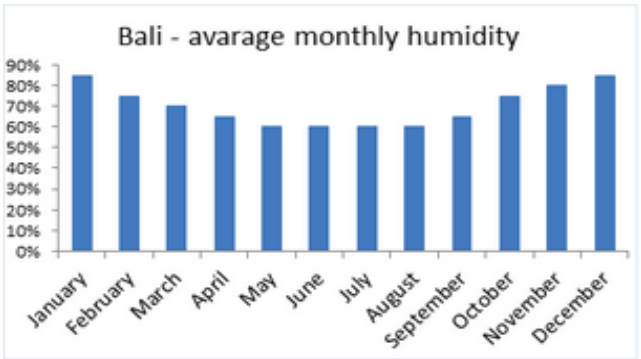
Month	Rain average (mm)
January	300
February	280
March	215
April	100
May	85
June	75
July	55
August	40
September	90
October	100
November	150
December	295

Chart 3-1 Avg. Monthly rain (Source: vilondo.com)



Month	Min °C	Max °C
January	26	32
February	26	32
March	25	32
April	25	33
May	25	32
June	23	31
July	23	31
August	23	31
September	24	32
October	25	33
November	26	32
December	26	32

Chart 3-2 Avg. Monthly temperature (Source: vilondo.com)



Month	Hum. average (mm)
January	85%
February	75%
March	70%
April	65%
May	60%
June	60%
July	60%
August	60%
September	65%
October	75%
November	80%
December	85%

Chart 3-3 Avg. Monthly humidity (Source: vilondo.com)

Topography Analysis:

Average elevation: 400 ft
Minimum elevation: -3 ft
Maximum elevation: 9,570 ft

The project site is located at an elevation of 27 meters above sea level, situated on a cliffside near Thomas Beach, Uluwatu, Bali. The topography of the area provides significant architectural opportunities and challenges.

Elevation Benefits:
The site's height above sea level offers breathtaking, unobstructed ocean views, making it ideal for designing villas that emphasize open, panoramic views and natural light.
The elevated position provides natural protection from potential flooding and high tides, which is a crucial consideration in coastal developments.
The cliffside terrain also allows for creative architectural solutions, such as tiered villa designs, infinity pools, and outdoor terraces that take full advantage of the natural elevation.

Architectural Considerations:
The cliffside terrain requires careful consideration of foundation design and structural support to ensure stability while preserving the natural landscape.
The varying elevations around the site will influence the orientation of the villas, ensuring that each structure maximizes its unique vantage point while maintaining privacy.
Landscaping and terraces can be designed to follow the natural contours of the land, blending the built environment with the cliffside's organic form.

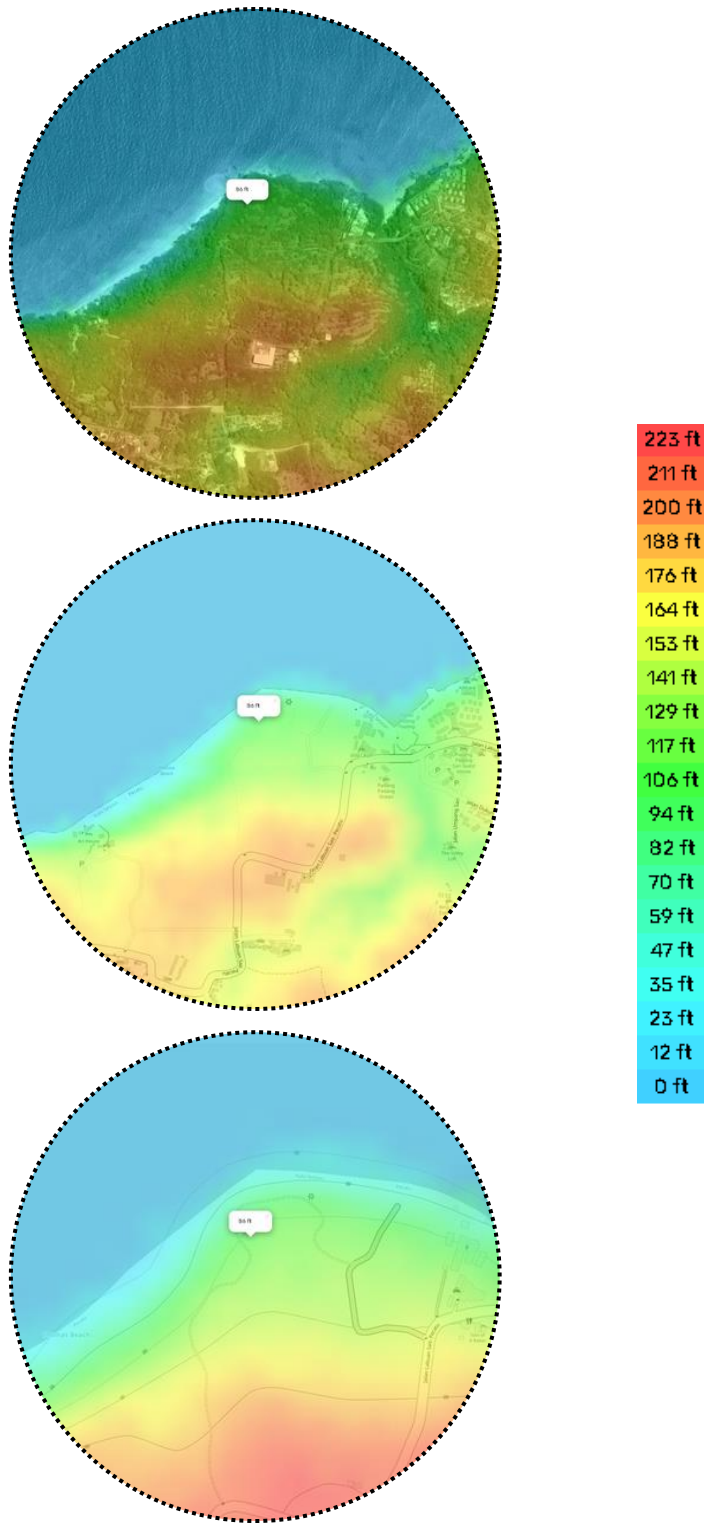


Figure 3-10: Topography Analysis: (Source: topographic-map.com)

NORTH

Site boundary problems – Analysis & Strategy

Irregular Cliffside Boundary:

***Issue*:**
The natural cliff edge creates a jagged, unstable and uneven border.

Impact on Design:
Limited safe building zones.
Risk of soil erosion or landslides.
Restriction in aligning linear building forms or infrastructure.

Solutions:
Conduct a geotechnical survey to map stable areas.
Design tiered or cantilevered structures to adapt to topography.
Preserve a buffer from the edge.
Integrate retaining walls or green cliff stabilization systems.

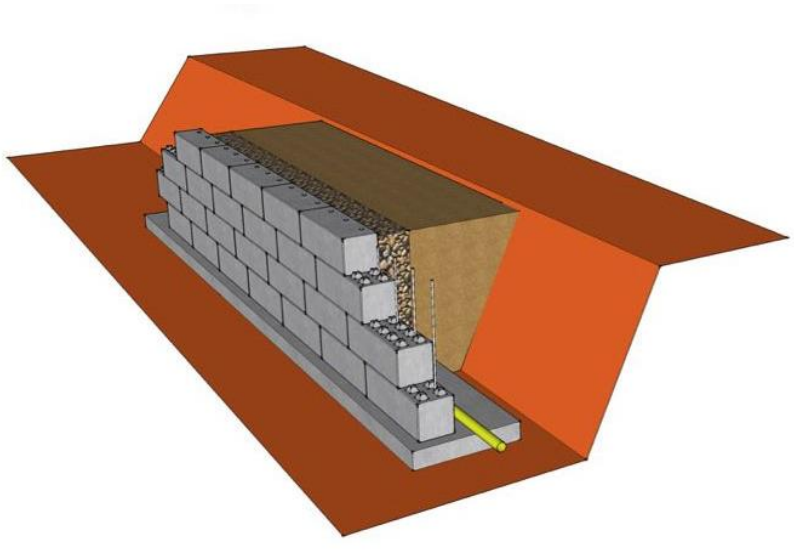


Figure 3-11: Retaining wall – Source: Google

Competition Adjacent to Eastern Side
***Issue*:**
Existing competitor resorts and villas..

Impact on Design:
Need for architectural distinction and unique user experience.
Potential view blockage or brand overshadowing.
.

Solutions:
Conduct a geotechnical survey to map stable areas.
Design tiered or cantilevered structures to adapt to topography.
Preserve a buffer from the edge.
Integrate retaining walls or green cliff stabilization systems.



Figure 3-12: AI site simulation 3d for Irregular Cliffside Boundary

NORTH

Limited Access from One Side

Issue:

Single narrow access road from the southeast.

Impact on Design:

Traffic congestion, service delivery delays, safety concerns.

Limits emergency exit routes**.**

Solutions:

Expand existing access into a loop road if possible.

Design dual-use paths (e.g., shared pedestrian + service).

Clearly separate service entry/lobby drop-off from guest paths.

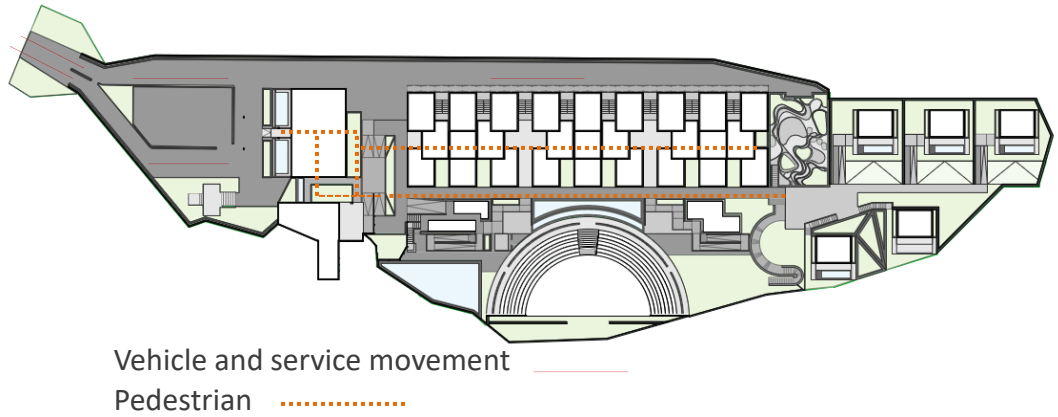


Figure 3-13: Solutions for Limited Access from One Side

Oceanfront Exposure & Air Movement

Issue:

Strong wind and salt spray from the ocean.

Impact on Design:

Accelerated weathering of materials.

Wind-driven rain and ventilation control challenges.

Solutions:

Use wind studies to align building openings properly.

Employ deep overhangs, brise-soleils, and louvered facades.

Choose salt-resistant materials (teakwood, stainless steel, concrete)..

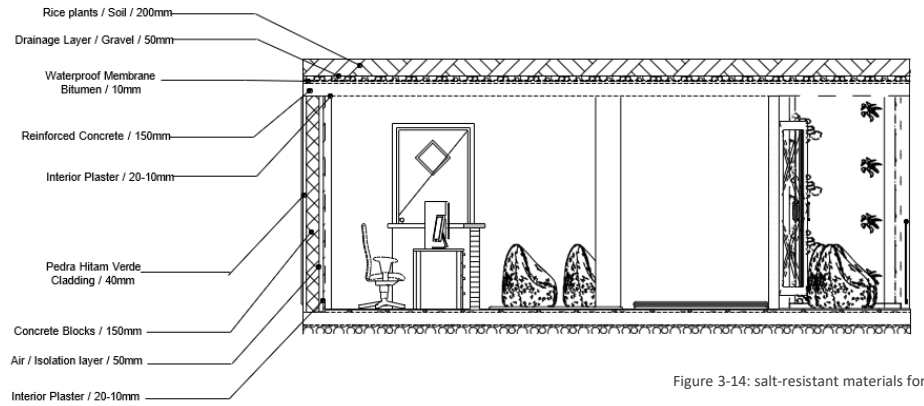


Figure 3-14: salt-resistant materials for construction

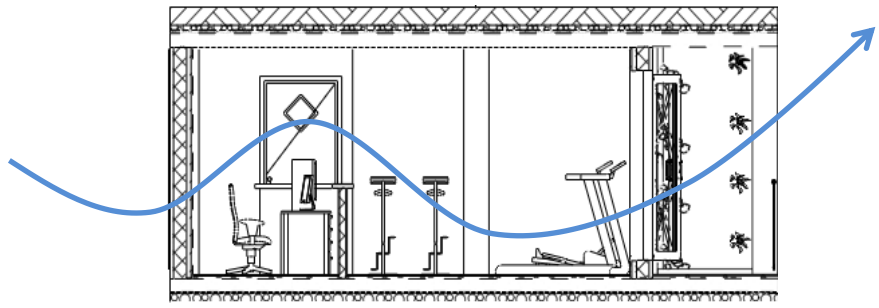


Figure 3-15: Air circulation inside faculties

04

Design Framework

Design Problem Thinking Framework

Based on Nigel Cross's Design Thinking Framework

Cross's Design Thinking emphasizes the need to frame the problem within Bali's cultural context and its wellness tourism needs, while ensuring that the solutions are not only innovative but culturally and environmentally sustainable.

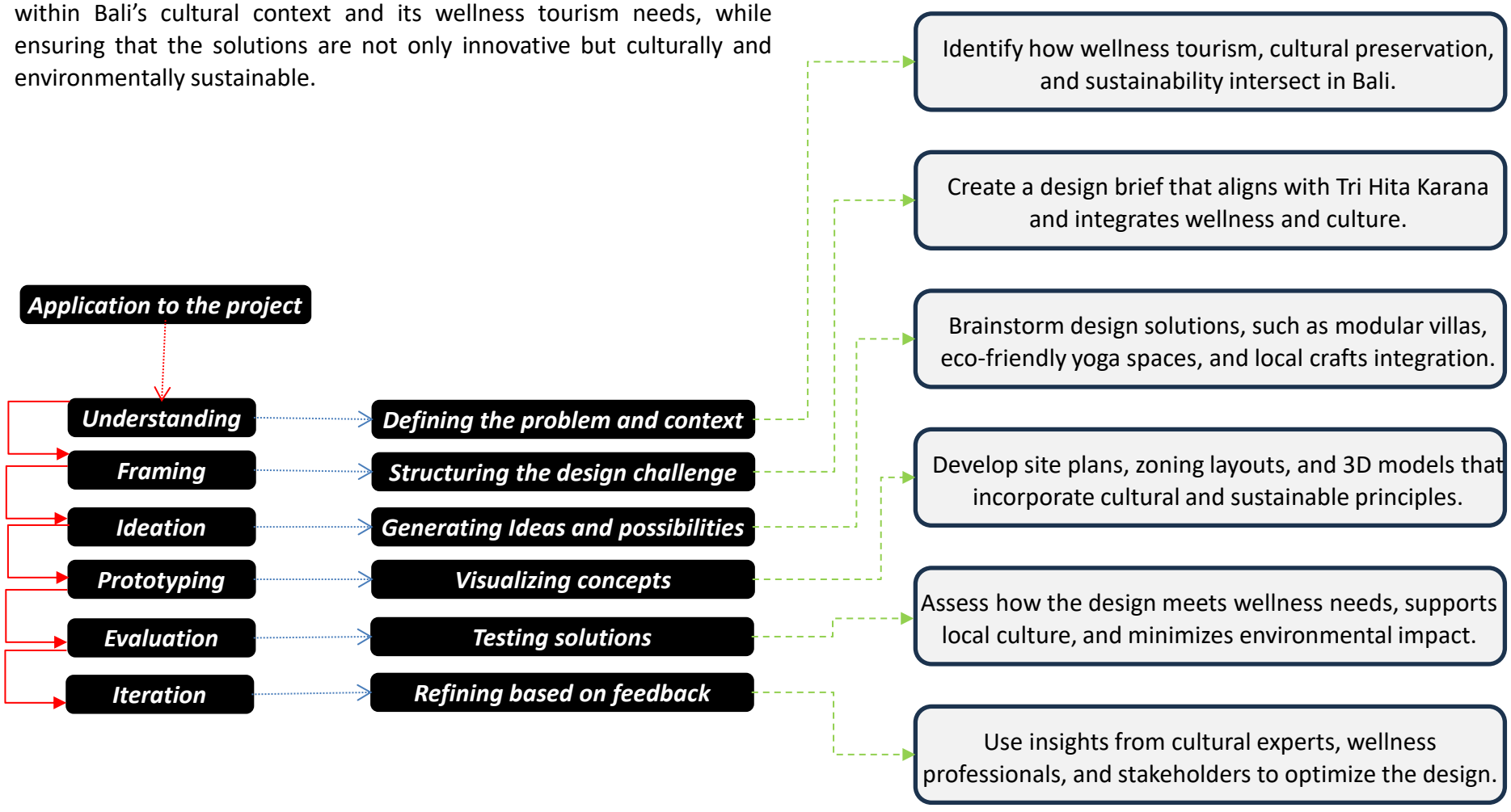


Chart 4-1 : Nigel Cross's Design Thinking Framework - Author

Based on IDEO's Human-Centered Design Framework

IDEO's HCD would drive the retreat's design by putting wellness tourists' experiences first, with attention to how they interact with nature, Balinese culture, and the built environment. The framework helps ensure that every space whether for yoga, detox treatments, or meditation aligns with the guests' physical, emotional, and spiritual needs.

Source: Bali Statistics Indonesia, 2023: www.bali.bps.go.id - Bukit Vista Tourism Data: www.bukitvista.com)

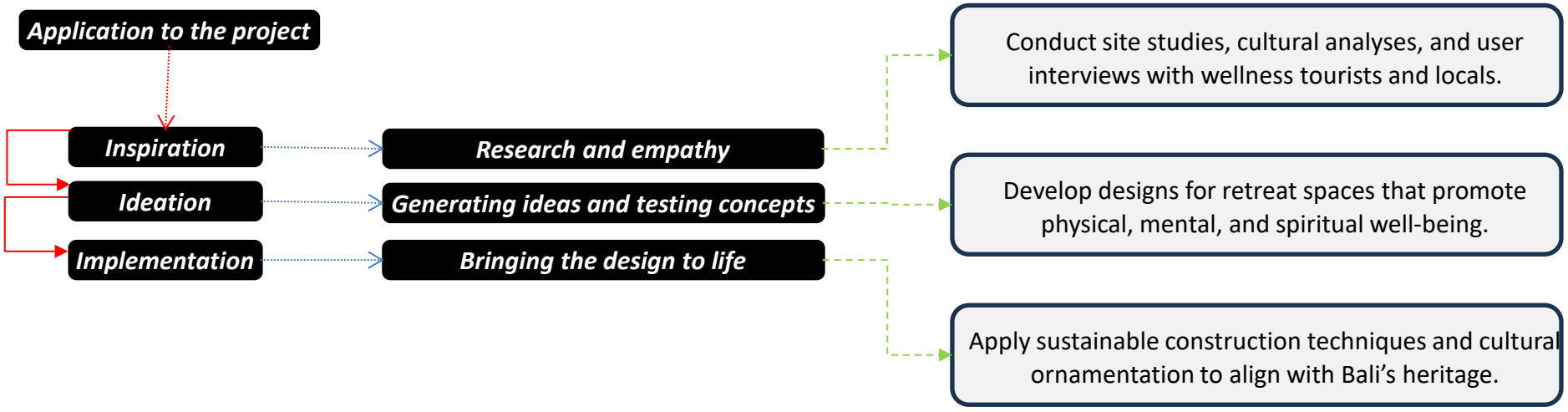


Chart 4-2 : IDEO's Human-Centered Design Framework - Author

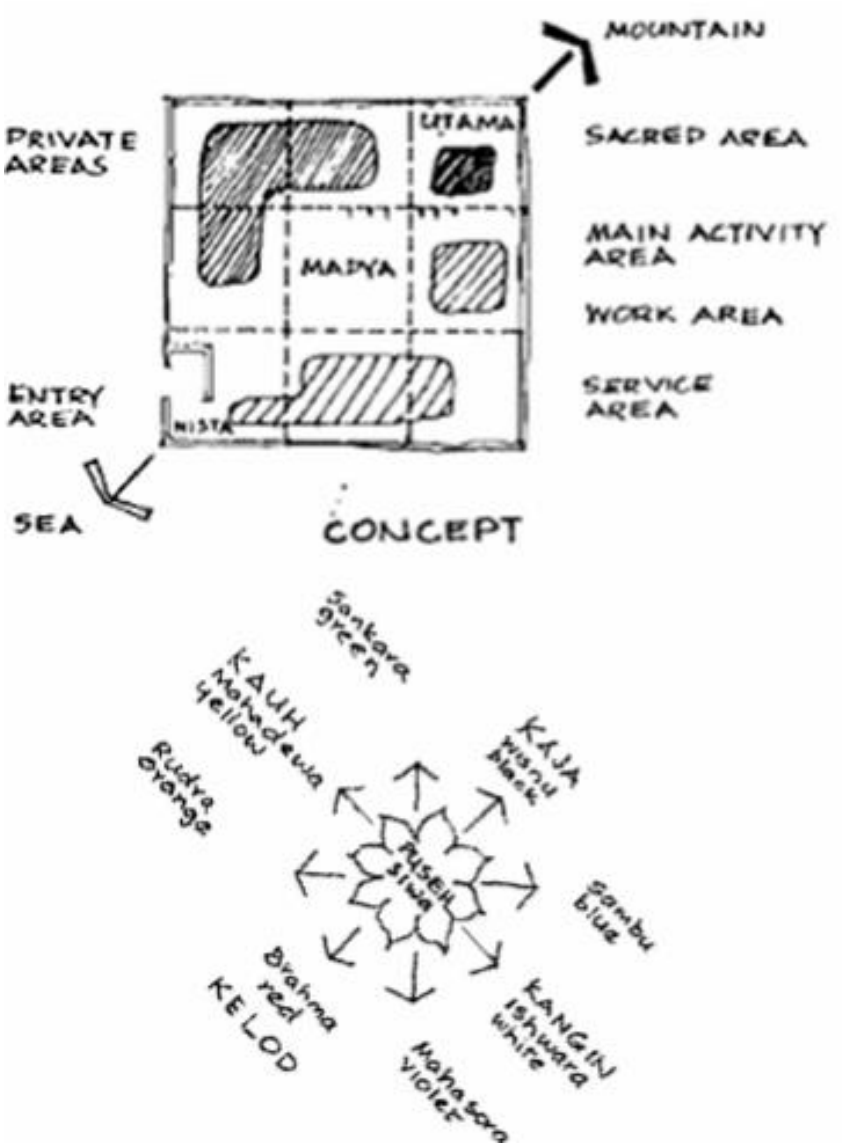
Site context

Cliff-Front land in Uluwatu, Bali.

1.Tri Hita Karana – The Principle of Three Harmonies
2.Asta Kosala Kosali – Balinese Spatial Orientation and Layout

1.Mountain-Sea Orientation (Kaja-Kelod):

Buildings are often oriented based on a spiritual axis between the sacred Mount Agung (the "kaja" or mountain direction) and the sea (the "kelod" or ocean direction). The most sacred spaces within a property, such as temples or altars, are placed closer to the mountain side, while more mundane areas (e.g., bathrooms or kitchens) are placed toward the sea.



Source: (Budihardjo, E., 1985, quoted in Aranha, J., 1991).



Figure 4-1: Site plan undeveloped - Author

Figure 4-2: The Basic Concept of Balinese Traditional Houses

NORTH

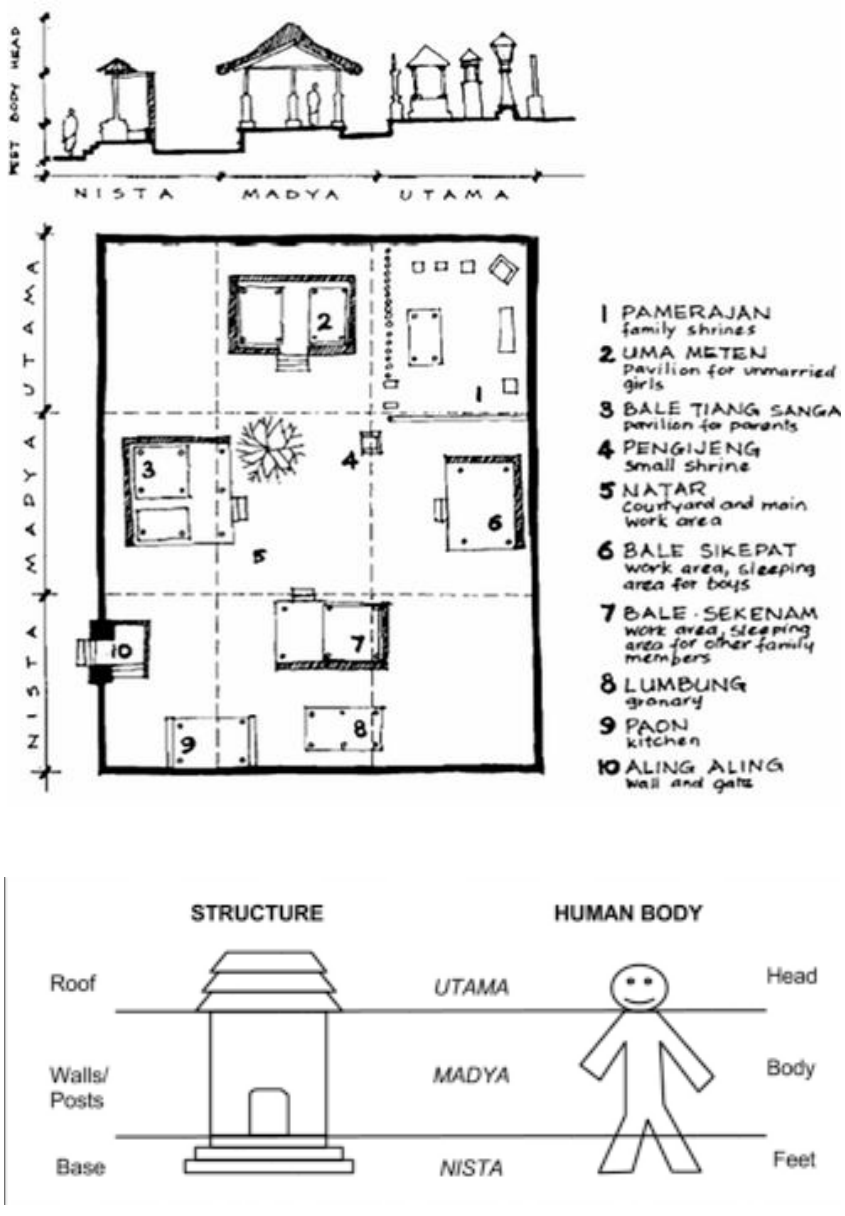


Figure 4-3: The Basic Concept of Balinese Traditional Houses

2.Tri Hita Karana – The Principle of Three Harmonies

Sacred Zone (Parahyangan)
A small temple or shrine dedicated to worship and spiritual connection. This zone is positioned at the most sacred spot on the site, with views toward the mountains or another sacred direction. Kaja (Mountain-facing, North)

Communal Zone (Pawongan)
A central gathering space with pavilions, courtyards, or open areas for social interaction. Promotes family unity and communal harmony. Center of the site

Nature Zone (Palemahan)
Green spaces, gardens, or natural vegetation around the property, particularly along the coastline, to maintain environmental balance and respect for nature. Surrounding edges

Functional Zone
Practical areas like bathrooms, kitchens, or storage spaces, kept away from the sacred zones and ideally Positioned closer to the seaside.

Wellness Zone
Spaces for yoga, meditation, or wellness treatments, placed to capture coastal views and provide a calming environment for relaxation. Facing Sea East or South

Source: (Budihardjo, E., 1985, quoted in Aranha, J., 1991).

• Concept & Zoning Strategy

Respecting the baliniese culture and traditions the concept and the strategy of design zoning will following Tri Hita Karana and Mountain-Sea Orientation (Kaja-Kelod).

- Main Section: Serenity, Yoga, and Relaxation Retreat
  - Purpose:
    - Offer guests a peaceful sanctuary away from Bali's busier areas for detox, mindfulness, and wellness.
  - Target
    - Market: Wellness travelers, spiritual seekers, couples, and individuals seeking a break from urban life.
  - Features:
    - Yoga Pavilion with ocean views for sunrise/sunset yoga and meditation.
    - Detox Spa with traditional Balinese treatments, sound healing, and herbal baths.
    - Vegetarian/Vegan Restaurant featuring locally sourced organic produce.
    - Infinity Pool overlooking the cliff to create a sense of calm and connection with nature.
    - Private Villas for guests seeking complete relaxation, with options for in-villa spa treatments.
    - Daily Mindfulness Programs (breathwork, journaling, sound baths) in outdoor settings.
    - Quiet Zones throughout the resort to foster relaxation and solitude.

  - Zoning Idea:
    - Villas closest to the cliff to maximize the view and connect guests with nature.
    - Yoga pavilion and spa in secluded areas with ocean-facing platforms.
    - Lush gardens separating this section from the more lively areas.



Figure 4-4: Site view and Kaja-Kelod direction.

- Secondary Section: Digital Nomad Working Sanctuary
  - Purpose:
    - Special to remote workers looking for a peaceful yet productive environment to work, with wellness facilities to recharge.
  - Target Market:
    - Digital nomads, freelancers, and entrepreneurs seeking long-stay packages.
  - Features:
    - Co-working Spaces with ocean views, ergonomic furniture, and high-speed internet.
    - Private Offices and Meeting Rooms for individuals or groups.
    - Outdoor Working Spaces (terraces and garden nooks) for casual productivity.
    - Wellness Programs for Nomads (yoga breaks, evening meditation, fitness classes) to balance work and health.
    - Café with healthy meals and coffee for work breaks, focusing on convenience but nutrition.
    - Networking Events to encourage connections within the digital nomad community.

  - Zoning Idea:
    - Working spaces near the entrance, with convenient access to parking and shuttle services.
    - Nomad accommodation in villas away from the quiet retreat zone to ensure separation between relaxation and productivity.

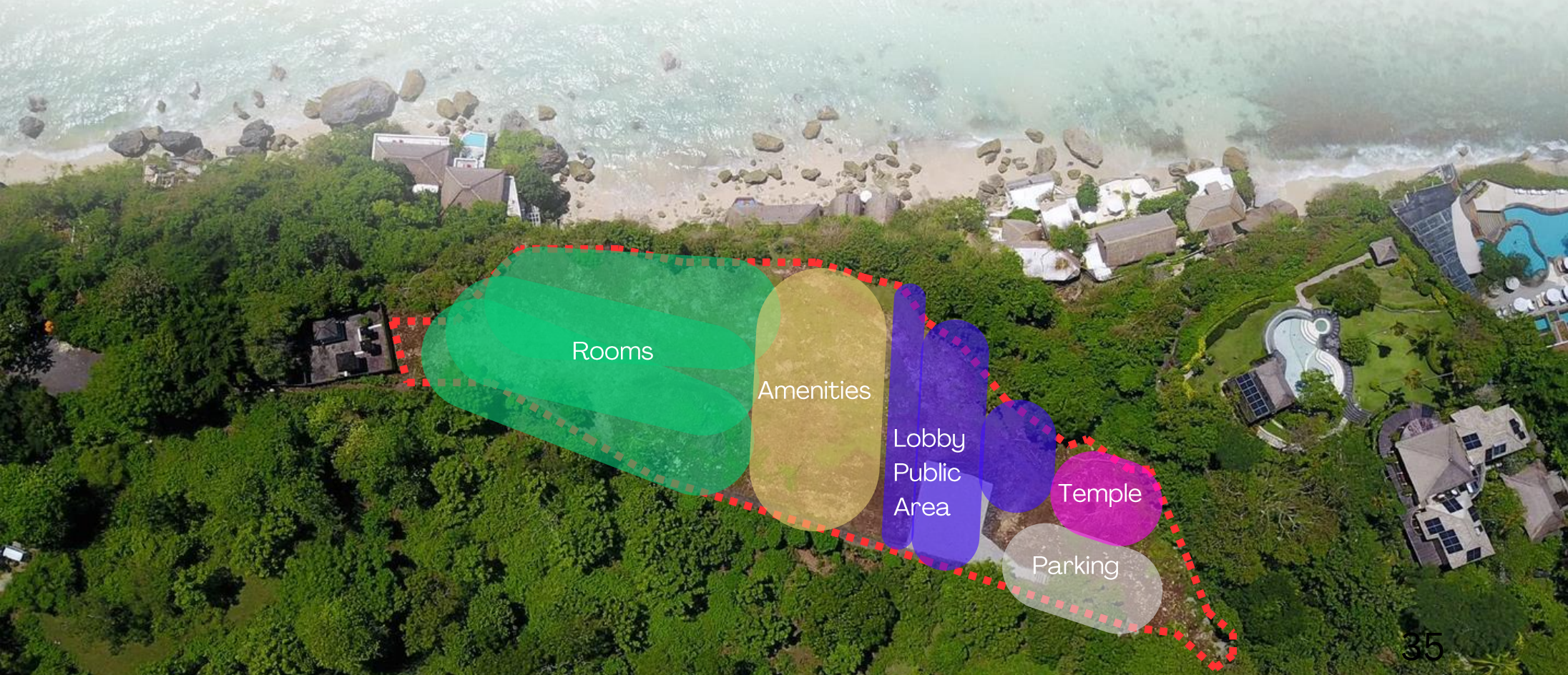


Figure 4-5: Site view and zoning placement

Design Benefits

Integration and Preservation of Culture

1.Respects the Tri Hita Karana, Kaja-Kelod, and Tri Mandala spatial principles through orientation and zoning.
2.Incorporates local traditions, design, and materials such wood, bamboo, and black andesite stone to strengthen cultural identity.
3.Provides visitors with deep experiences using native healing methods, creativity, and traditional ceremonies.

Enhanced Wellness Experience

1.Offers yoga, meditation, spa services, and detox areas as part of a comprehensive setting for mental, physical, and spiritual renewal.
2.Integrates open-air design, green areas, and natural features in harmony with the surrounding landscape to encourage inner peace and healing.
3.Uses minimalist space design to promote guests' well-being by enabling comfort, clarity, and concentration.

Environmental Sustainability

1.Uses terraced rice-field-inspired green roofs to control rainfall, enhance insulation, and blend in with Bali's natural surroundings.
2.Uses natural lighting, ventilation, and passive cooling systems to cut down on energy use.
3.Encourages biodiversity by using low-impact, locally sourced materials, water recycling technologies, and native landscaping.

Economic and Community Support

1.Creates jobs in the area by integrating farmers, traditional healers, and craftspeople in the retreat's development and management.
2.Helps to boost the local economy by procuring goods and services locally.
3.Promotes ethical travel by introducing visitors to the customs, traditions, and abilities of the locals.

Tourism Value and Global Appeal

1.Attracts both local and foreign wellness tourists by providing a location where sustainability, culture, and wellness come together.
2.Offers a completely immersive, location-based healing experience as opposed to discrete spa services, setting it apart from conventional resorts.
3.Addresses environmental issues and upholds cultural integrity, which benefits Bali's tourism sector in the long run.

05

Precedents

- Alila Villas Uluwatu

  iLuxury Hotel & Resort in Ubud, Bali, Indonesia

Perched on a high plateau that descends into limestone cliffs and the ocean, Alila Villas Uluwatu offers breathtaking views that are truly stunning. Guests can experience ultimate relaxation and luxury in beautifully designed villas that provide ample space and comfort. The resort invites visitors to immerse themselves in the captivating beauty and tranquility of Bali, ensuring a perfect retreat.

Alila Villas Uluwatu is located in Uluwatu, a picturesque coastal area on the Bukit Peninsula in Bali, Indonesia. This upscale resort sits on a dramatic cliff overlooking the Indian Ocean, providing stunning views and a serene environment. The villa is situated about 25 kilometers from Bali's Ngurah Rai International Airport, making it easily accessible for travelers.

Figure 5-1: Alila Villas Uluwatu
Source: www.alilahotels.com



Figure 5-2 Alila Villas Uluwatu

Information

Situated on an elevated plateau along the southern coastline of Bali on the Bukit Peninsula, conveniently located 30 minutes from Ngurah Rai International airport, and 15 minutes from the Uluwatu Temple. The property located on latitude: 8050’43.48”S and longitude: 11508’15.88”E.

This prestigious 14.4 hectare poised on an elevated plateau that meets with limestone cliffs sweeping down to the ocean.

Designed by WOHA Architects where a unique design language was developed for the project. Rather than the typical steep pitched Balinese pavilions, which would have blocked the views on the gentle slopes, and which are not local to the area, the buildings are instead inspired by the local farmers terraces of loose piled limestone boulders. A terraced low pitched roof was developed using Balinese volcanic pumice rock, which is a natural insulating material and can also support local ferns and succulents. These terraced roofs blend with the landscape, keeping the original wide open panoramas that make the site so unique.



Source: www.aman.com/resorts/amandari

Accommodations

- 67 villas
  - Each villa at Alila Villas Uluwatu is thoughtfully designed and built with environmental sustainability in mind. Each villa features its own pool and private cabana with stunning views of the Indian Ocean. The 65 villas boast contemporary interiors that incorporate natural elements and traditional Balinese touches, such as wood, water, stone, and rattan.

- Walkways and bridges connect the relaxation pavilions and pools to spacious living areas, creating a seamless flow. The villas have an open-plan design, unique flat lava rock roofs, and bamboo ceilings that allow for a refreshing sea breeze to circulate throughout the spaces.

- The walls are constructed from batu palimanan sourced from Jogjakarta, Indonesia, while the bamboo ceilings and rattan furnishings are locally sourced and crafted in Bali. Additionally, wood materials are repurposed from railway sleepers and telephone poles, emphasizing the resort's commitment to sustainability.

Villas	Unit	Sq metres	Sq feet
One Bedroom Pool Villa	56	290	3000
Two Bedroom Cliff Edge Villa	2	945 - 1141	10171 - 12281
Three Bedroom Hillside Villa	4	2000	21527
Three Bedroom Cliff Edge Villa	5	3000	32300

Table 5-1: Alila Villas Uluwatu facilities - Author

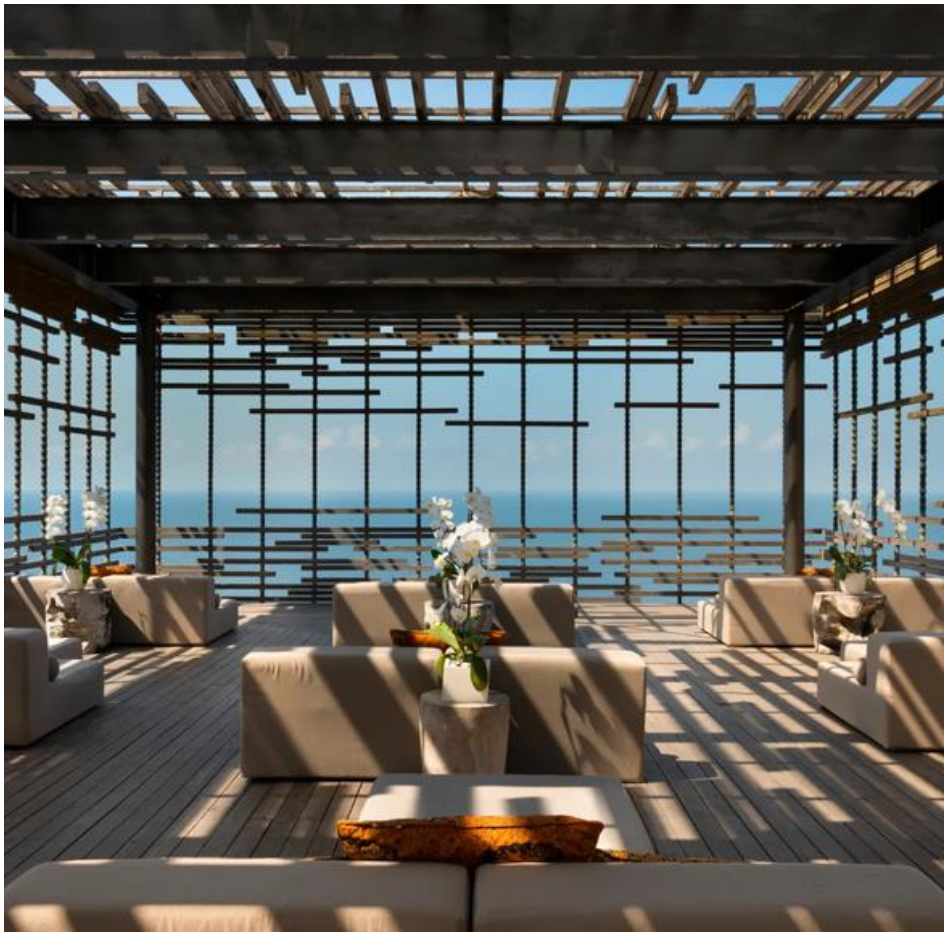
Source: www.alilahotels.com/uluwatu



Figure 5-2: Alila Villas Uluwatu



Figure 5-3: Alila Villas Uluwatu



- Cire
  - Experience a tantalizing menu of gourmet comfort food, created with the best fresh seasonal and organic produce available, sourced as locally as possible. CIRE's wide variety of dishes, many of them familiar favourites, range from classic Asian specialties and sharing-style plates to international dishes that bring you the best from around the globe.

- The Warung
  - The Warung presents wholesome traditional Indonesian and Balinese fare. Indoor and outdoor dining is provided in this welcoming yet sophisticated space. The friendly and convivial atmosphere enables diners to have a casual, laidback experience, whether they choose to interact with other guests at the communal tables or opt for the more private tables for two dotted around the outlet

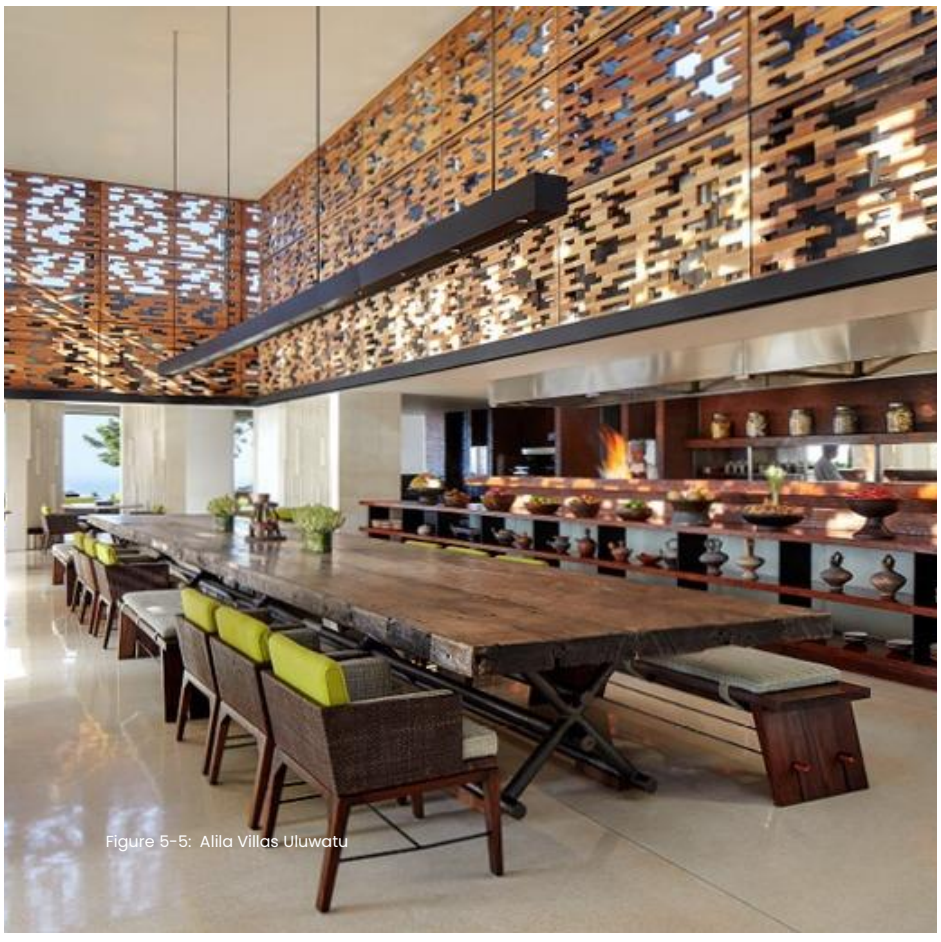


Figure 5-5: Alila Villas Uluwatu

- Sunset Cabana Bar
  - Cosy up in our Sunset Cabana Bar for an evening of sublime artisanal cocktails, perched over the cliff edge with unparalleled ocean views, the sound of waves crashing below, and a stunning Uluwatu sunset to relax to. Dramatic and seductive. A bar like nowhere else.

- Spa Alila
  - Choose from an extensive spa treatment menu that combines both Asian and Western therapy techniques and showcases Spa Alila's special selection of natural active ingredients which are uniquely designed to regenerate and rejuvenate. Open from 9.00 am - 10.00 pm

Source: www.alilahotels.com/uluwatu

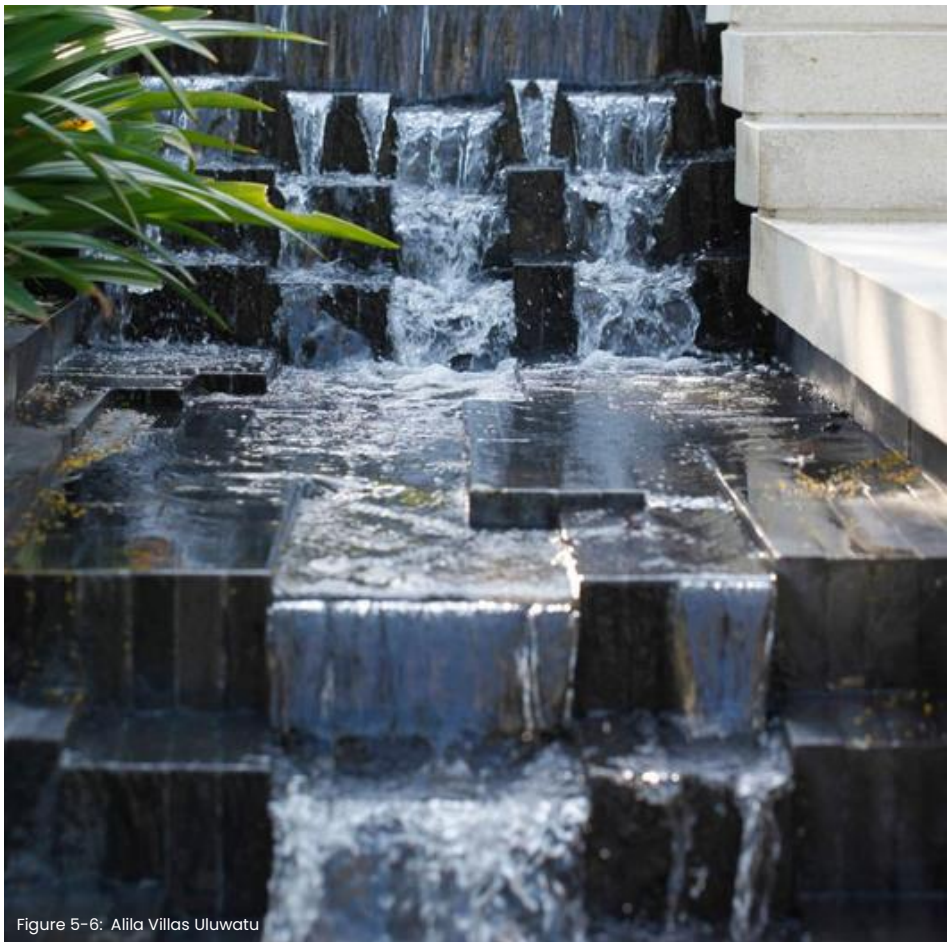


Figure 5-6: Alila Villas Uluwatu



Figure 5-7: Alila Villas Uluwatu
Source: www.alilahotels.com/uluwatu

Sustainability

Alila Villas Uluwatu is committed to a comprehensive environmental and social sustainability policy that promotes eco-friendly practices through sustainable design principles. Here are some key aspects of their initiatives:

- Water Conservation:: The resort has installed soakaway rainwater tanks and a recyclable grey water system that channels used water through reverse osmosis tanks for reuse. The landscaping is designed with plants that require minimal irrigation, significantly reducing water waste.

- Minimizing Energy Consumption: Energy use is kept low through the use of recycled materials, such as wood from railway sleepers and telephone poles. The unique villa designs, featuring lava rock roofs and bamboo ceilings, enhance airflow and reduce the need for artificial lighting and air conditioning.

- Locally Sourced Materials: All building materials are sourced locally, including bamboo for ceilings, hand-cut limestone for garden walls, and locally obtained lava rocks for the villa roofs.

- Natural Environment: The resort nurtures local plants from the Uluwatu savannah ecosystem in an on-site nursery, promoting local wildlife, including birds and other animals.

- Integrated Architectural Design: The architecture and landscaping at Alila Villas Uluwatu are inspired by the local savannah environment, ensuring that the design complements the natural surroundings. The terraced architectural forms reflect Bali's rocky fields and lush valleys, helping to create cool garden spaces.

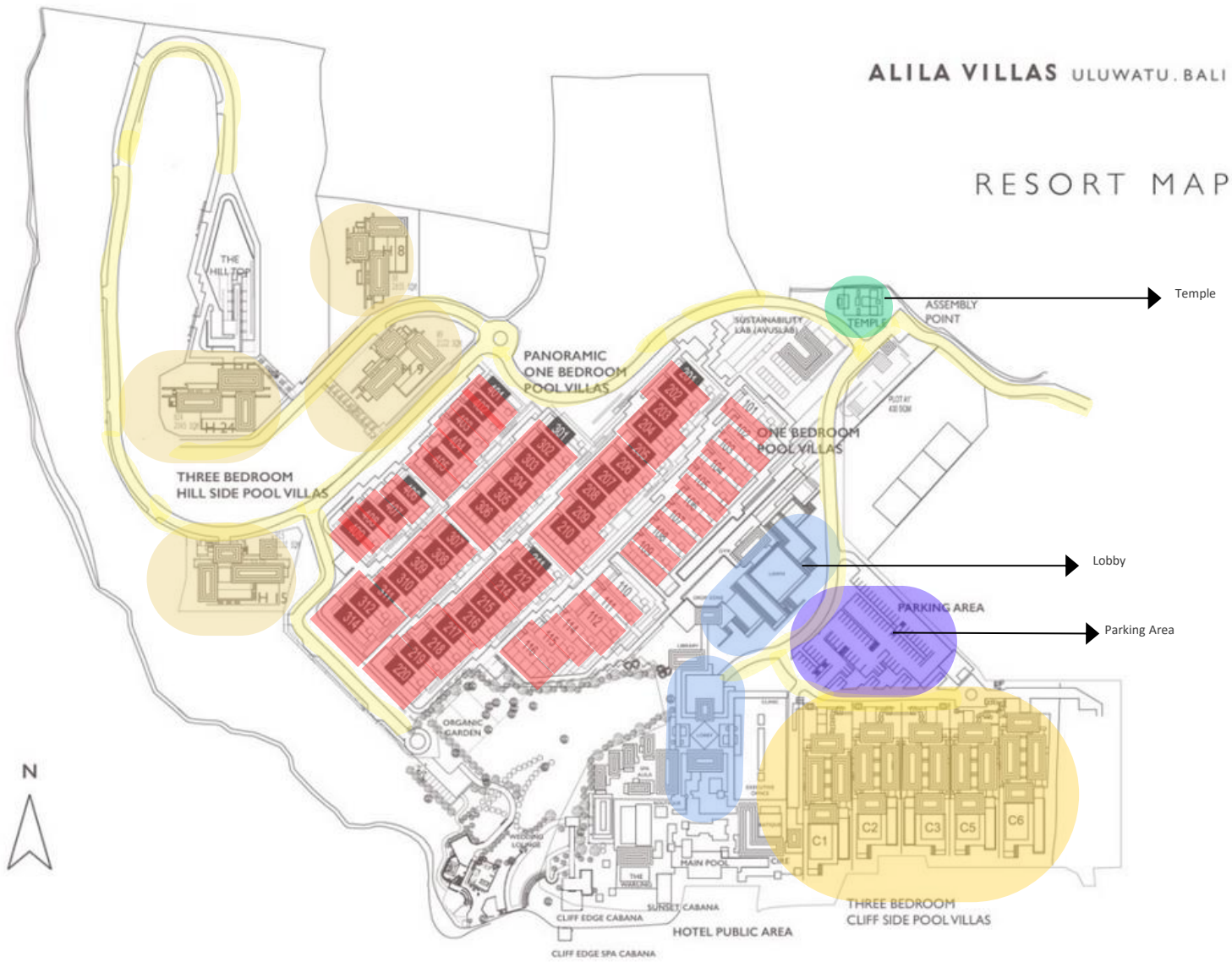


Figure 5-8: Alila Villas Uluwatu Resort map zoning- Author

Villas	Unit	Sq metres	Sq feet
One Bedroom Pool Villa	56	290	3000
Three Bedroom Hillside Villa	4	2000	21527
Three Bedroom Cliff Edge Villa	5	3000	32300

Table 5-2 : Alila Villas Uluwatu facilities type and numbers - Author

Source: www.alilahotels.com/uluwatu

- **Viveda Wellness Retreat**
  Retreat and wellness village - Trimbak, India

Viveda is an Integrated Wellness Village nestled in Trimbakeshwar, Nashik, Maharashtra. This wellness center embraces Indian traditions of hospitality and supports a lifestyle of healthy living grounded in ancient wisdom. Cultivate a healthy mindset and practice self-care to rejuvenate your body, mind, and soul.

One of the most captivating aspects of the site is its remarkable setting. It lies nestled between the towering Sahyadri mountain range, the enchanting waters of the Gautami Godavari dam, and a patchwork of farmlands in varied shades, dotted with trees, cattle, cows, buffaloes, sheep, goats, and more.

Source: www.archdaily.com

Figure 5-9: Viveda Wellness Retreat



Figure 5-10: Viveda Wellness Retreat

Information

- Designed by A for Architecture where every aspect of this place from the open green spaces to its understated elegance and historic charm creates a sacred space, we find ourselves drawn to, often without realizing it.

- Spanning 40 acres on the revered grounds of Trimbakeshwar, with the tranquil Beze lake flowing nearby and the Sahyadri mountain range as its steadfast backdrop, Viveda embodies the positivity and serenity of this sacred land.



Figure 5-11:: Map of India

Source: www.aman.com/resorts/amandari

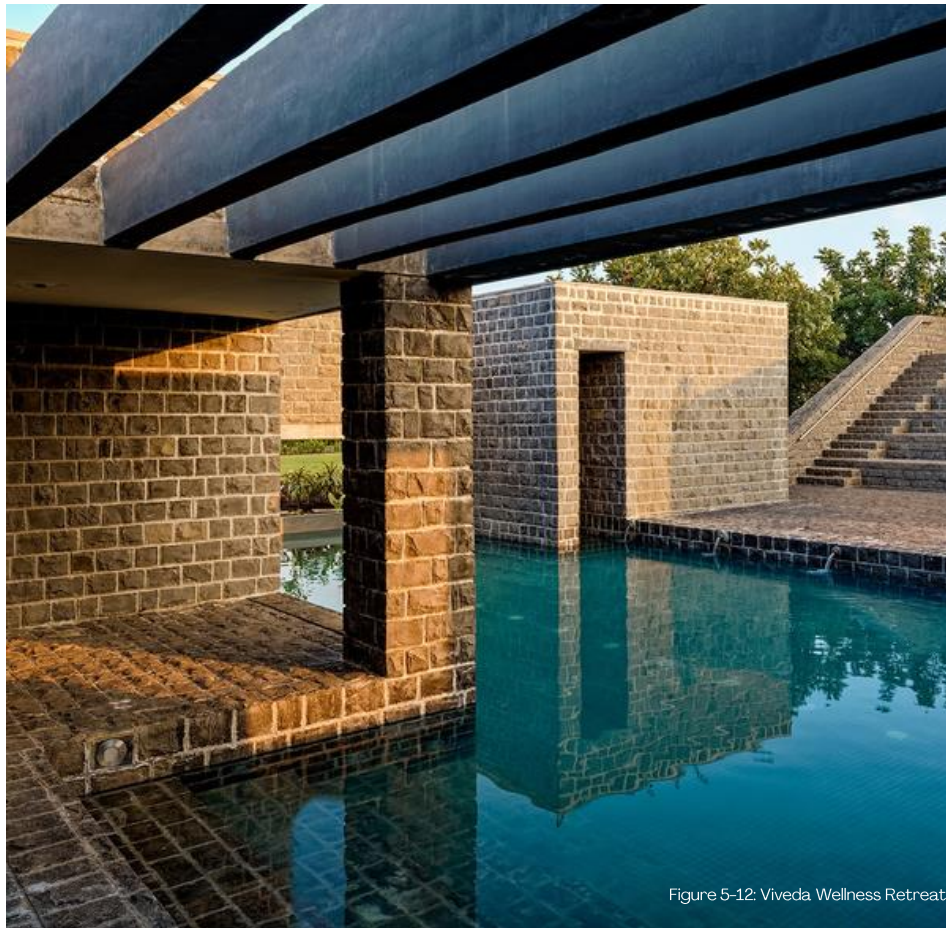


Figure 5-12: Viveda Wellness Retreat

- This region experiences a hot, dry climate, particularly in summer, balanced by pleasant monsoons and mild winters. The primary goal of the project was to design spaces that harmonize with these conditions. Most areas are crafted to maximize shade with minimal walls, allowing abundant natural light and ventilation. Each building incorporates courtyards and green spaces, making the project feel open and breathable, reducing ambient temperatures, and introducing essential moisture for comfort in a hot, dry climate.

- The project's second goal was to learn from and integrate the building techniques of Beze village and its neighboring communities. Homes in this area are typically built with a stone plinth, timber framing, brick or mud walls, and clay pot tile roofs. Construction here, like many community activities, operates as a cooperative exchange of skills, labor, and resources—for instance, a mason might build a farmer's house, with repayment made in grains or other skills. Reflecting this tradition, the project is primarily constructed with three materials: basalt stone, timber framing, and a pot-tile roof.

- Being in a remote area, the project benefited from engaging local craftsmen, who possess a heritage of skill in these materials. The use of concrete and steel is minimized, and all materials were sourced within a 20 to 50 km radius, significantly reducing the embodied energy.



Figure 5-13: Viveda Wellness Retreat

Source: www.aman.com/resorts/amandari



Figure 5-14: Viveda Wellness Retreat

Spatiality

- Spatially speaking, the project intends to deliberately invoke a sense of inhabiting the historically prominent architectural types of the region. Historically speaking, several political and spiritual practices have left their architectural traces in the landscape of Sahyadri hills and Trimbekashwar. Among which the fascinating ones are the medieval forts -typically built on top of the mountains; Wadas -beautifully crafted medieval houses of the rich merchants; Kunds -subterranean water bodies popular since the Harappan cities but explicitly seen in the temple towns across the regions; Chaityas -the beautiful and tedious Buddhist caves and monasteries; Ghats - the sacred river-front stretches of steps leading to various rivers where architecture and landscape becomes one. Each of these building types have a very specific and memorable spatial quality which the project invokes in various parts.

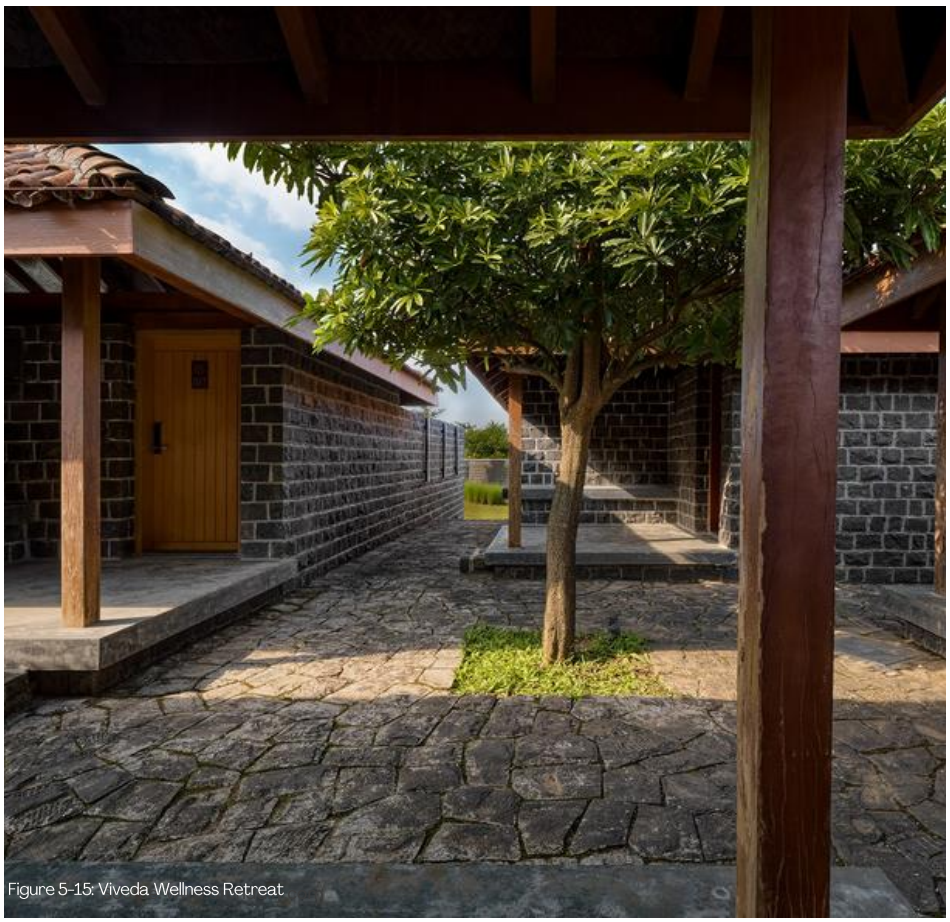


Figure 5-15: Viveda Wellness Retreat

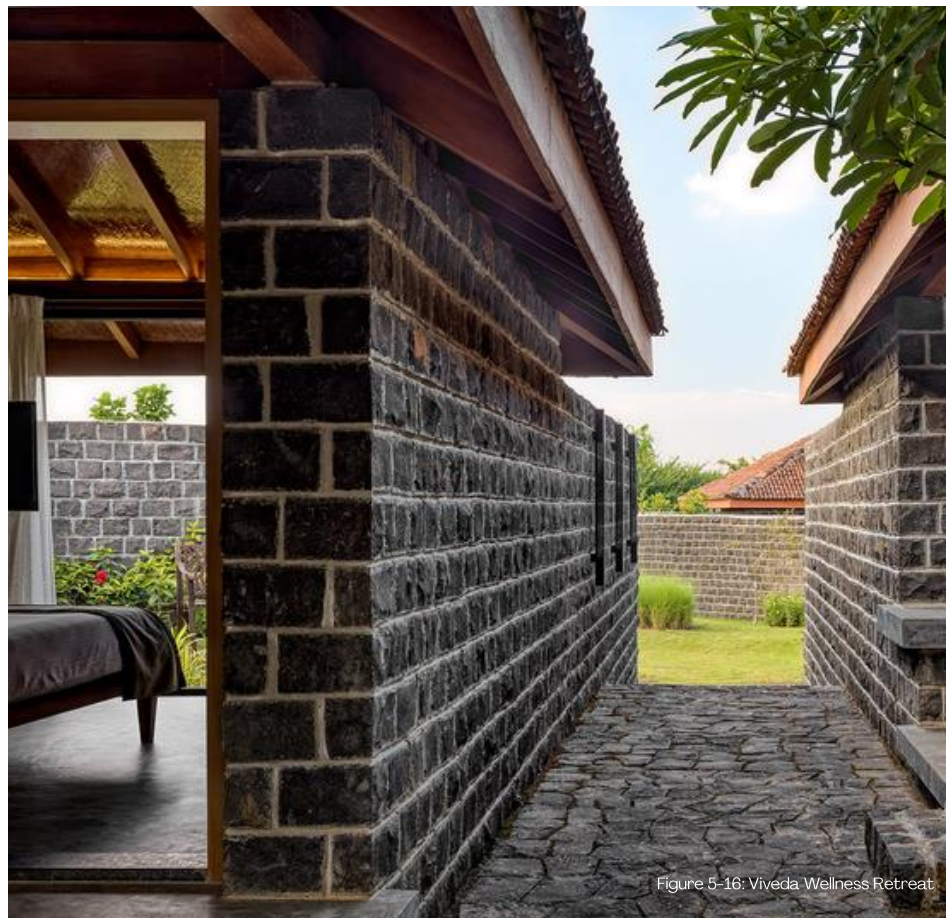


Figure 5-16: Viveda Wellness Retreat



Figure 5-17: Viveda Wellness Retreat - Stone craftmanship



Figure 5-18: Viveda Wellness Retreat - Stone craftmanship

Stone

- The stonework on-site was primarily carried out by the Wadari community, a group renowned for its skilled stonemasonry, particularly in the rural economies of Maharashtra and Northern Karnataka. Basalt stone, abundantly available in the region, is hand-quarried, chiseled, and fitted on-site by these expert craftsmen. Basalt forms the majority of the project's structure, including load-bearing walls, steps, courtyards, and landscaping elements. This extensive use of basalt was intended to give the building a monolithic quality, creating the impression of a single, solid stone form resting harmoniously within the landscape.

Source: www.aman.com/resorts/amandari



Figure 5-19: Viveda Wellness Retreat - Clay tiles craftmanship

Wood

- Two types of timber are used in this project:
  - Haladu – A yellow-toned timber named after "Haladi" or turmeric, primarily used in the roofing system and as columns in specific areas.
  - Upcycled Wood – Indian teakwood salvaged from 100- to 150-year-old structures in the region, giving new life to reclaimed materials.
- Local carpenters, led by a sutar (a master carpenter with skills passed down through generations), executed much of the intricate woodwork.

Clay Pot Tiles

- Designed by A for Architecture where every aspect of this place from the open green spaces to its understated elegance and historic charm creates a sacred space we find ourselves drawn to, often without realizing it.
- Spanning 40 acres on the revered grounds of Trimbakeshwar, with the tranquil Beze lake flowing nearby and the Sahyadri mountain range as its steadfast backdrop, Viveda embodies the positivity and serenity of this sacred land



Figure 5-20: Viveda Wellness Retreat – Wood roof

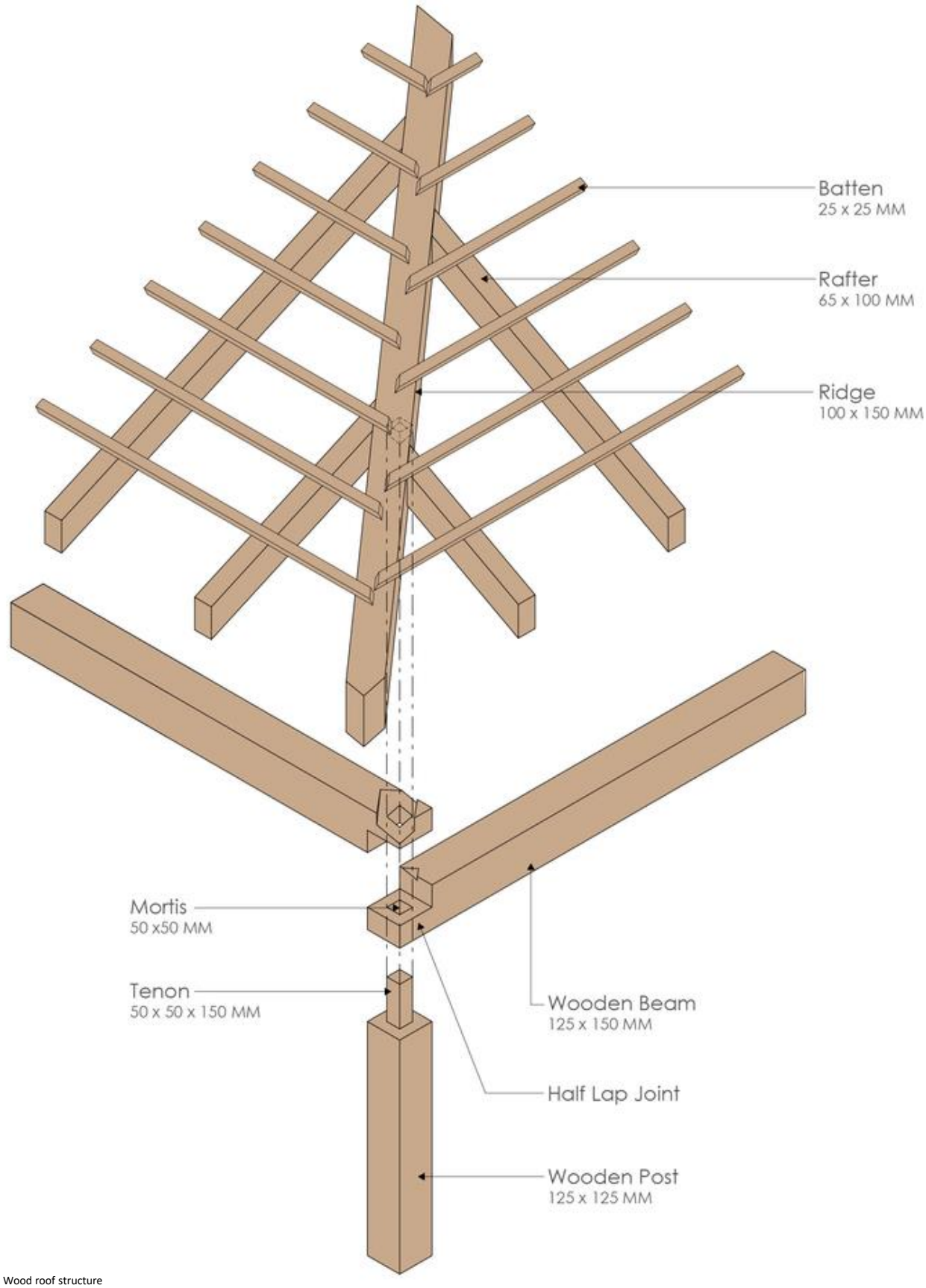
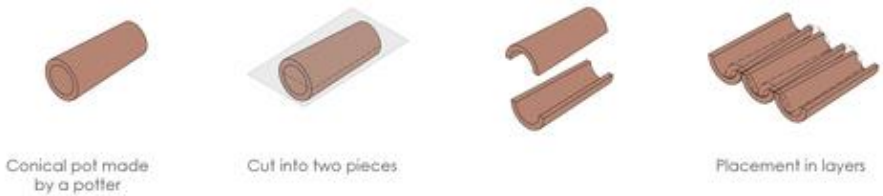


Figure 5-21: Viveda Wellness Retreat - Wood roof structure

Source: www.aman.com/resorts/amandari



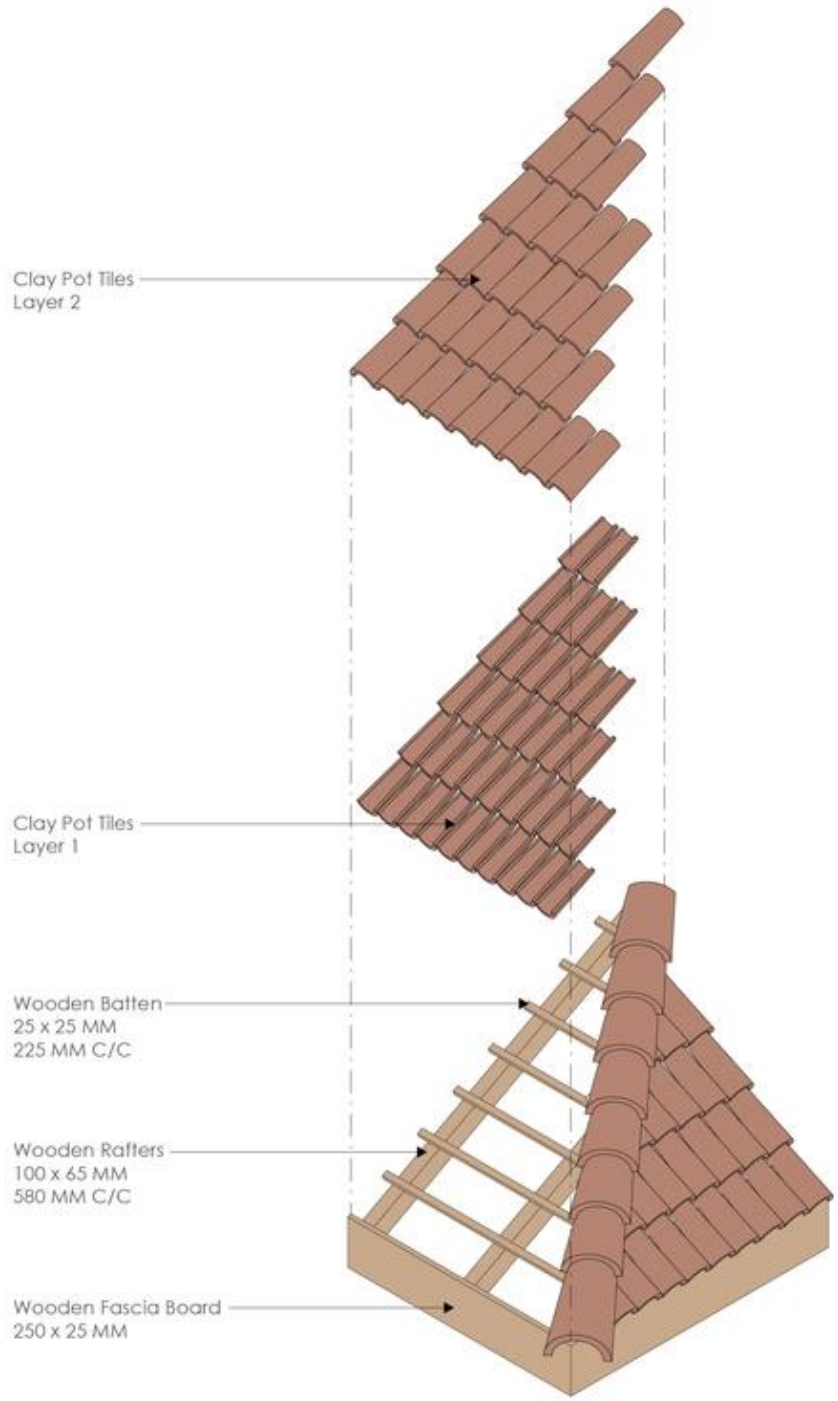


Figure 5-22 Viveda Wellness Retreat - Clay tiles making and placement

Source: www.aman.com/resorts/amandari

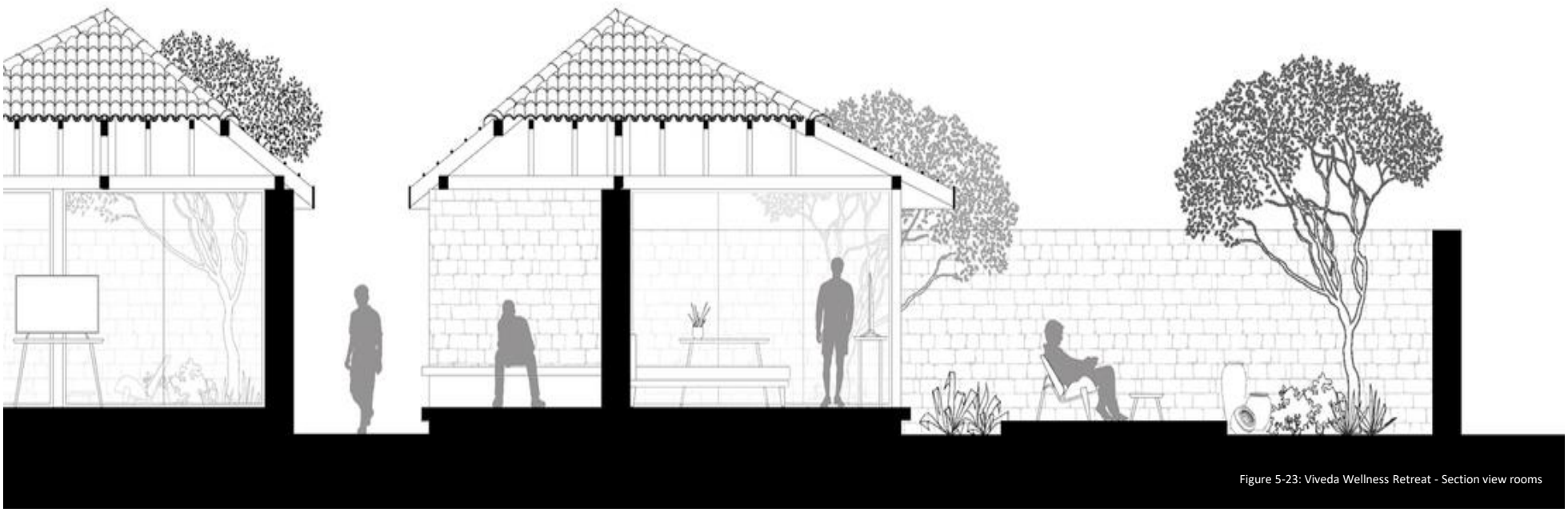


Figure 5-23: Viveda Wellness Retreat - Section view rooms

Spatiality

- Spatially speaking, the project intends to deliberately invoke a sense of inhabiting the historically prominent architectural types of the region. Historically speaking, several political and spiritual practices have left their architectural traces in the landscape of Sahyadri hills and Trimbekashwar. Among which the fascinating ones are the medieval forts -typically built on top of the mountains; Wadas - beautifully crafted medieval houses of the rich merchants; Kunds - subterranean water bodies popular since the Harappan cities but explicitly seen in the temple towns across the regions; Chaityas -the beautiful and tedious Buddhist caves and monasteries; Ghats - the sacred river-front stretches of steps leading to various rivers where architecture and landscape becomes one. Each of these building types have a very specific and memorable spatial quality which the project invokes in various parts.

- The guest rooms are designed as clusters reminiscent of a small settlement with winding paths and courtyards. Each cluster forms a circular layout, freely positioned on the natural slope of the terrain, creating a meandering pathway that connects clusters at varied levels. A common courtyard shared by four cottages serves as a social gathering space, allowing guests to interact and take in distant landscape views from the comfort of their verandahs.

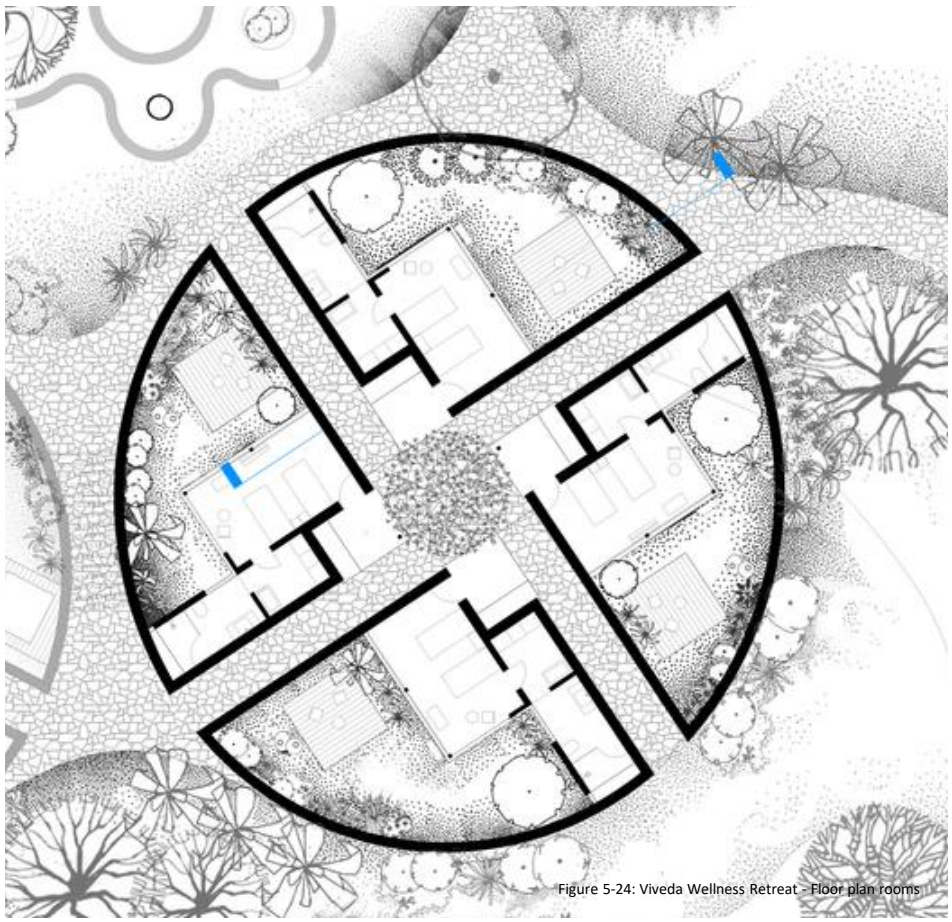
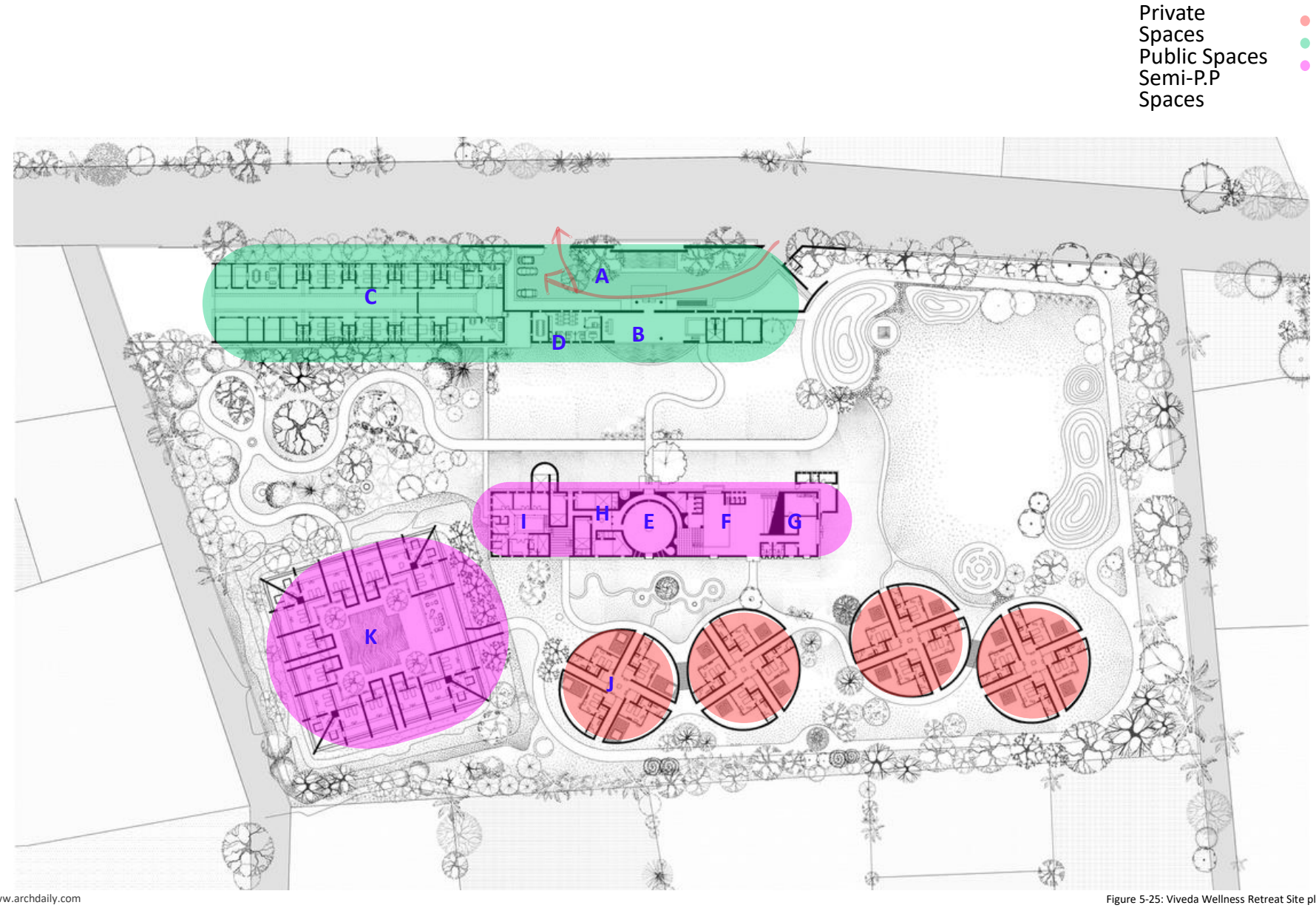


Figure 5-24: Viveda Wellness Retreat - Floor plan rooms

Source: www.archdaily.com
Source: www.aman.com/resorts/amandari

Zoning

- The spaces divided into 3 sections:
  - Public
    - (A) Parking
    - (B) Reception
    - (C) Restaurant
    - (D) Administrative block
  - Private
    - (J) Cottages
  - Semi Public-Private
    - (I) Naturopathy
    - (H) Massage room
    - (E) Yoga room
    - (F) Swimming pool
    - (G) Family restaurant
    - (K) Stepped Pool



Source: www.archdaily.com

Figure 5-25: Viveda Wellness Retreat Site plan zoning

06

regulation, standard and challenges

Regulation, standard and challenges

- In Bali, building regulations are carefully structured to harmonize development with the island's natural landscape and cultural heritage. These standards are set forth by local governments to ensure that new projects, such as wellness resorts and villa developments, support sustainable growth while respecting Balinese traditions.

- **Key Regulations and Zoning Requirements**
  - The local government regulations in Bali, including the Perwali Denpasar No. 17 of 2015, outline several critical requirements for building developments in designated areas. For wellness resorts, villa compounds, and health-oriented retreats, the main zoning considerations are as follows:
  - Koefisien Dasar Hijau (KDH) - Green Space Coefficient: Balinese regulations mandate a minimum green space allocation, or KDH, which ensures that developments retain a portion of natural or landscaped areas. For wellness resorts and villa accommodations, the minimum KDH is set at 20% for low-density residential or villa zones. This standard helps maintain an eco-friendly atmosphere, which is particularly important for resorts focused on wellness and detox treatments.
  - Koefisien Dasar Bangunan (KDB) - Building Base Coefficient: The KDB sets a limit on the maximum footprint a building can occupy on its plot of land. For villa-style resorts and low-density residential developments, the KDB is capped at 60%. This coefficient ensures that developments are neither overly dense nor obstructive, allowing for spacious layouts that promote tranquility and relaxation.
  - Koefisien Lantai Bangunan (KLB) - Building Floor Coefficient: For villa and wellness resort developments, the KLB is a maximum of 1.8, allowing for up to two or three stories. This regulation supports low-rise structures that are visually aligned with the traditional Balinese landscape and avoid towering over the natural surroundings.

- **Architectural Harmony and Cultural Guidelines**
  - Balinese architectural standards are deeply rooted in traditional design principles that promote harmony between buildings, people, and nature. The following elements are integral to compliance with Balinese architectural guidelines:
  - Balinese Architectural Style: All developments must respect the "Tri Angga" philosophy, which divides the building into three harmonious sections—foundation, body, and roof. This philosophy reflects the structure of the human body and represents the balance between heaven, earth, and humanity. These principles ensure that resorts blend seamlessly with the Balinese cultural landscape.
  - Height and Aesthetic Consistency: Building heights are restricted to maintain a uniform skyline, with most structures capped at 15 meters. The use of traditional materials and ornamental designs is encouraged to uphold a cohesive visual identity, supporting Bali’s reputation as a culturally rich and aesthetically unique destination.
  - Green Spaces and Open Areas: The regulations strongly emphasize the importance of green spaces and open layouts. Developers are encouraged to incorporate green areas like gardens, open courtyards, and pedestrian pathways, which not only enhance the resort experience but also foster ecological sustainability.

https://www.ssek.com/blog/legislative-and-governmental-controls-applicable-to-design-appearance-and-method-of-construction-in-indonesia/

Regulation	Description	Coefficient	Calculation	Result (m^2)
Koefisien Dasar Hijau (KDH)	Minimum green space required	20%	6,025 m^2 * 0.20	1,205 m^2
Koefisien Dasar Bangunan (KDB)	Maximum building footprint allowed	60%	6,025 m^2 * 0.60	3,615 m^2
Koefisien Lantai Bangunan (KLB)	Total allowable floor area across all levels of the building	1.8	6,025 m^2 * 1.8	10,845 m^2
Building Height	Maximum height permitted	N/A	Up to 3 floors (based on max 1.8 KLB)	Up to 15 meters

Regulation	Description	Requirement
Koefisien Dasar Hijau (KDH)	Minimum green space allocation	Minimum 20%
Koefisien Dasar Bangunan (KDB)	Maximum building footprint on land plot	Maximum 60%
Koefisien Lantai Bangunan (KLB)	Maximum floor area across all levels of a building	Maximum 1.8
Building Height	Maximum allowed building height	Maximum 15 meters
Floor Levels	Maximum number of floors allowed for villa/resort structures	2-3 floors

Table 6-1 : Bali building regulations - Author

Villa Design Standards

- **Room Sizes and Layout**

- Bedrooms
  - Master Bedroom: At least 20–25 sqm for comfort and luxury.
  - Secondary Bedrooms: 15–20 sqm with en-suite bathrooms for privacy.

- Living Room
  - Should be spacious and multifunctional, with an area of around 30–40 sqm for large villas or combined shared space in smaller villas.
  - Open-plan layouts are preferred for a seamless connection to outdoor areas (like pools or gardens).

- Bathrooms:
  - Each bedroom should have an en-suite bathroom, with a minimum size of 7–10 sqm.
  - Outdoor showers for bathtubs are a popular feature in luxury Bali villas, allowing guests to connect with nature.

- **Villa Types:**

- Luxury Single Villa:
  - Typically, villas have 3 to 5 bedrooms, including a master suite.
  - Incorporates large living spaces, entertainment areas, and private pools.



Figure 6-1: Room Sizes and Layout (Source: Balitecture)

• Outdoor Spaces:

- Pool:
  - Must be a key feature for luxury Airbnb villas. The pool should be large enough to serve as a centerpiece, with dimensions of at least 5 x 10 meters for larger villas, or 3 x 8 meters for smaller villa clusters.
  - Infinity edges or natural stone pools are favored for aesthetics.

- Terraces and Patios:
  - Outdoor living is essential in tropical climates like Bali. Villas should have large terraces or patios connected to the living areas. Sizes can vary from 20–30 sqm, with lounge and dining spaces.

- Gardens:
  - Landscaping should use local plants, with careful consideration for tropical weather. Balinese villas often feature frangipani trees, palms, and lush greenery to create a relaxing environment.



Figure 6-2: Outdoor Spaces: (Source: Balitecture)

- **Indoor-Outdoor Integration:**

- Open-Plan Design:
  - Luxury villas in tropical regions often have open-air living and dining areas to maximize natural ventilation and views. These areas should be directly connected to the outdoor spaces like pools and gardens.

- Sliding Doors and Windows:
  - Incorporate large glass doors and windows that open to the outdoors, creating a seamless transition between indoor and outdoor spaces.



Figure 6-3: Bambu Indah Ubud (Source: Bali-interiors)

- **Sustainability and Materials:**

- Sustainable Design
  - Use locally sourced materials like bamboo, reclaimed wood, and natural stone for construction and interior finishes.
  - Install solar panels for energy efficiency and rainwater harvesting systems for sustainable water use.

- Natural Ventilation:
  - Design should minimize the need for air conditioning by using cross-ventilation with strategically placed windows and doors.



- **Accessibility:**

- Barrier-Free Design:
  - Consider accessibility for all guests, including ramps for easy access to the villa and wide doorways that accommodate wheelchairs.

- Guest Convenience:
  - Include amenities like luggage storage areas and parking for guests arriving with vehicles.



Figure 6-4: Villa Mata & Cara (Source: Bali-interiors)



Figure 6-5: Villa Mata & Cara (Source: Bali-interiors)



Figure 6-6: Villa Mata & Cara (Source: Bali-interiors)



Figure 6-7: Mandapa, a Ritz-Carlton Reserve (Source: The Ritz-Carlton)



Figure 6-8: The Chedi Club Tanah Gajah, Ubud (Source: Tanah Gajah)



Figure 6-9: Alila Villas Soori – Tabanan, Bali: (Source: Soori Bali)

- **Privacy and Security:**

- Privacy:
  - Villas must ensure complete privacy for guests, especially for luxury Airbnb rentals. High walls, lush greenery, and strategic villa placement will help create secluded areas within the compound.

- Security:
  - Install 24-hour security systems, including CCTV, security gates, and alarms. Bali villas often employ discreet staff to maintain security while respecting guest privacy.

- **Eco-Friendly and Technological Features:**

- Smart Home Technology:
  - Consider integrating smart home systems for lighting, climate control, and security, which can be controlled via a mobile app or remote.

- Eco-Friendly Systems:
  - Use water-saving appliances, solar panels, and energy-efficient lighting (like LED) to reduce the environmental footprint of the villa.

- **Design Aesthetic and Cultural Elements:**

- Balinese Design:
  - Villas in Bali often incorporate traditional Balinese elements like carved wood details, alang-alang (thatched) roofs, and open pavilions (bales).

- Middle Eastern Influence:
  - Combine Middle Eastern aesthetics, such as arches, geometric patterns, and textured fabrics, with Balinese design for a unique cultural fusion.

Challenges

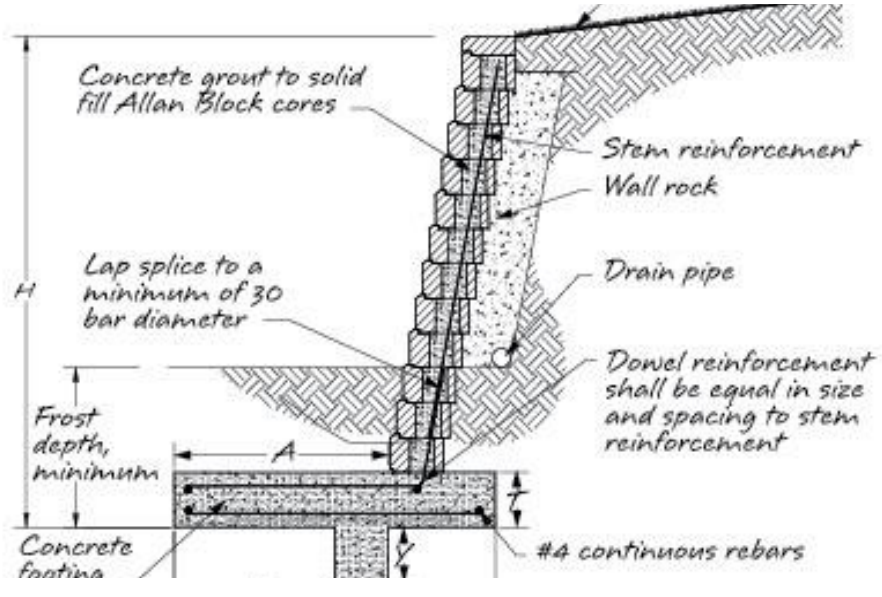
Cliffside Topography:

- Challenge:
  - The cliffside location presents unique challenges related to steep terrain, stability, and erosion control. Building on a cliff requires careful analysis to ensure the structure's stability and safety.

- Solutions:
  - Implement appropriate foundation systems such as deep piles or retaining walls.

Sustainable Design and Environmental Impact

- Challenge:
  - Designing a luxurious villa while maintaining environmental sustainability can be a difficult balance. Building near the ocean can affect coastal ecosystems, and minimizing the ecological footprint is crucial and needed for that.
- Solutions:
  - Use local materials (bamboo, natural stone) to reduce transportation and environmental impact.
  - Implement solar energy systems, rainwater harvesting, and greywater recycling
  - The design should preserve existing trees and natural features.



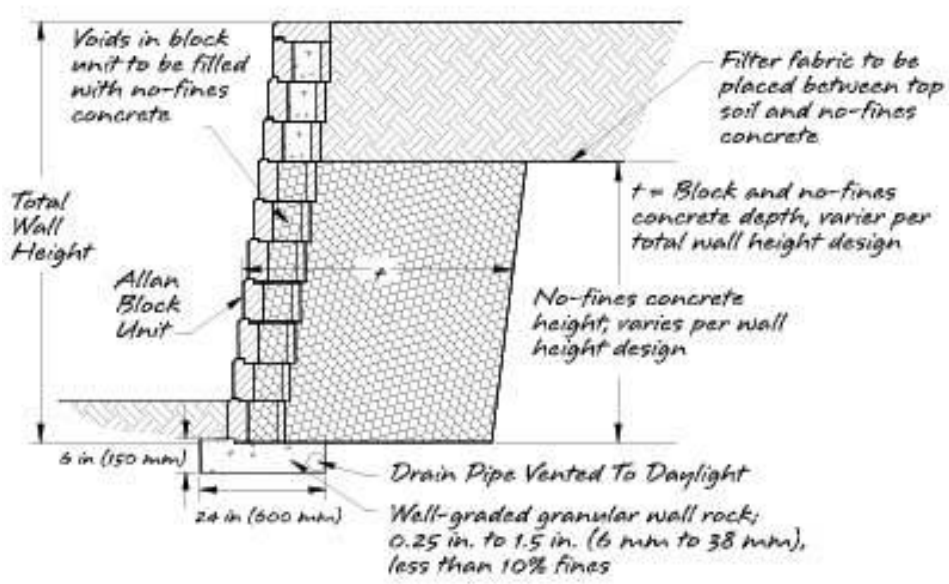


Figure 6-10: Retaining Wall Reinforcement
(Source: ACI 318 Building Code Requirements for Reinforced Concrete)

Ocean Exposure and Climate:

- Challenge:
  - The villa will be exposed to strong ocean winds, humidity, and saltwater corrosion, all of which can affect materials and the durabilitي of the building.

- Solutions:
  - Design with natural ventilation to mitigate humidity, allowing airflow through open spaces or louvered windows, using anti corrosion material such as treated wood or by applying a protective material paint.

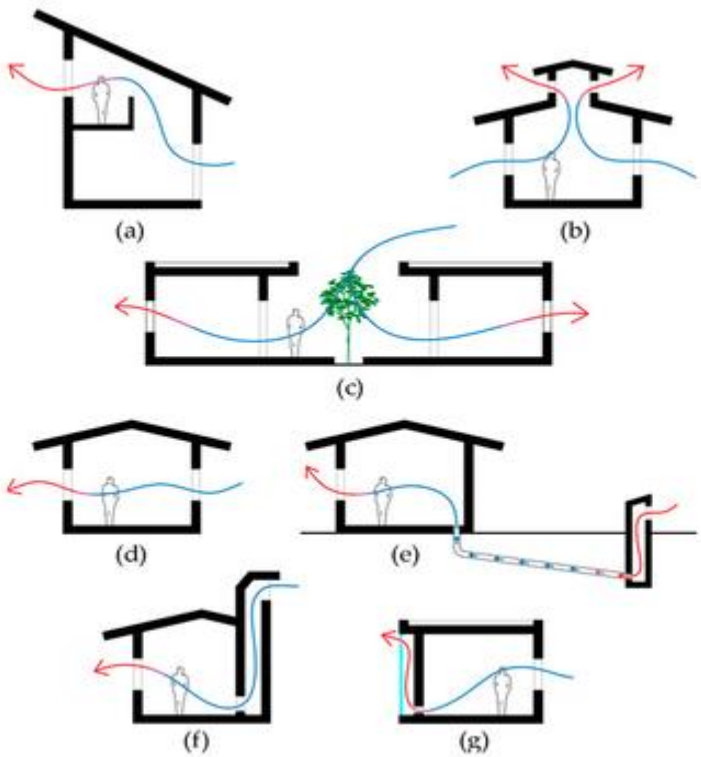


Figure 6-11: Passive systems (Source: Passive Solar Heating and Cooling Technologies Based on Bioclimatic and Vernacular Architecture)

Flexibility and Future Modifications:

- Challenge:
  - The owner wants rooms and spaces to be easily modified for different uses. Achieving flexibility in a villa design while keeping the space visually appealing can be complex, tricky and challenging.
- Solutions:
  - Incorporate modular design elements like sliding doors, foldable walls, or movable partitions to allow spaces to be reconfigured easily.
  - Trying to design multi-functional spaces that can shift from living rooms to workspaces or gathering areas, depending on guest needs.

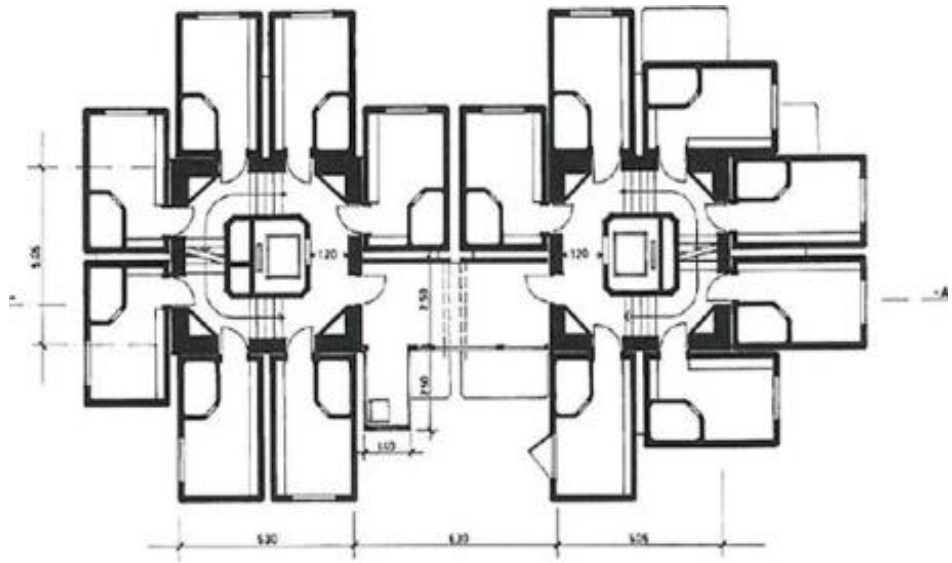


Figure 6-12: Floor plans, space arrangement
(Source: Nakagin capsule tower kisho kurokawa)

Balinese Design Aesthetics:

- Challenge:
  - Merging traditional Balinese architecture with Middle Eastern design influences can be tricky, especially while maintaining a cohesive look and feel.
- Solutions:
  - Trying to integrate Balinese elements like carved wood, open pavilions, and natural materials with Middle Eastern design modifications such as arches, tilework, and textiles.Using neutral color palettes that can fit both styles, with a way to highlight cultural elements.

Regulatory and Zoning Restrictions:

- Challenge:
  - Bali's zoning laws and regulations can sometimes limit the type of construction or the height of buildings, especially in coastal areas or cliffside locations regarding many aspects of nature.
- Solutions:
  - Review of local zoning regulations, including height restrictions and coastal development guidelines.
  - Working with local consultants or government bodies to ensure that the design complies with environmental impact assessments and other legal requirements.

Balinese architecture orientation

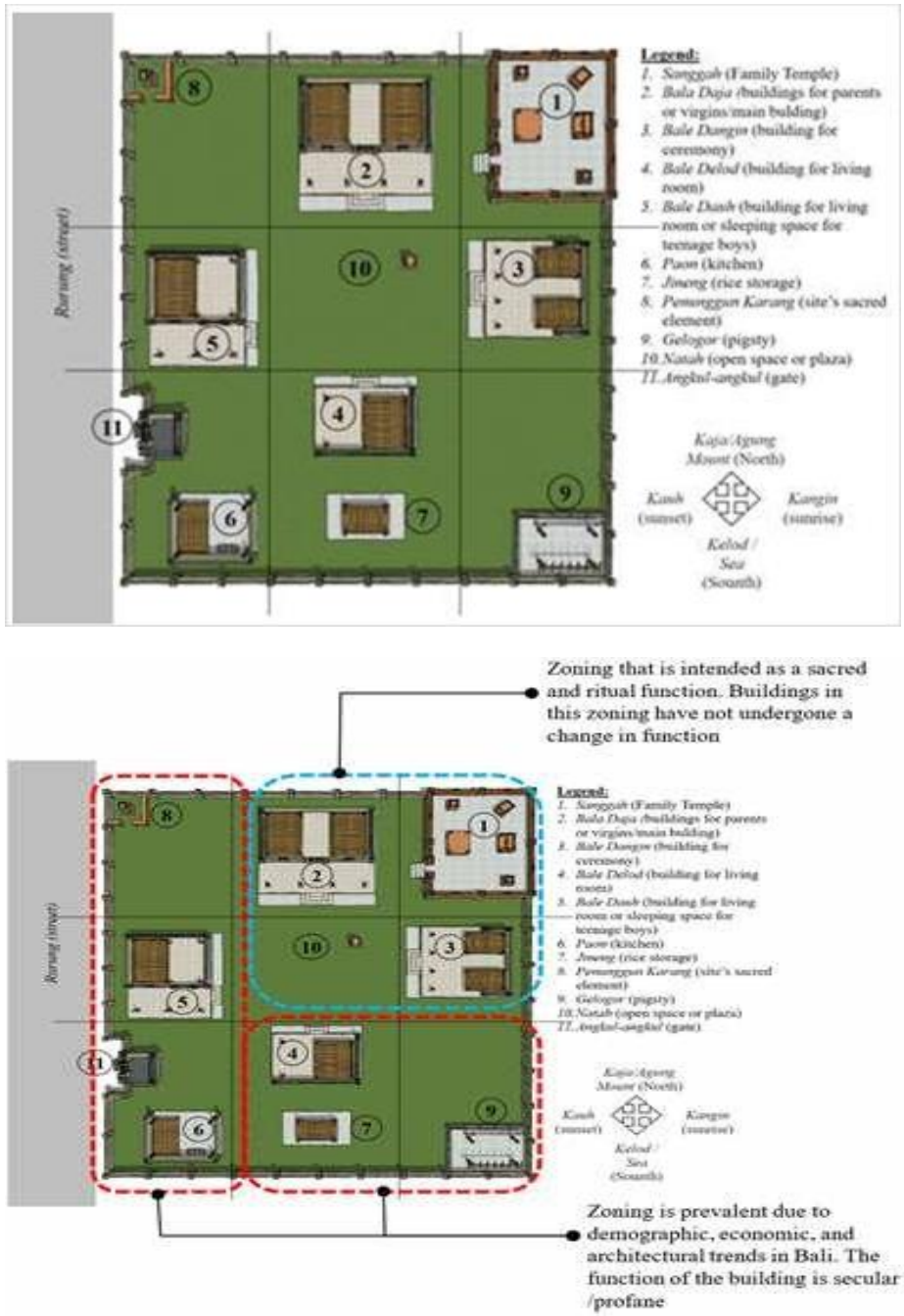


Figure 6-13: Residential layout with Sanga Mandala concept

(Source: Dualism in the transformation of Balinese ethnic residential architecture in Denpasar Journal by I Kadek Merta Wijaya

- Bubble diagram

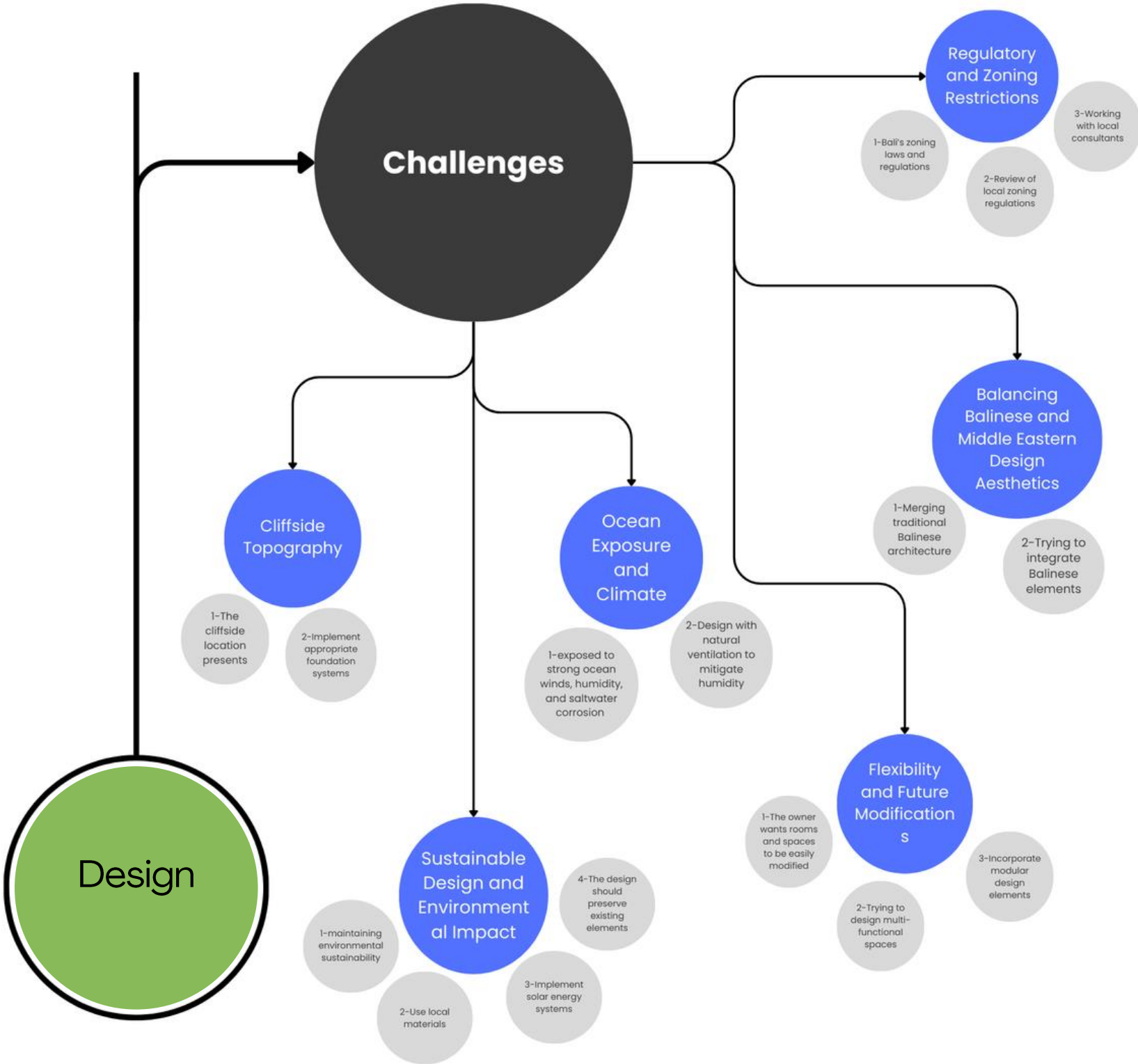


Figure 6-14: Bubble diagram - Author

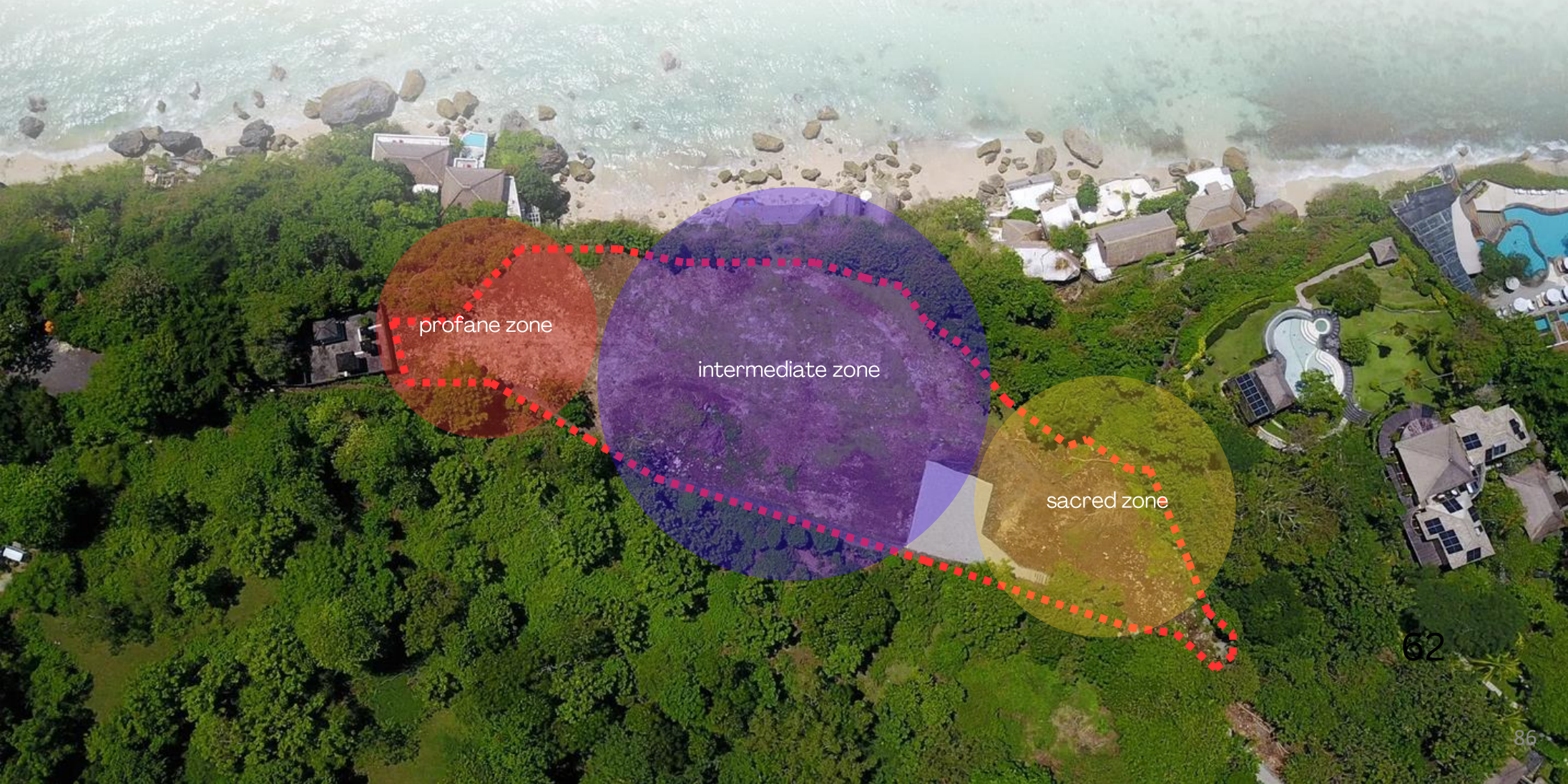
07

Designing stage

Zoning

The design is following the Tirta Nirvana Retreat traditional Balinese building orientation and architectural principles, ensuring harmony with the island's cultural and spiritual identity. The layout is guided by the concept of Kaja-Kelod, aligning structures along the sacred axis from the mountains (Kaja) to the sea (Kelod). This orientation reflects the island’s spiritual values and integrates seamlessly with its natural surroundings.
Balinese architectural zoning, based on Tri Mandala, divides the site into three realms:

- The Utama Mandala (sacred zone), which houses meditation pavilions and prayer areas, positioned toward the most sacred direction.
- The Madya Mandala (intermediate zone), accommodating shared wellness facilities such as yoga spaces, detox areas, and dining spaces.
- The Nista Mandala (profane zone), designed for functional activities like storage and staff facilities, located in the least sacred areas.



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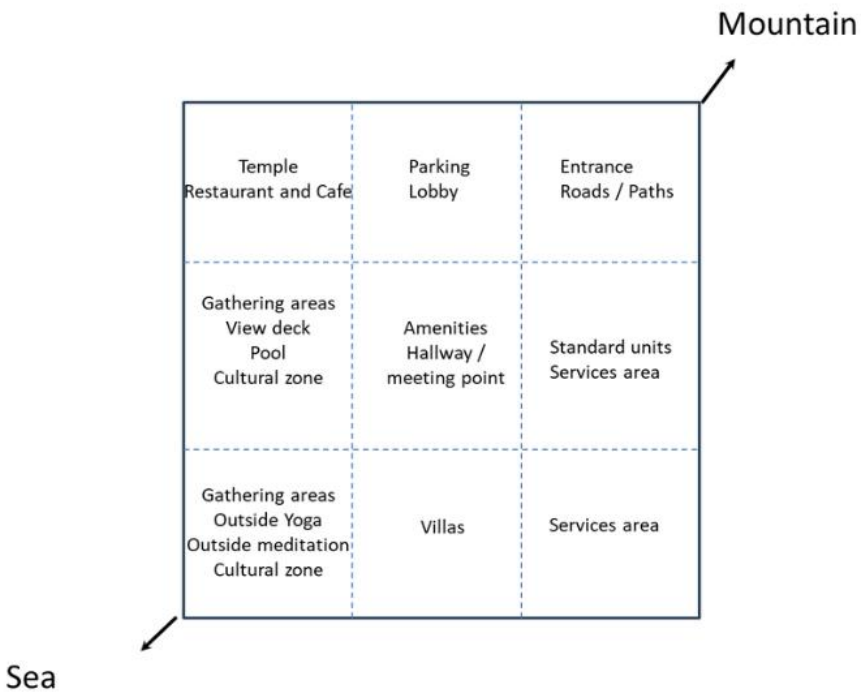


Figure 7-1 : Zoning Concept- Author

Tri Hita Karana
In design, this means the resort must balance human comfort, nature preservation, and spiritual respect.

Asta Kosala Kosali
In design, this affects the masterplan layout. By placing sacred spaces (temples, meditation pavilions) on the mountain-facing side (Kaja), and functional or service areas closer to the sea side (Kelod). It respects cultural and spiritual values in the placement of rooms and zones.

A. Entrance
B. Parking
C. Temple (Sacred zone) oriented to mount Agung
D. Lobby and Reception
E. Café and resto.
F. Divider area
G. Standard Rooms Top view
H. Amenities (Yoga and Meditation, GYM, Spa)
I. Standard Rooms Bottom View
J. Amenities Zone (Sitting areas, Pool, Ponds, Ceremony Area, Outside Yoga)
K. Villas



Figure 7-2 : Zoning areas- Author

Design Space area, directions and description

Zone	Approximate Area (% of Total Site)	Approximate Dimensions	Description
Sacred Zone (Parahyangan)	5% (~300 m²)	15 x 20 meters	Sacred area with a temple or shrine, oriented towards Mount Agung. Situated at the northern end of the site.
Communal Zone (Pawongan)	15-20% (~900-1,200 m²)	30 x 30 to 35 x 35 meters	Social space for gatherings, central within the site for family and community activities.
Greenery/Nature Zone (Palemahan)	20% (~1,200 m²)	Spread across the site as landscaping	Dedicated to trees, native plants, and open green spaces to balance environmental needs and meet KDH requirements.
Functional Zone	10-15% (~600-900 m²)	20 x 30 to 25 x 35 meters	Practical areas like kitchen and storage, located near the seaside (southern side), away from sacred spaces.
Wellness/Building Zone	35-45% (~2,100-2,700 m²)	45 x 50 to 50 x 55 meters	Yoga and treatment facilities, strategically oriented to maximize views and privacy, covering most of the building area.

Table 7-1 : design Space area and zones - Author

Zone	Description	Suggested Direction
Sacred Zone (Parahyangan)	A small temple or shrine dedicated to worship and spiritual connection. This zone is positioned at the most sacred spot on the site, with views toward the mountains or another sacred direction.	**Kaja** (Mountain-facing, North)
Communal Zone (Pawongan)	A central gathering space with pavilions, courtyards, or open areas for social interaction. Promotes family unity and communal harmony.	**Center of the site**
Nature Zone (Palemahan)	Green spaces, gardens, or natural vegetation around the property, particularly along the coastline, to maintain environmental balance and respect for nature.	**Surrounding edges**
Functional Zone	Practical areas like bathrooms, kitchens, or storage spaces, kept away from the sacred zones and ideally positioned closer to the seaside.	**Kelod** (Seaside, South)
Wellness Zone	Spaces for yoga, meditation, or wellness treatments, placed to capture coastal views and provide a calming environment for relaxation.	**Facing Sea (East or South)**

Table 7-2 : design Space area directions- Author

Schematic design alt 1 (block mass)

Accommodation facilities

Lobby, Resto and Cafe

Yoga, Meditation , Spa and GYM

Services faculties

After analyzing the Alt 1 We noticed that it follow the cultural concept of orientation where it keeps the sacred areas away from the services facilities and placing the Accommodation and amenities in the middle of the site located to the sea but after simulating the shading and sun path (Sketchup/Enscape) We noticed that it doesn't provide shading into the facilities and that will cause an issue else we add Shading to the design which will be simi closed or closed and it will go not with concept of the design we created.

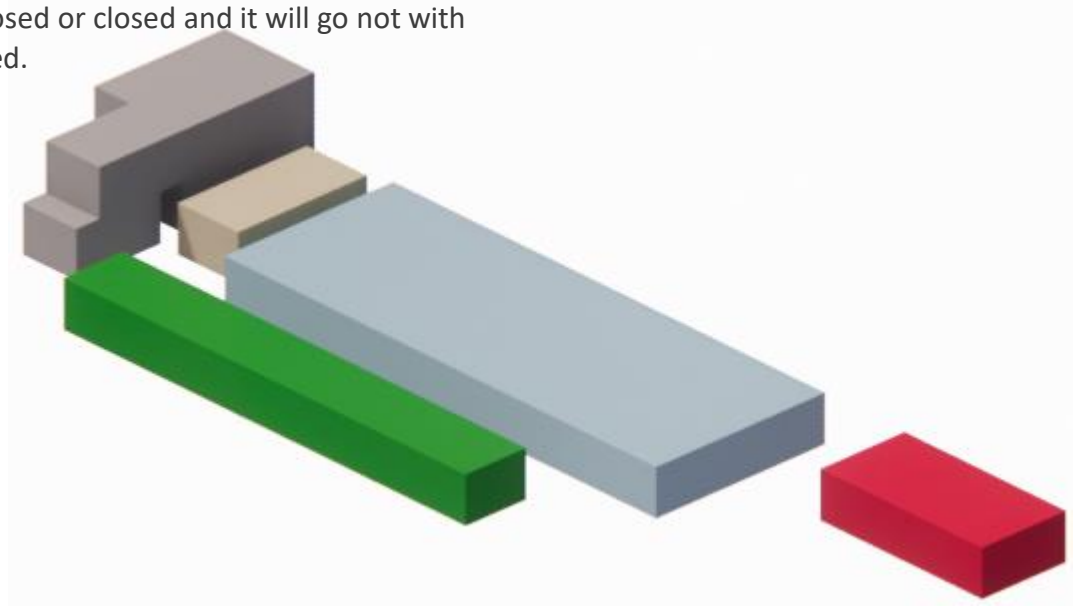


Figure 7-3: Schematic design 3D alt 1

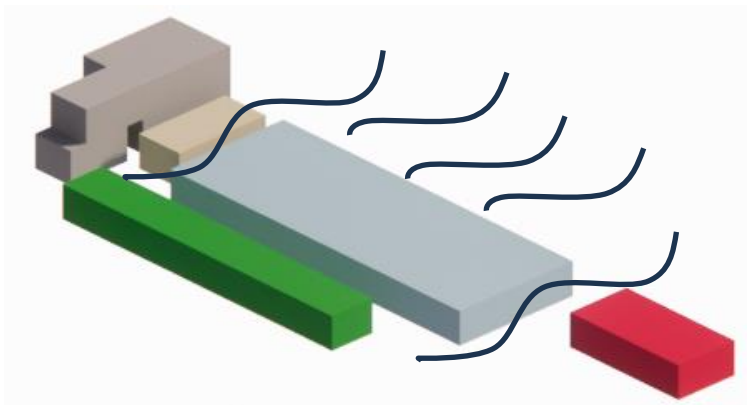


Figure 7-4: Schematic design 3D alt 1 – Air movement

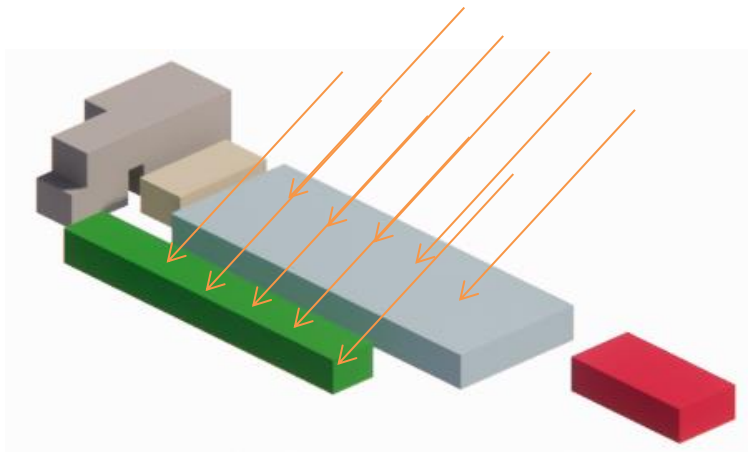


Figure 7-5 Schematic design 3D alt 1 – Sun path

Schematic design alt 2 (block mass)

After analyzing the 2nd alt, We noticed that the service area won't follow the cultural concept of orientation. which is going not in favor of the design concept.
The analyzation of solar path is kind of good but it need to be enhanced more on the other part of the design facilities
The air movement is blocked by the main mass.

.

Accommodation facilities

Lobby, Resto and Cafe

Yoga, Meditation , Spa and GYM

Services faculties

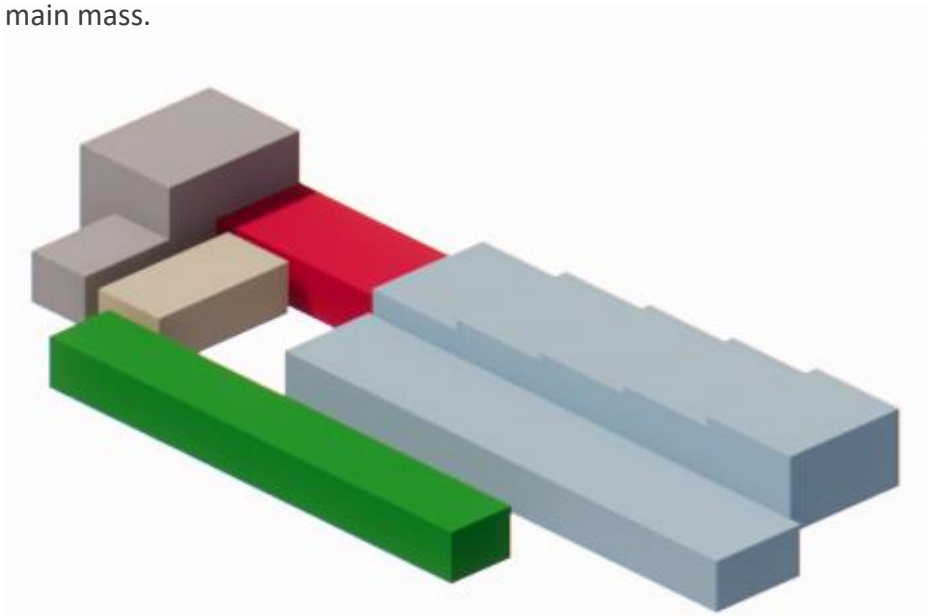


Figure 7-6: Schematic design 3D alt 2

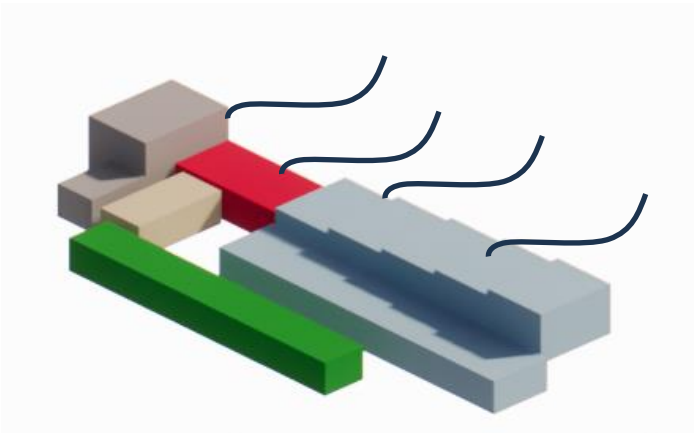


Figure 7-7: Schematic design 3D alt 2 - Air movement

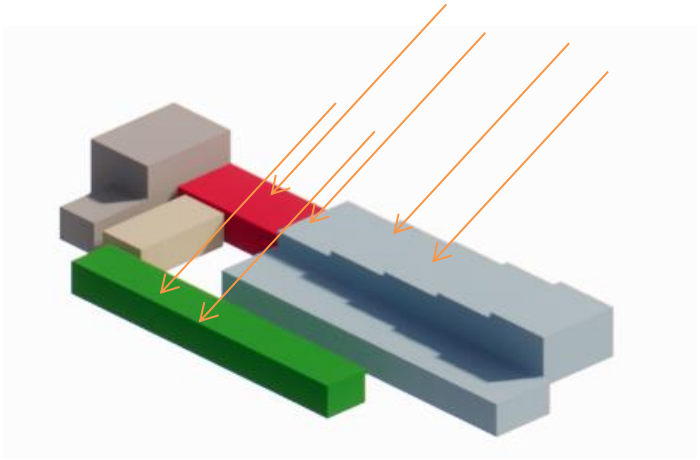


Figure 7-8: Schematic design 3D alt 2 - Sun path

Schematic design alt 3 (block mass)

After analyzing the building mass of this alt and the concept, it seems that this design following the cultural and functional design concept. It has a lot of gabs between each mas which can be designed as open space for each unit by providing shading to cover the other facilites. The gab allows for the air movement to circle around the units.

Accommodation facilities

Lobby, Resto and Cafe

Yoga, Meditation , Spa and GYM

Services faculties

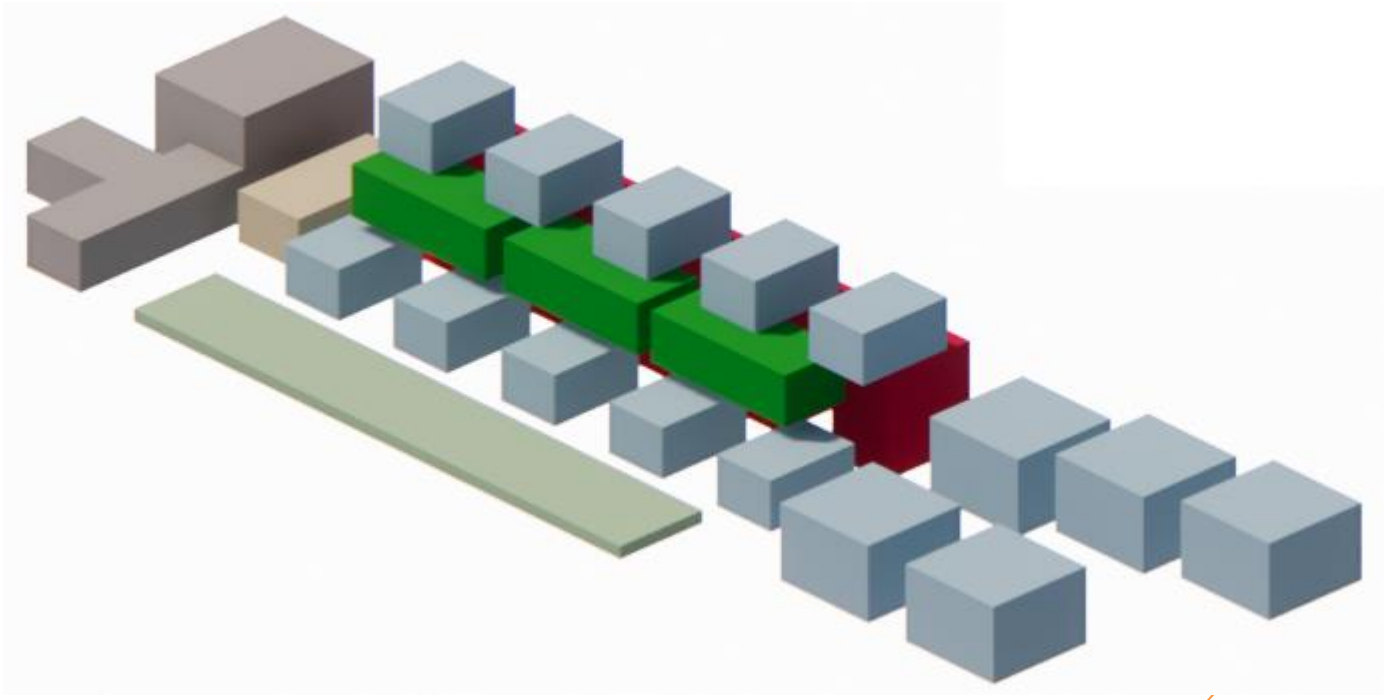


Figure 7-9: Schematic design 3D alt 3

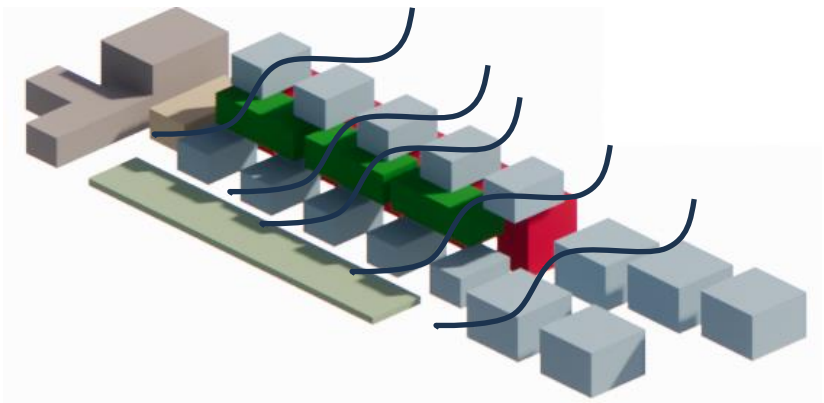


Figure 7-10: Schematic design 3D alt 3 - Air movement

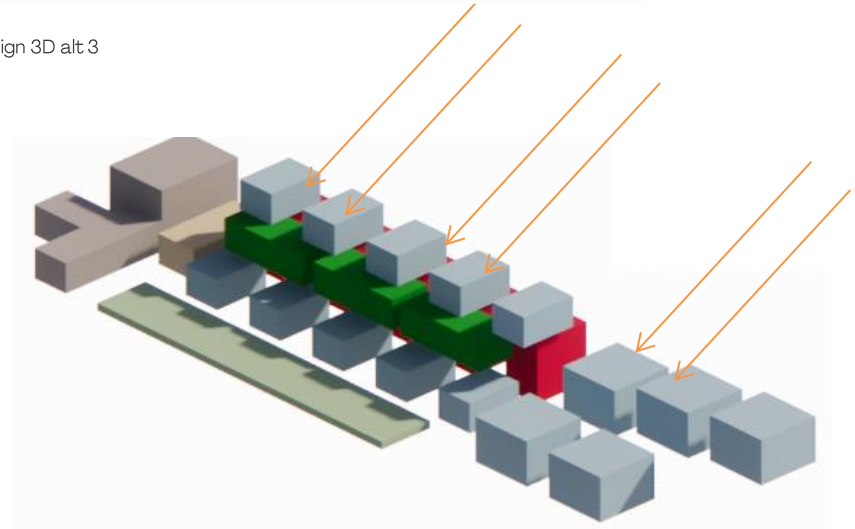


Figure 7-11: Schematic design 3D alt 3 - Sun path

The chosen design (between many alt.)

The decision was between design alt 2 and design alt 3, so many designs has been created as an alternative and simulated it but the choice was the 3rd one for so many reasons that goes with the concept.

Accommodation facilities

Lobby, Resto and Cafe

Yoga, Meditation , Spa and GYM

Services faculties



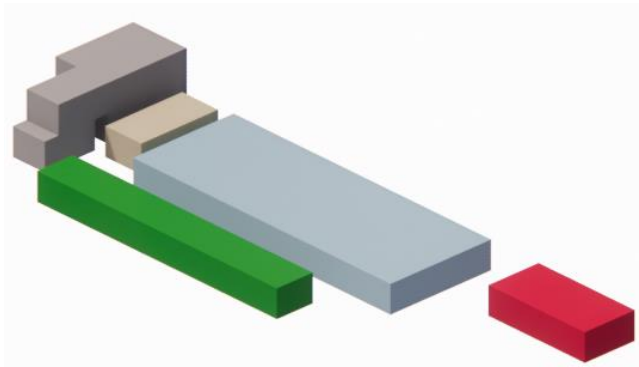


Figure 7-12: 1st design view



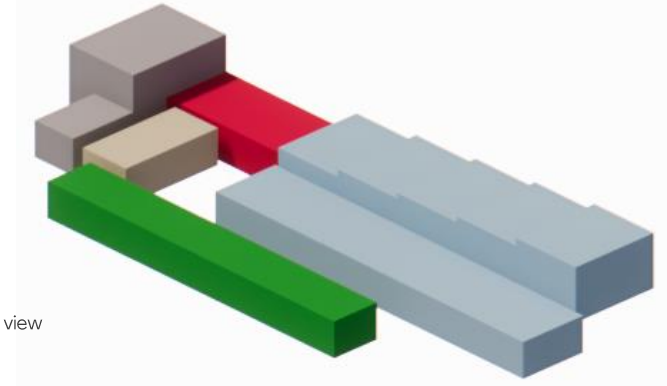
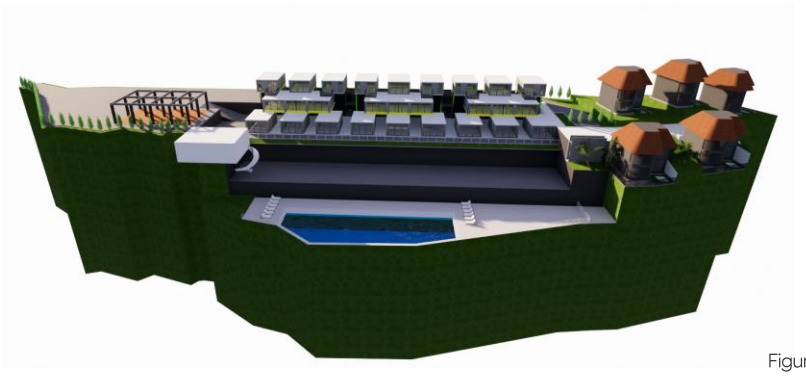


Figure 7-13: 2nd design view



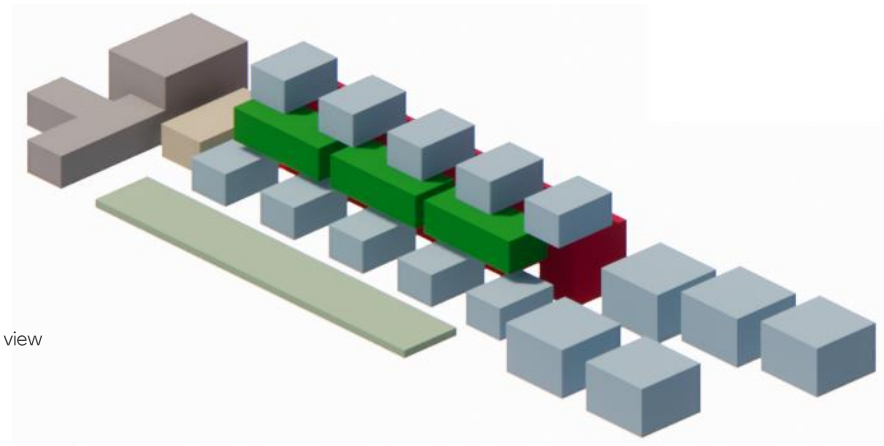


Figure 7-14: 3rd design view

Design Transformation:

The process of shaping the building's mass took considerable time and involved many ideas to create a design that not only respects the cultural context but also ensures proper shading and natural air circulation throughout the building and surrounding facilities.

One of the key design strategies was to develop a modular system, using mostly rectangular and square forms to meet the project's functional and spatial requirements. The design began by trimming the edges of a basic rectangle and slightly shifting them apart. These shorter edges were then divided into two square segments and extended. The larger central mass was split in half and reshaped into smaller rectangles. The first row was elevated by 50% and moved toward the back, while the second row of rectangular volumes followed the same concept—elevated in place to form a higher layer.

The final result was a composition that resembled a chain of interlocking Lego blocks, forming the foundation of the overall architectural concept.

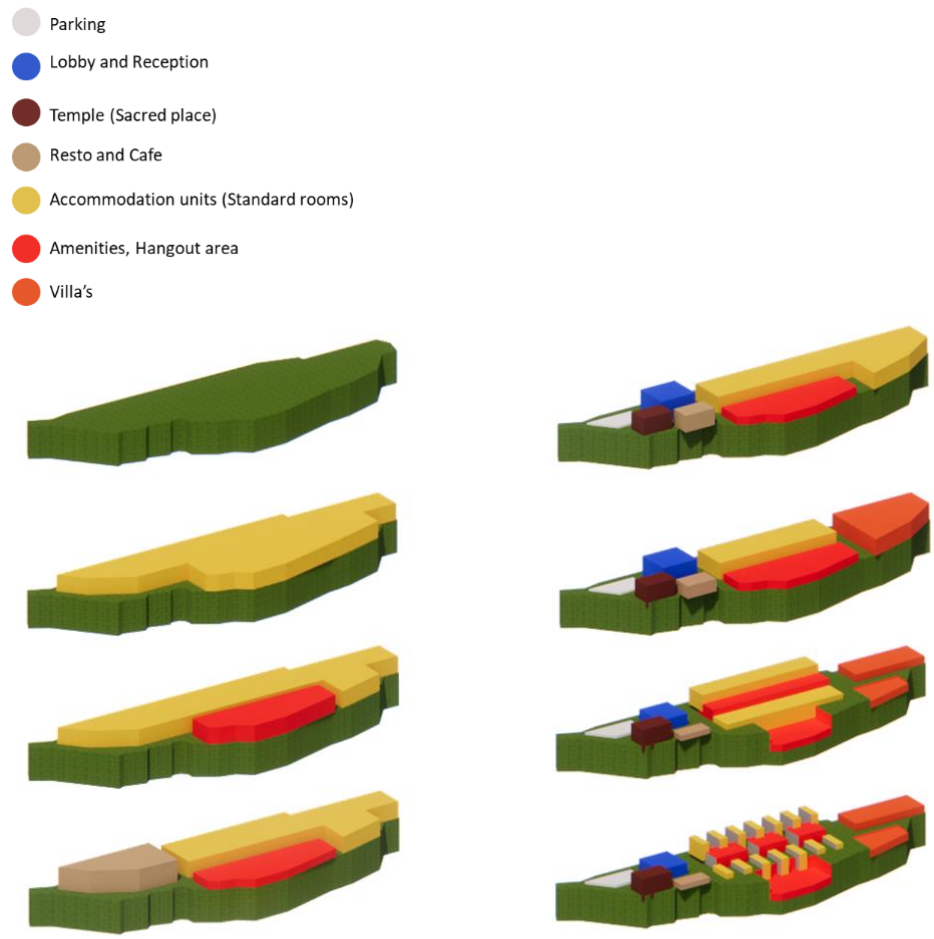
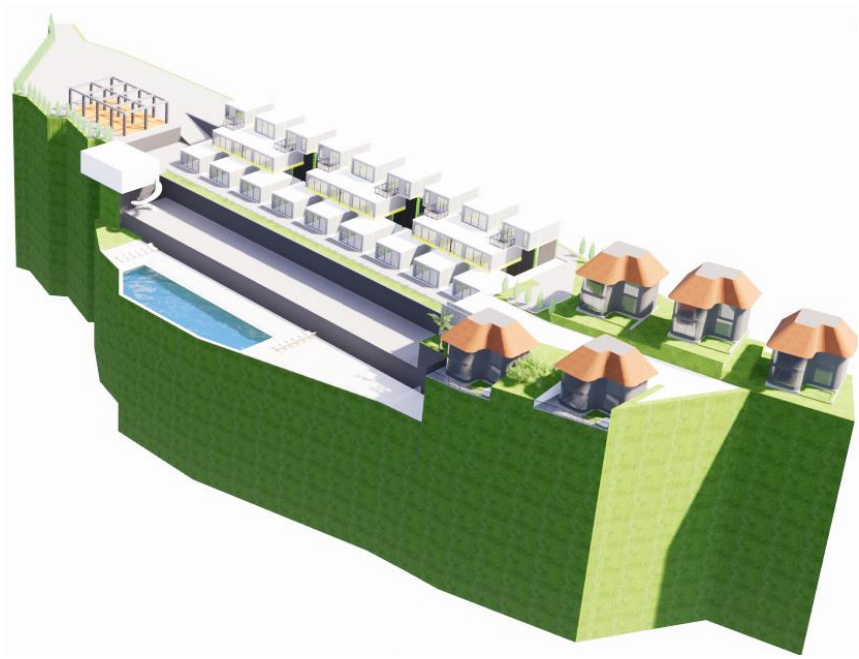


Figure 7-15 design Transformation



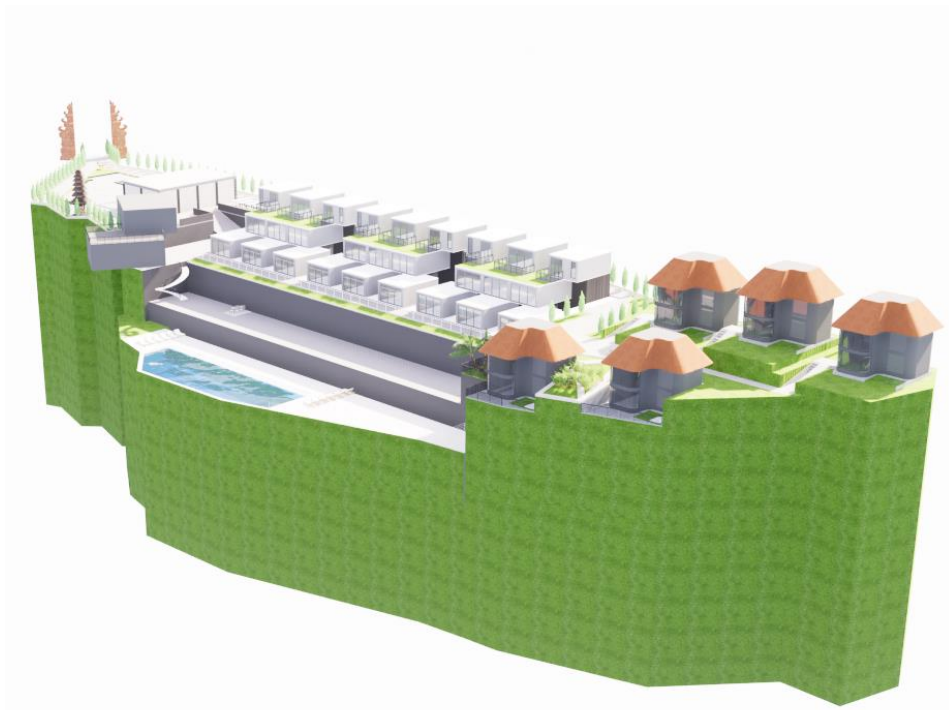


Figure 7-16 3rd design development

Enhancing stages

Stage 1: Completed the middle area and the villa. Transitioned focus toward enhancing the entrance and sacred area.
Stage 2:Improved the entrance zone by adding essential features such as: Parking - Lobby - Café - Shrine
Stage 3 (Final Stage):Transformed the activity and common area to fully align with the design concept, enhancing functionality and spatial harmony.

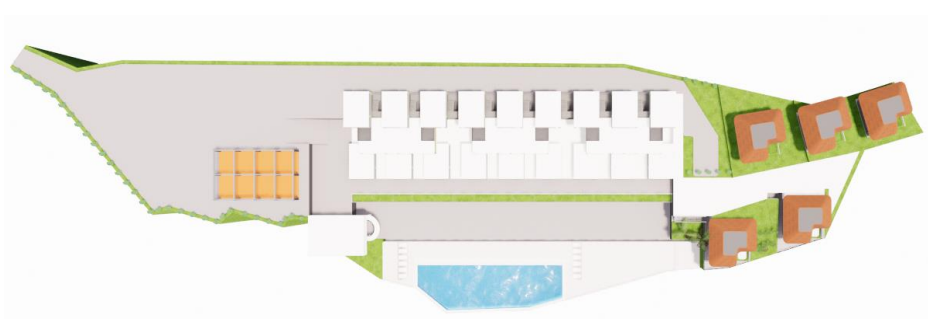


Figure 7-17 Enhancing stages – Stage 1 top view

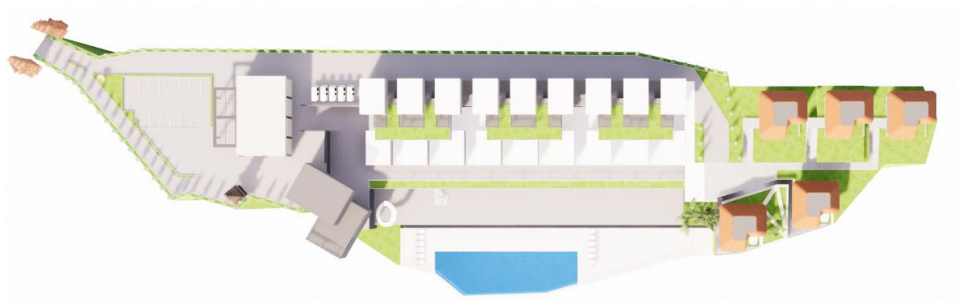


Figure 7-18 Enhancing stages – Stage 2 top view

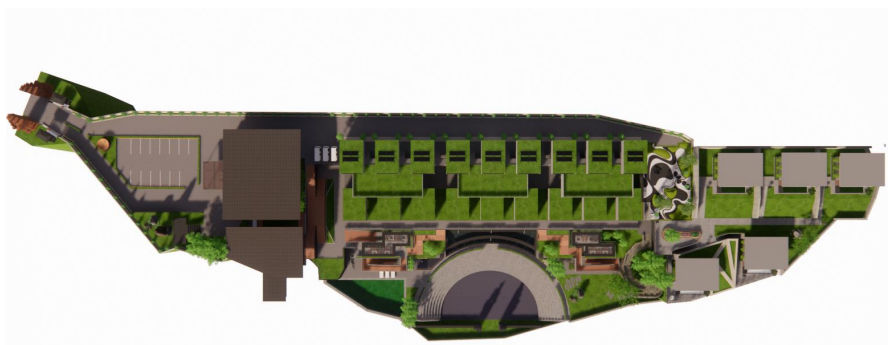


Figure 7-19 Enhancing stages – Stage 3 top view

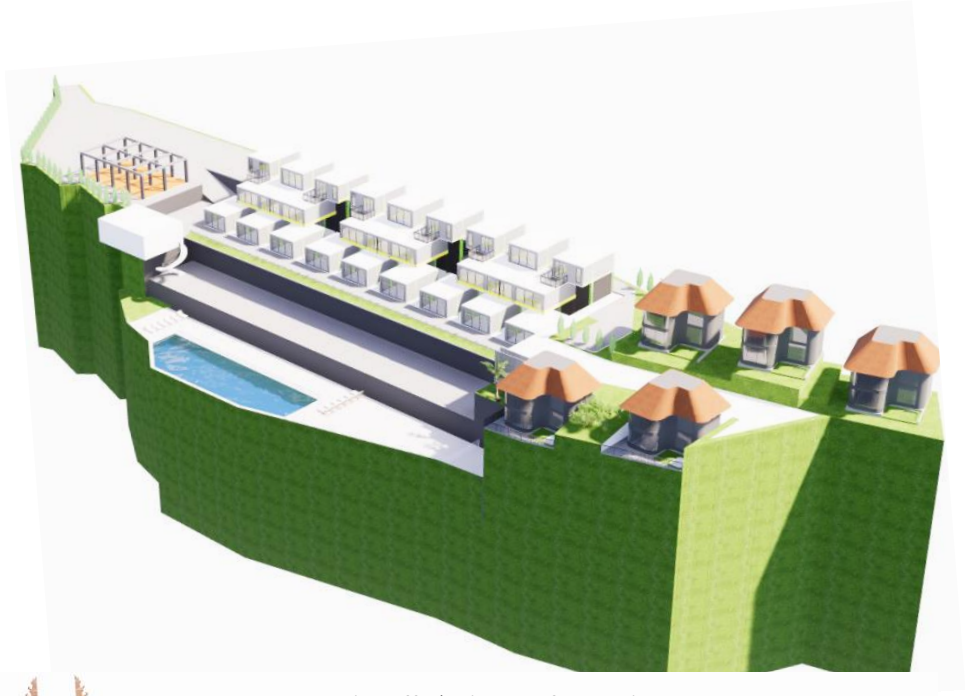


Figure 7-20 Enhancing stages – Stage 1 Iso view



Figure 7-21 Enhancing stages – Stage 2 Iso view



Figure 7-22 Enhancing stages – Stage 3 Iso view

Sun and Air circulation Direction into the site





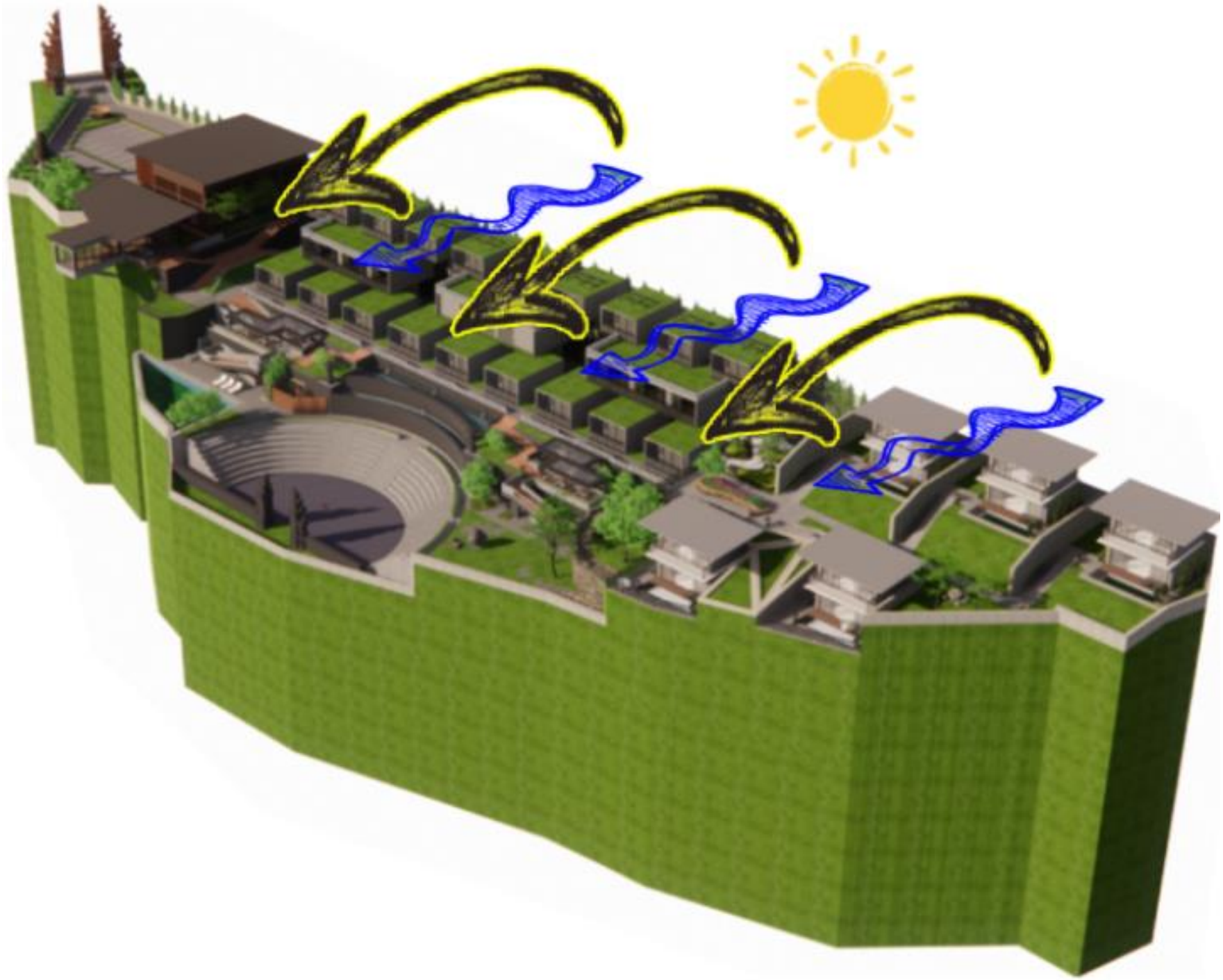


Figure 7-23 Sun and Air circulation Direction into the site

Schematic Sun/Daylight Exposure Simulation

The difference in solar exposure and light distribution throughout the resort site between the old design (left) and the new design (right) is demonstrated by this comparison of daylight simulations. The older design, which is displayed on the left, lacks efficient shading or orienting techniques and shows excessive exposure in certain open sections, especially on roof surfaces and terrace zones

.

The modified design on the right, on the other hand, shows a more balanced daylight performance with tree buffers, repositioned buildings, and modified massing to lessen overexposure in important functional areas like the villas, outdoor meeting places, and recreation areas. The modified scheme's use of vegetation and better built form alignment has successfully reduced harsh lux levels, enhanced comfort and advancing the project's environmental objectives. The simulation demonstrates that design aspects have been carefully refined, improving long-term energy efficiency and the microclimate experience.

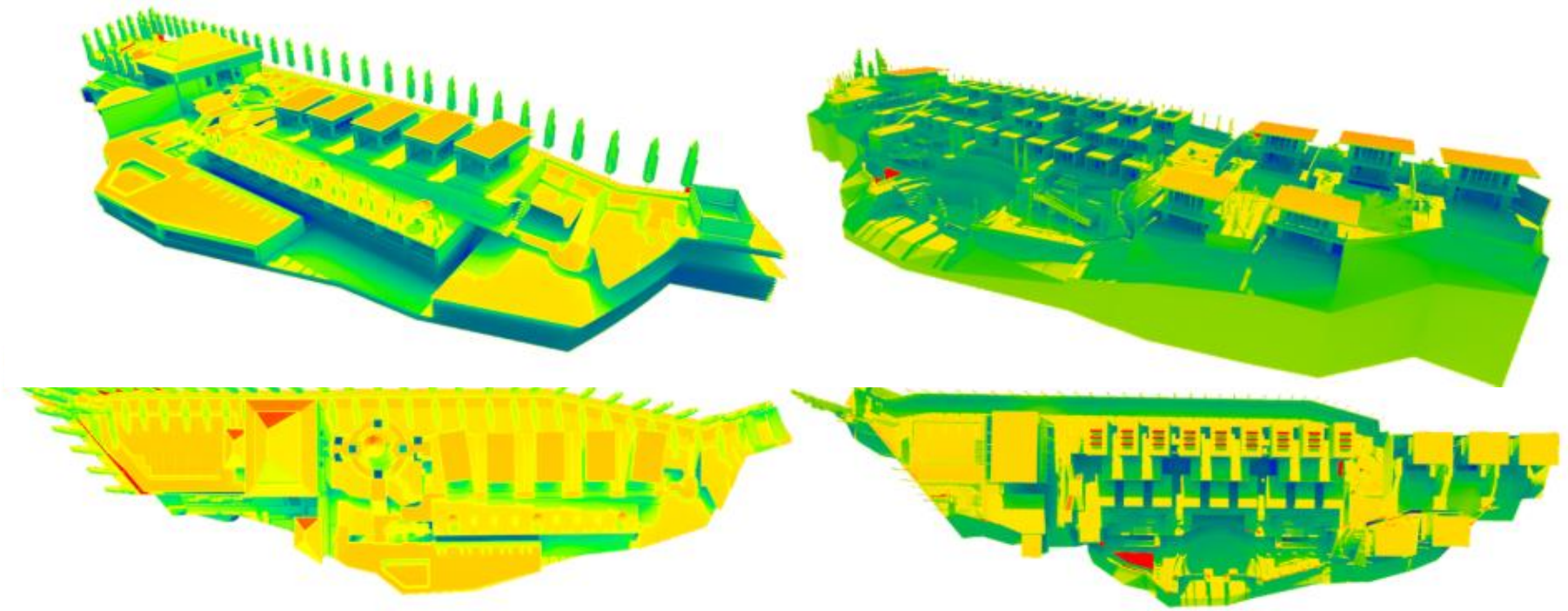


Figure 7-23 Schematic Sun/Daylight Exposure Simulation

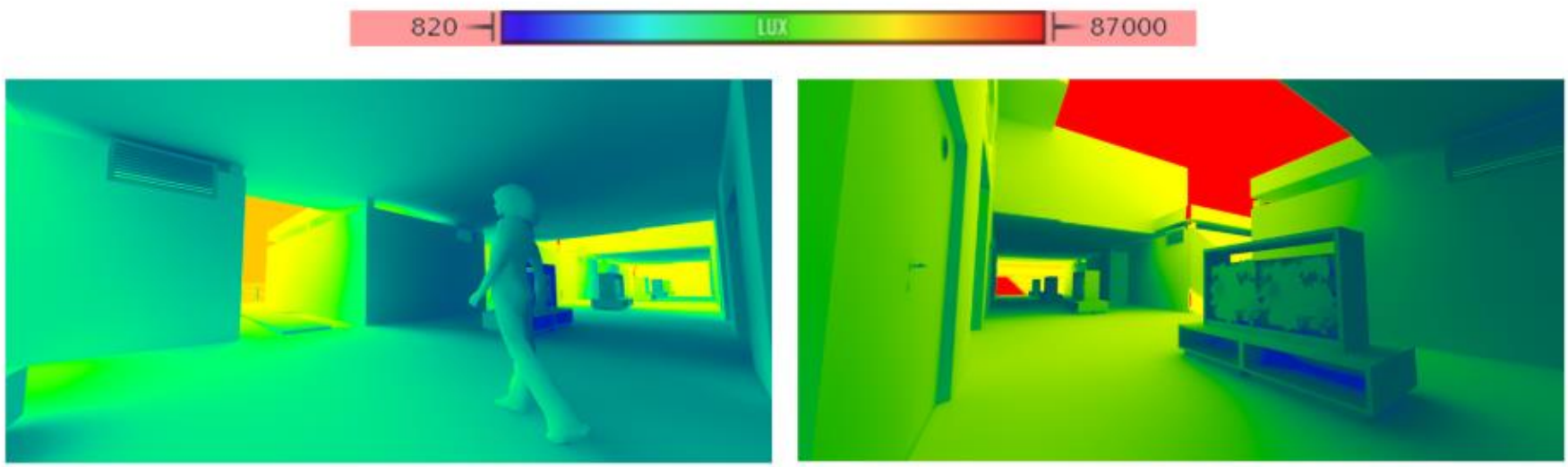


Figure 7-24 Indoor (Main building Hallway)- Simulation

Schematic Air Circulation

The passive ventilation plan incorporated into the Tirta Nirvana Retreat is shown in this section diagram. By utilizing Bali's dominant mountain breezes and elevated cliffside conditions, the building is built to enhance cross ventilation, as evidenced by the natural air flow (shown by blue and red arrows).

Cool air from the mountainside enters through the building's operable apertures, moves through the interior, and then leaves through higher windows, roasters, open areas, or vented rooflines. The multi-level terraces' stacking effect facilitates vertical air movement, allowing cooler air to continue running at the tenant level while warm air rises and departs.

This is a sustainable and culturally sensitive solution that is in line with Tri Hita Karana and tropical design principles. The combination of raised floor structures, shaded overhangs, and strategic orientation guarantees thermal comfort throughout the day without the need for excessive mechanical cooling.

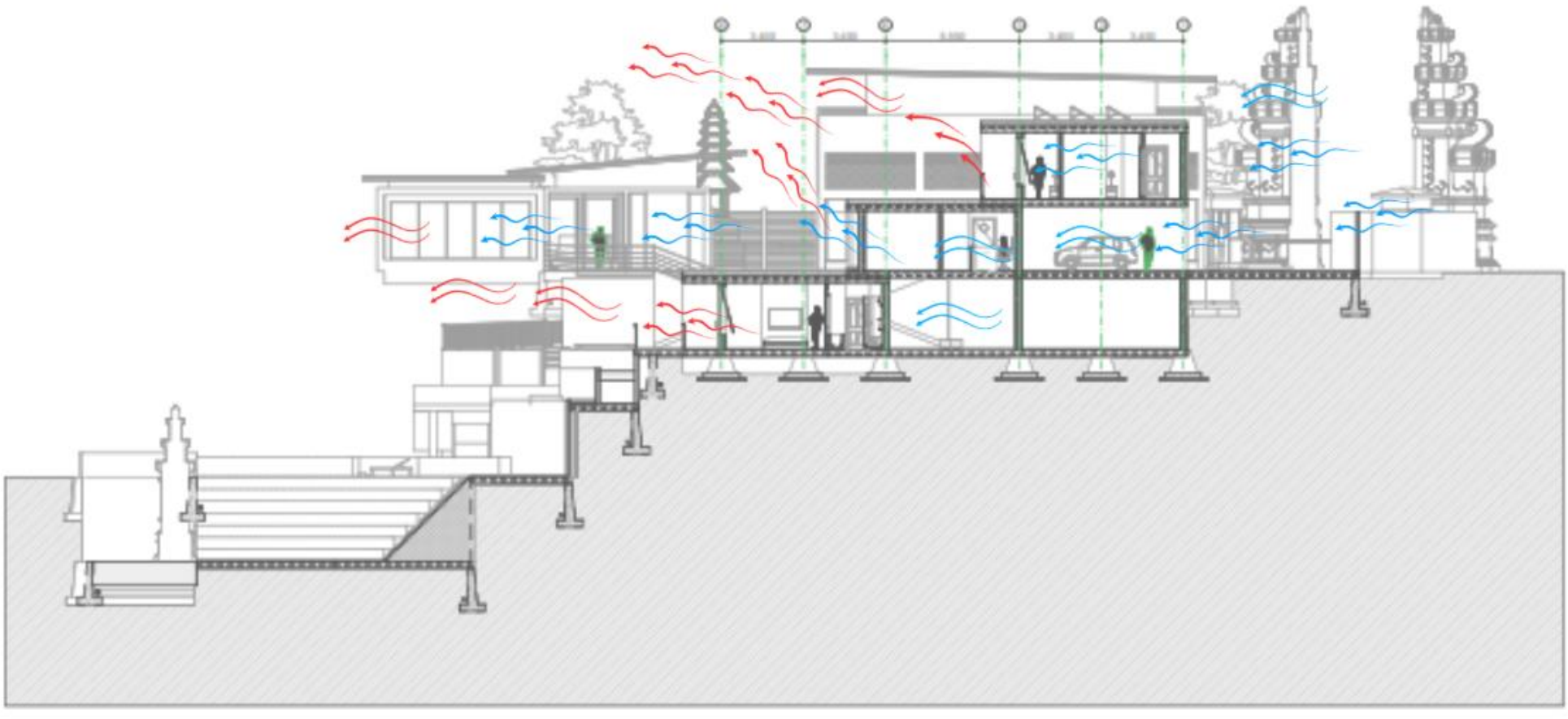


Figure 7-26 Schematic Air Circulation

Premier type units (Villa development)

The premium units initially looked too similar to the standard ones, which wouldn't justify a higher booking price or attract guests seeking a more exclusive experience. To address this, several design alternatives were explored -four in total- and ultimately, a two-storey villa design was selected to better reflect the premium character and enhance its appeal.

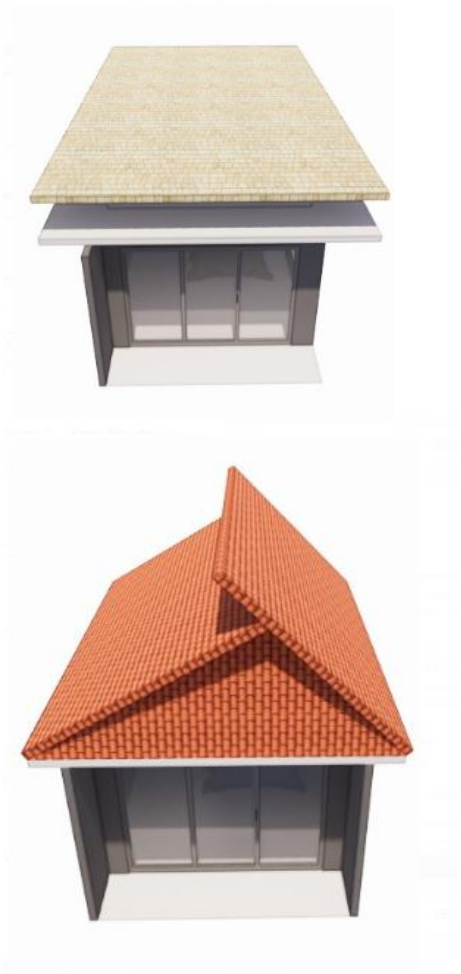




Figure 7-27 Villa's alt designs

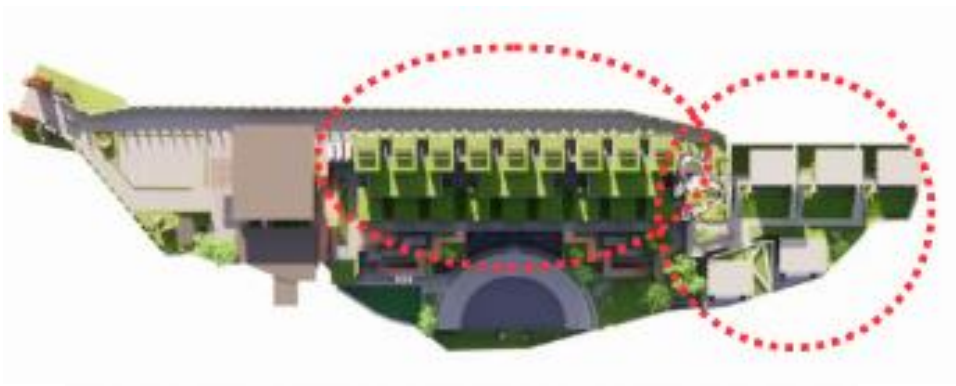






Figure 7-28 Final Design for Villa's

Units enhanced designs:

The design of the residential units has been strategically enhanced to improve spatial quality, user comfort, and environmental integration. Key upgrades include:

Modular Composition: The units are designed in a modular system, allowing flexibility in arrangement while maintaining visual and structural coherence.

Green Roof Integration: Each unit features a green roof to promote thermal insulation and blend the built environment with the natural landscape.

Improved Facade Treatment: Larger openings and refined material choices enhance natural lighting, ventilation, and connection to the outdoors.

Vertical and Horizontal Articulation: The arrangement introduces dynamic stacking and setbacks, creating semi-private terraces and layered spatial experiences.

Community-Oriented Clusters: Units are grouped to form micro-communities that encourage interaction while preserving privacy, aligning with the overall concept of a wellness-focused retreat.



Figure 7-29 Standard Unit



Figure 7-30 Amenities Unit



Figure 7-31 Standard Units and Amenities

Café and Resto Enhanced design

To elevate the guest experience and reinforce the site's identity, the café and restaurant underwent a major design enhancement. The final design embraces openness, offering **panoramic views of the cliffside and surrounding landscape** through **large openings** that blur the boundary between interior and nature.

Several concepts were explored to distinguish this structure as a **premium experience zone**. The combines **warm materials**, **elevated positioning**, and **generous glazing**, creating a space that is both inviting and iconic. The form and structure also respond to site conditions, maximizing natural light and ventilation while celebrating the scenic context.

This design not only increases the visual and experiential appeal for guests but also supports the retreat’s overall goal of harmony with nature and mindful living.

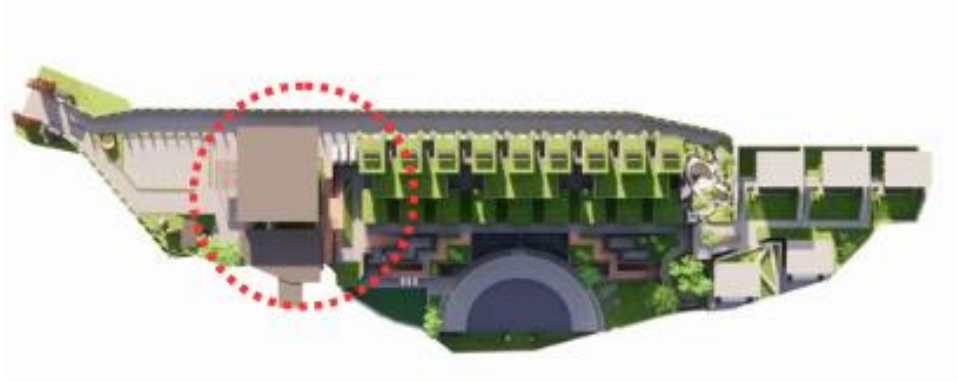








Figure 7-32 Café & Resto



Figure 7-33 Lobby & Reception

Culture elements and zones

Three essential architectural features that draw inspiration from Balinese customs embody the cultural essence of the Tirta Nirvana Retreat.

The first is the outdoor amphitheater, which serves as a multipurpose venue for cultural ceremonies, informal get-togethers, guest workshops, and performances of traditional Kecak dance.

A community, immersive stage that encourages interaction between tourists and local heritage is created by its semi-circular form, which is cut into the environment.

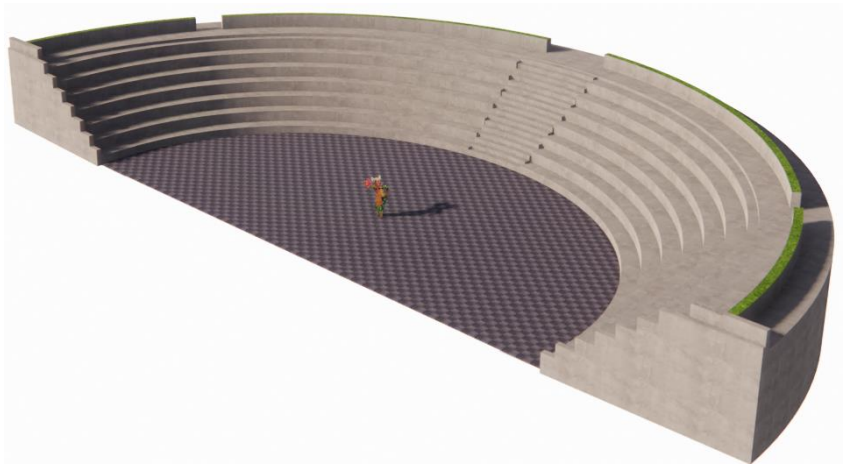




Figure 7-34 Outdoor amphitheater

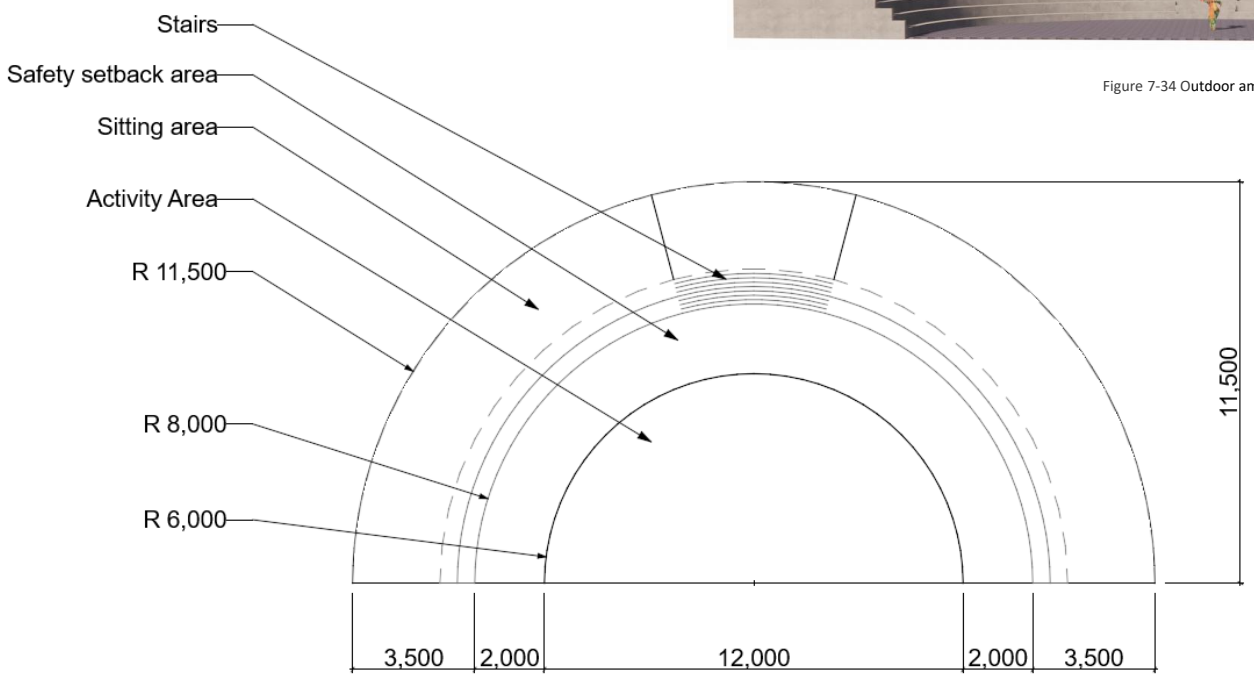


Figure 7-35 Outdoor amphitheater floor plan

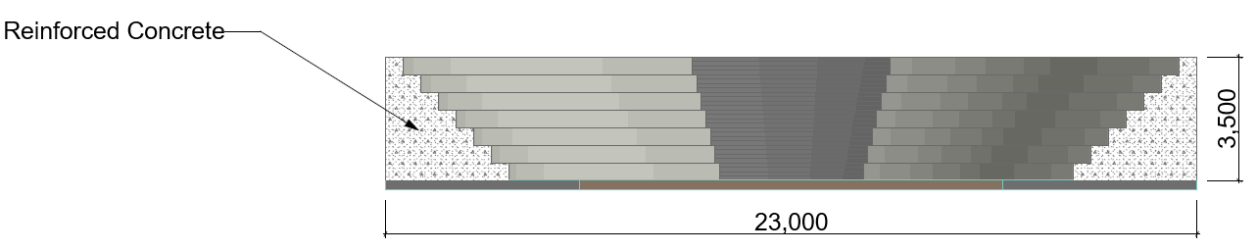


Figure 7-36 Outdoor amphitheater elevation view

The Balinese shrine (pelinggih), a revered vertical building situated on a raised platform and aligned with the Kaja-Kelod axis, is the second component. This shrine, which serves as the resort's spiritual center, provides a place for prayer, introspection, and ceremonial offerings, enhancing the resort's adherence to Tri Hita Karana values and respect for local culture.

The Tirta Pond, a symbolic water feature modeled after Bali's legendary Purification Spring Temple, Tirta Empul, is the third cultural component of the Tirta Nirvana Retreat. This curved water pond, which is positioned along the ceremonial axis, symbolizes the spiritual rebirth and purification that are central to Balinese belief. In keeping with the retreat's name and philosophy of balance and healing, its peaceful surface and flowing shape mimic the flow of holy water (tirta). This reinforces the retreat's function as a place of change and inner calm by reminding visitors of the ritual of self-purification, not only physically

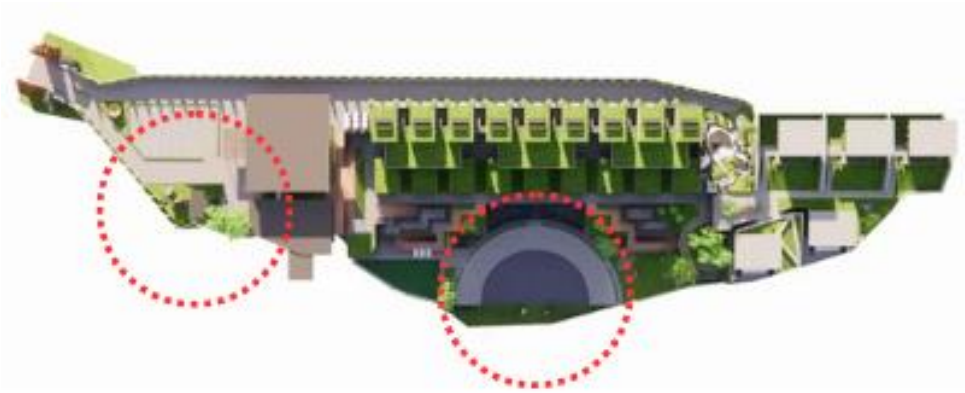




Figure 7-37 Sacred area (Shrine)

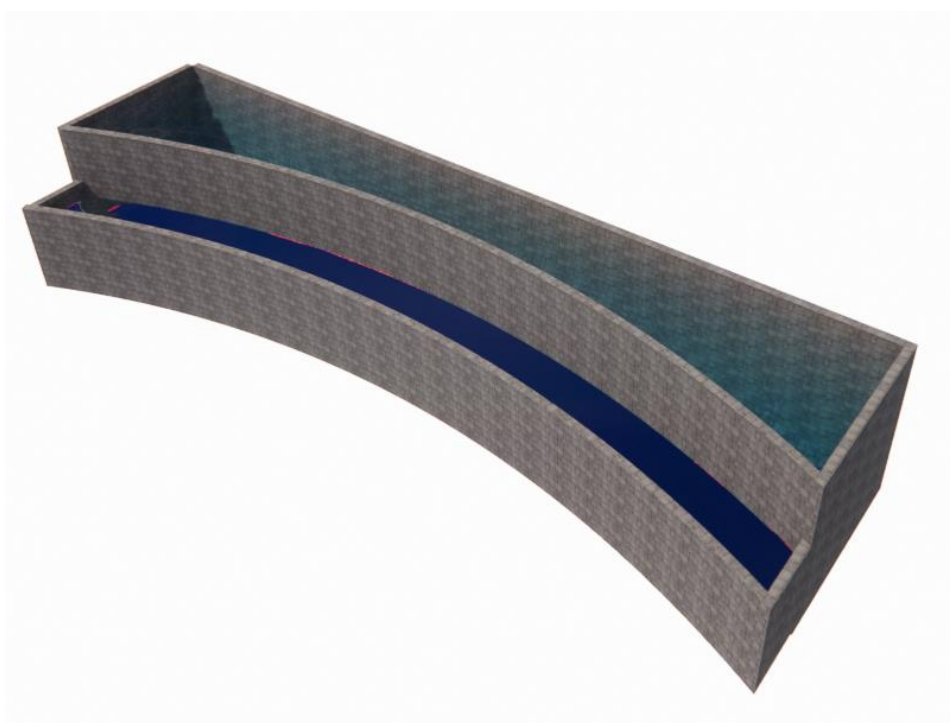


Figure 7-38 The Tirta Pond

Hangout and sitting area

Centrally positioned to frame the panoramic sea view, the hangout and sitting area serves as a social and contemplative space for all guests to reconnect with nature. Designed with inclusivity in mind, the area features gentle ramps, ensuring accessibility for individuals with mobility challenges, alongside standard stairs for others. This space encourages informal gatherings, quiet reflection, and a seamless connection to the surrounding landscape, allowing guests to unwind in an open-air setting that celebrates both comfort and coastal beauty.

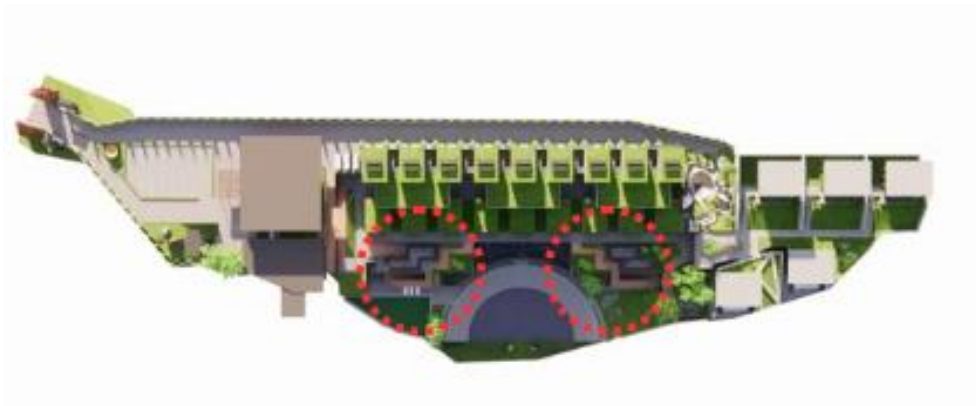




Figure 7-39 Hangout and sitting area

Final Result:

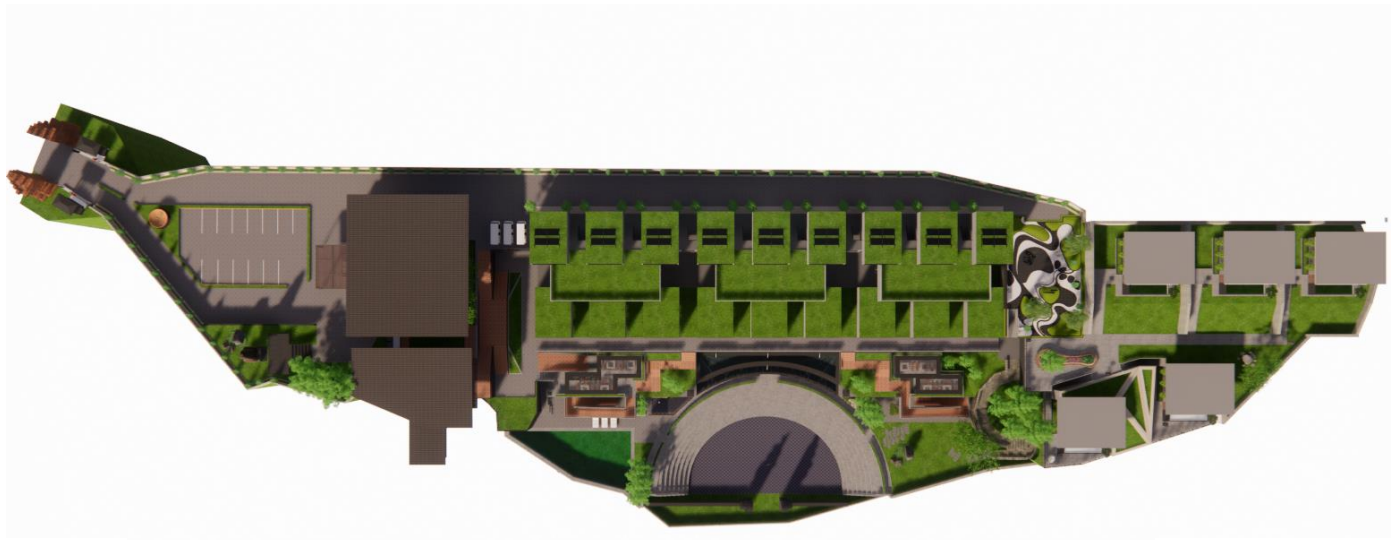




Figure 7-40 Resort Final Result design

Isometric / Exploded View

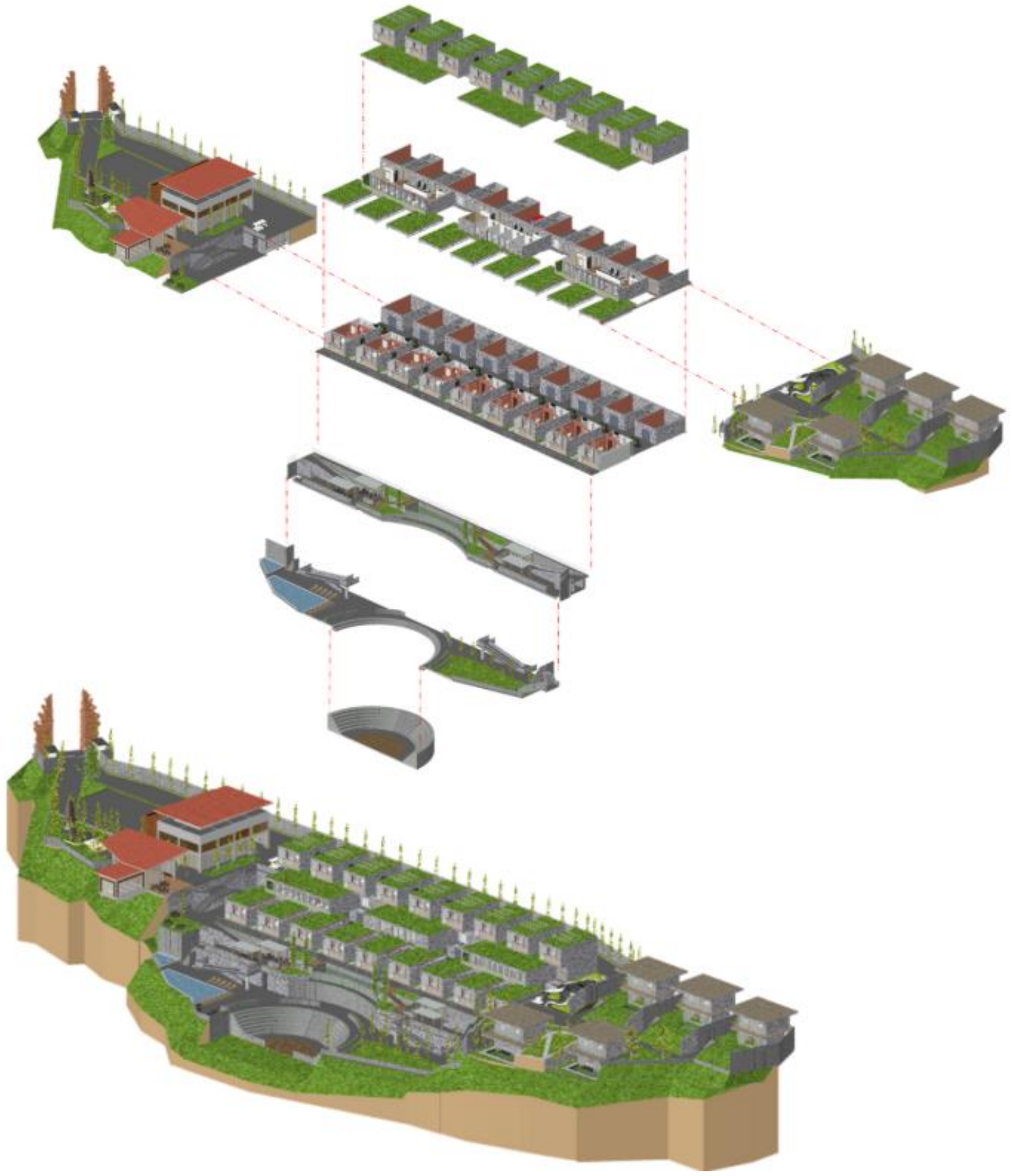
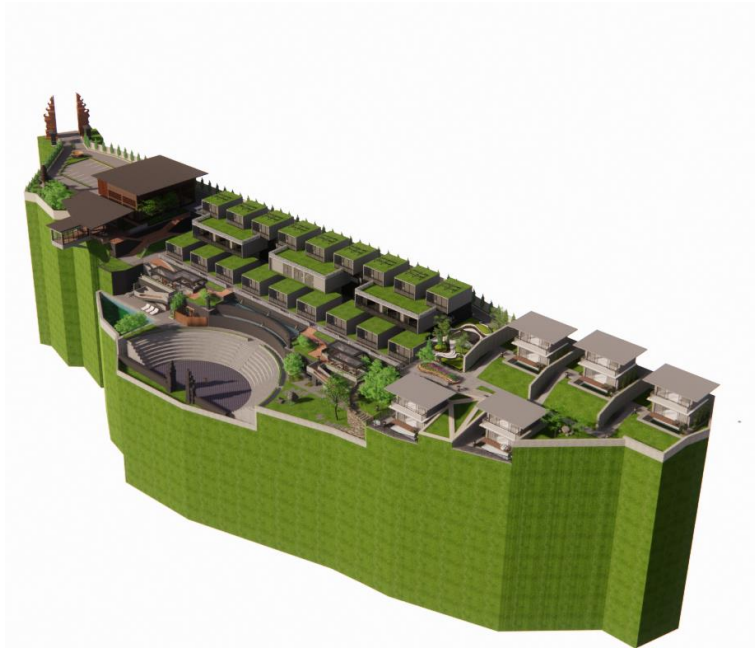


Figure 7-41 Isometric / Exploded View

Floor levels information



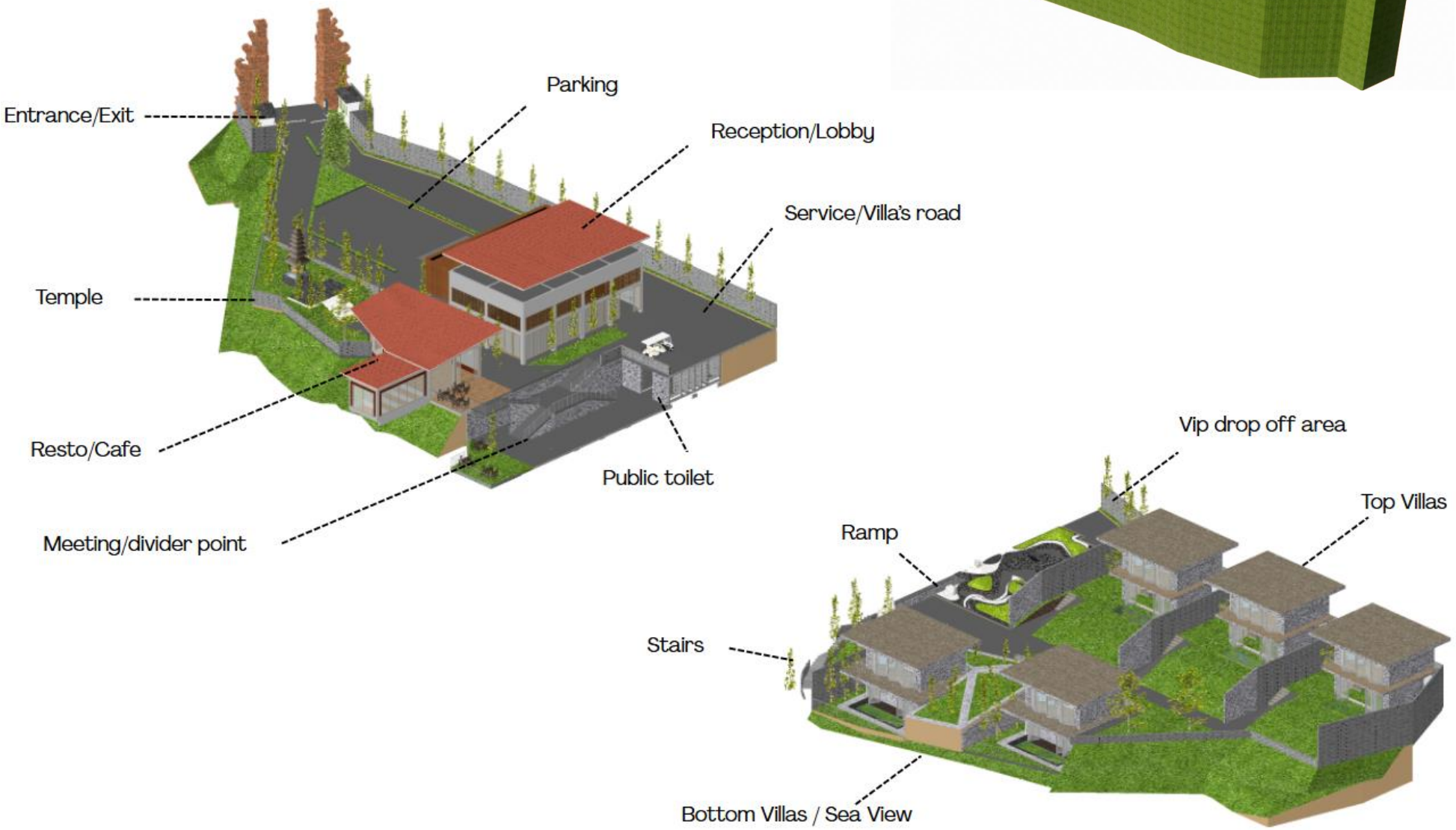
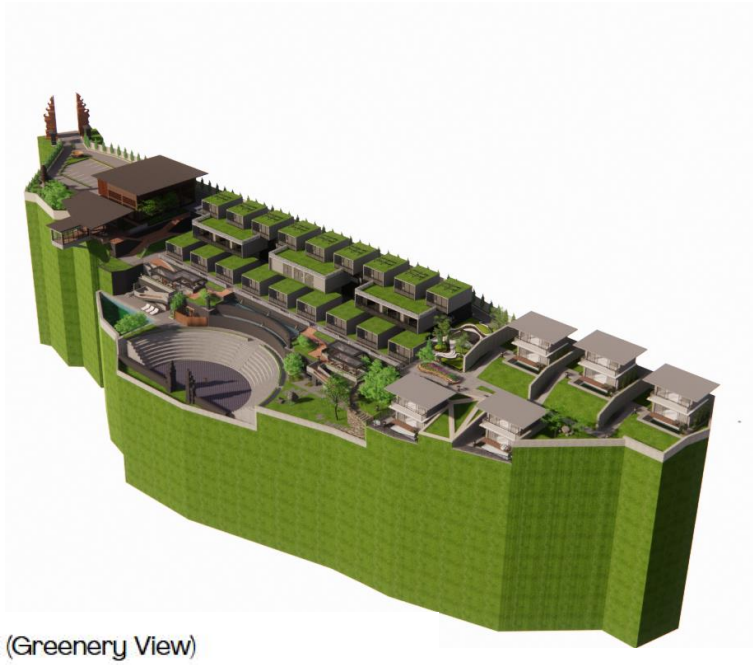


Figure 7-42 Floor levels information (Entrance zone & Villas)



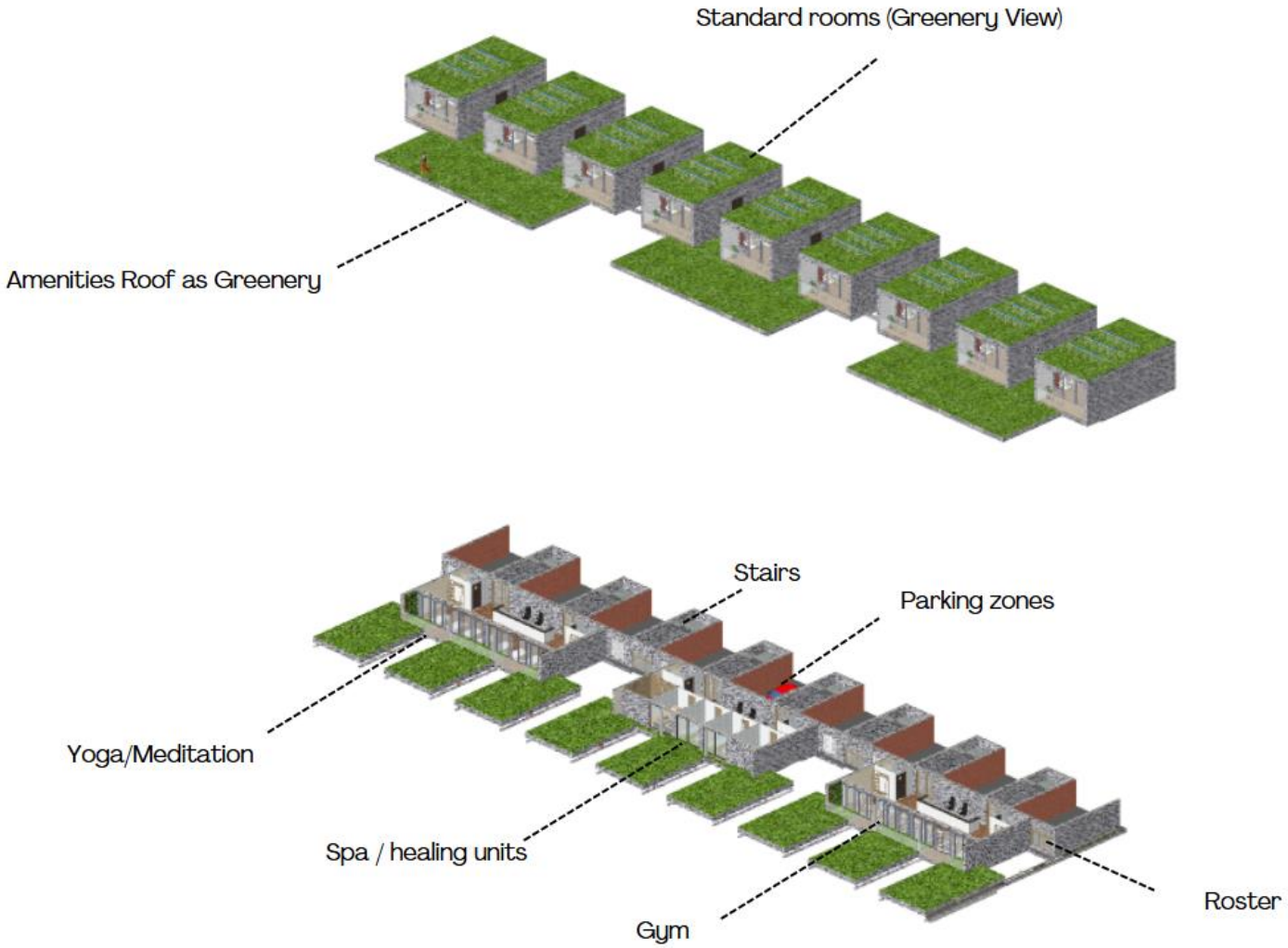
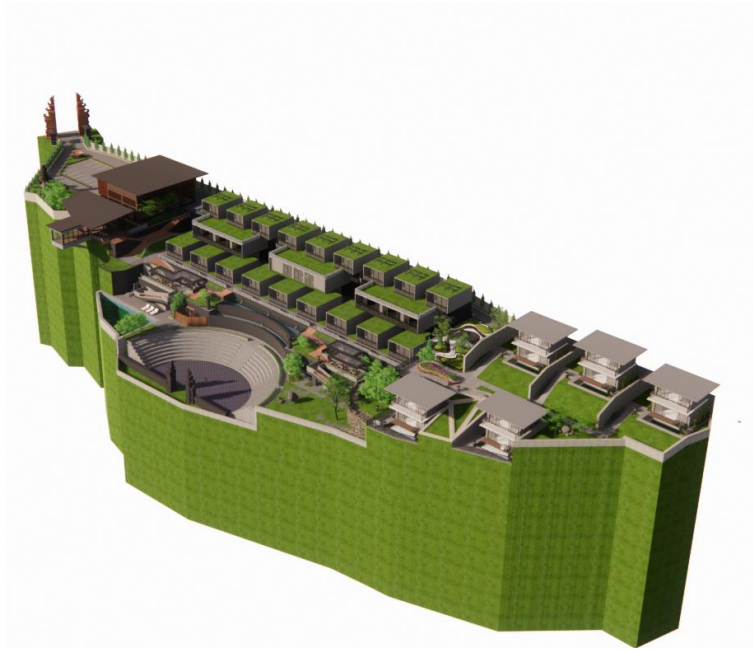


Figure 7-43 Main Faculties (Standard –top- rooms & Amenities)



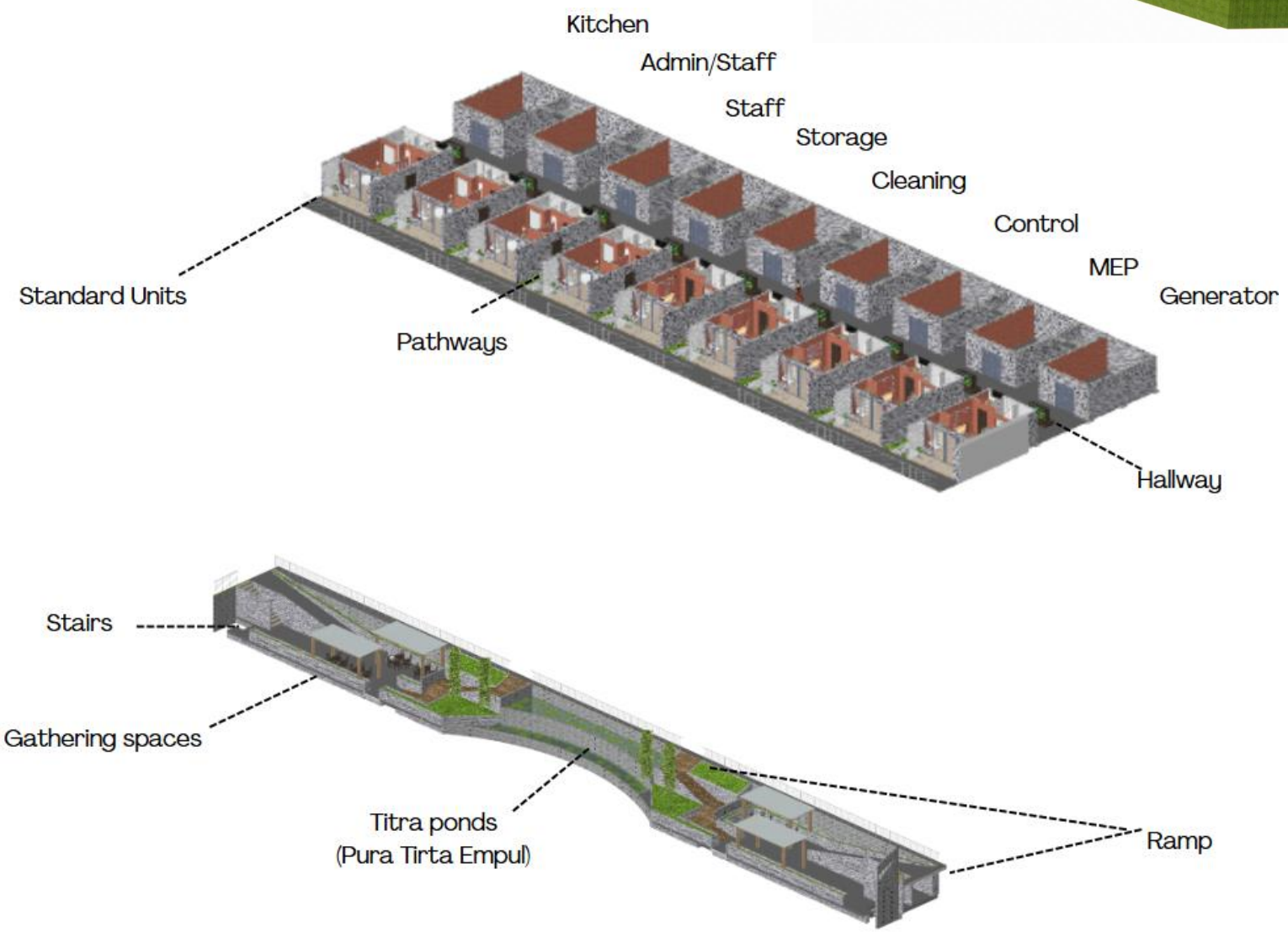
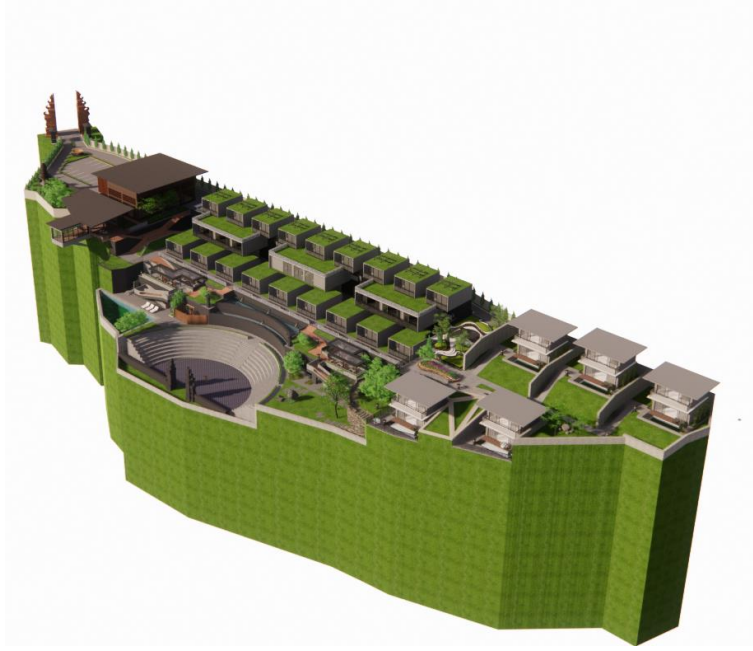


Figure 7-44 Main Faculties (Standard rooms & Hangout zones)



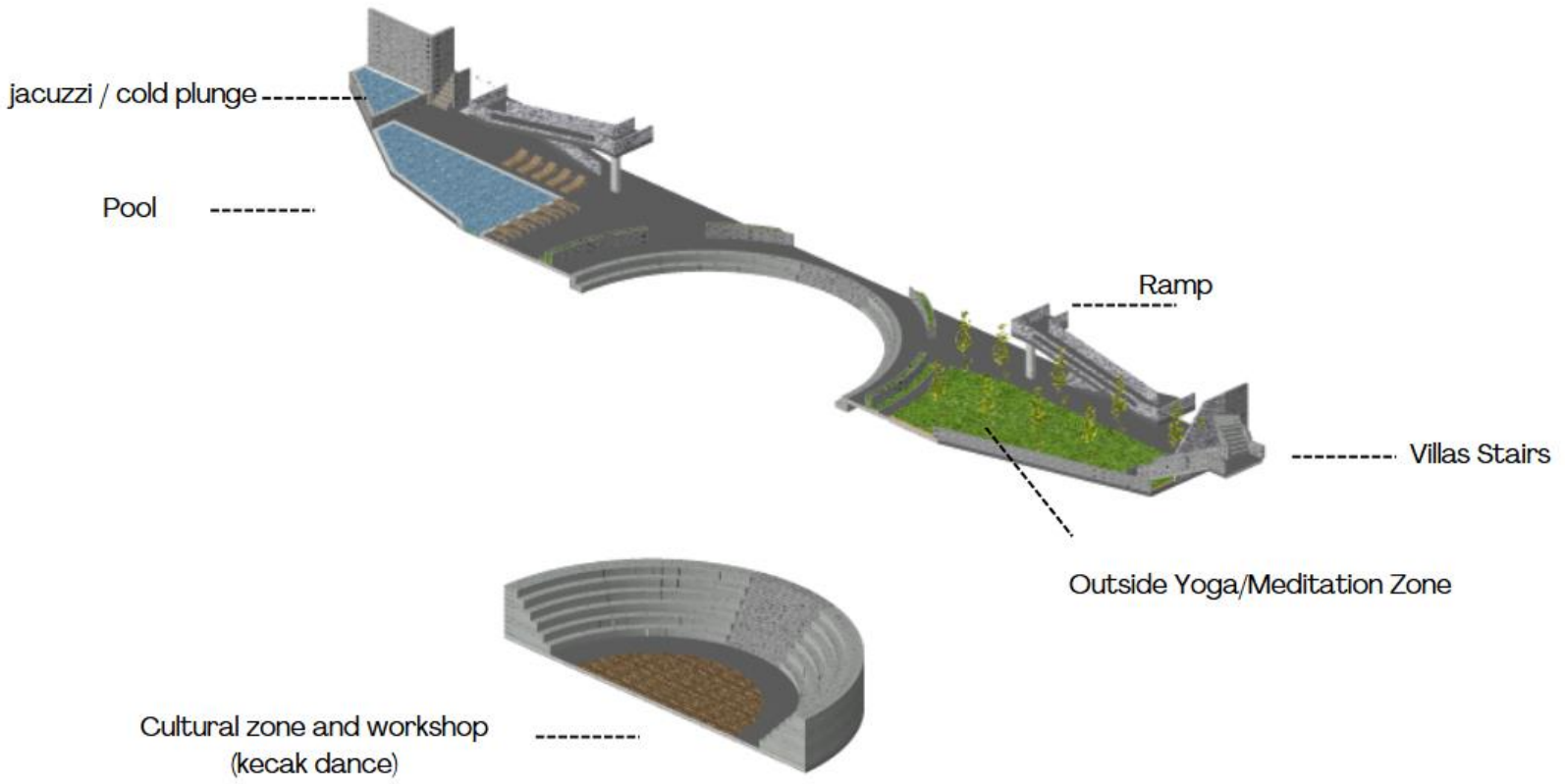


Figure 7-45 Activity Zone (Pool area & Outdoor amphitheater)

Elevation Views
West And East



Figure 7-46 West Elevation View

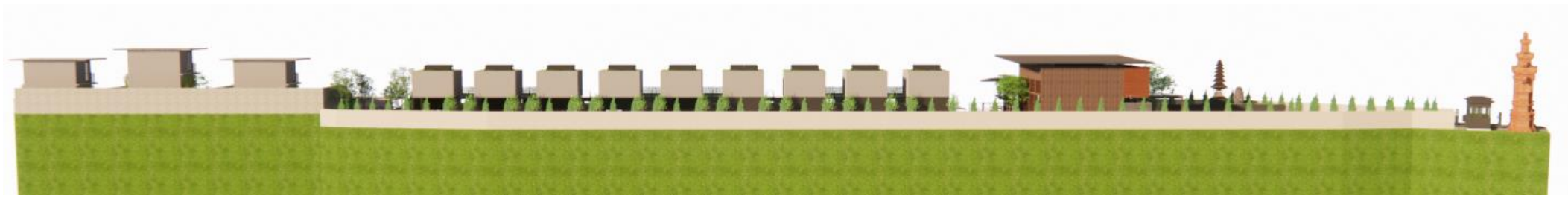


Figure 7-47 East Elevation View

Elevation Views
North And South



Figure 7-48 North Elevation View



Figure 7-49 South Elevation View

Facilities information

Zone	Facility	Area (m²)	Capacity / Note	Public Accessibility
Accommodation	Standard Rooms (18 units)	765 (18 × 8.5 × 5)	1–2 people per unit	Private
	Private Villas (2-storey, 6 units)	1,287 (6 × 2 × 6.5 × 5.5) + backyard (13 × 15 each)	2–4 people per villa	Private
Wellness Facilities	Yoga & Meditation Hall	135 (9 × 15) + Outdoor: 110	Indoor + Outdoor Yoga	Available to public
	Gym/Fitness Area	135 (9 × 15)	Up to 20 people	Available to public
	Spa and Healing Zone	135 (9 × 15)	3–5 therapy rooms	Available to public
Dining Facilities	Restaurant & Café	120	40–50 seats total	Available to public
	Kitchen	32	Staff use	Not accessible
Reception/Admin	Lobby & Reception Area	210	Up to 30 people	Available to public
Public Facilities	Public Toilets	98 (1×26 + 2×36)	3 units total	Available to public
Outdoor Recreation	Swimming Pool + Jacuzzi	92	20–30 people	Private
	Community Gathering Area	142 (120 + 22)	Events & workshops	Available to public
Parking	Main Parking Area	220	10–15 cars	Available to public
	Secondary Parking (9 units)	288 (9 × 32)	Small units	Available to public
Service & Utilities	Generator Room	32	Can be extended into slope	Not accessible
	Mechanical Room	32	Equipment & services	Not accessible
	Control Room	32	Electrical & systems management	Not accessible
	Storage Rooms (2 units)	64 (2 × 32)	Supplies & equipment	Not accessible
	Cleaning Room	32	Housekeeping tools	Not accessible
	Staff Rooms (2 units)	64 (2 × 32)	1 for admin, 1 for general staff	Not accessible
Sacred Zone	Temple	100	Ceremonial/spiritual use	Private / guided access
	Ceremony Area	207	Group rituals & cultural events	Private / guided access

Table 7-3 : Facilities information

08

Cost calculations

Construction Cost Breakdown Per Villa (in IDR)

Component	Specification	Unit	Unit Cost (IDR)	Total Cost (IDR)
1. Exterior Walls	4 walls (5×3 m), concrete block + cladding + paint	60 m²	1,500,000	90,000,000
2. Interior Wall	8×3 m, 150cm concrete block + paint	24 m²	1,200,000	28,800,000
3. Floor Slabs	2 floors (6×5 m), reinforced concrete + parquet	60 m²	3,000,000	180,000,000
4. Roof Slab	Reinforced concrete + insulation	30 m²	2,500,000	75,000,000
5. Staircase	Concrete, 1 m wide, 3 m high	Lump sum	15,000,000	15,000,000
6. Foundation	9 reinforced concrete footings	9 footings	25,000,000	225,000,000
7. Swimming Pool	5.3×1.5 m	7.95 m²	3,000,000	23,850,000
8. Pool Decking	Wood tiles around pool (7×1 m)	7 m²	1,500,000	10,500,000
TOTAL PER VILLA				**648,150,000**

Item	Value (IDR)
Total per Villa	648,150,000
Total for 5 Villas	**3,240,750,000**

Table 8-1 : Construction Cost Breakdown Per Villa

Construction Cost Breakdown Middle area Units (in IDR)

1. Standard Units (18 Units)

Component	Specification	Quantity	Unit Cost (IDR)	Total Cost (IDR)
Exterior Walls	4 walls per unit (5m x 8.5m x 3m)	18 units	1,500,000/m²	918,000,000
Interior Wall	9m x 3m per unit	18 units	1,200,000/m²	583,200,000
Roof Slab	6m x 5m per unit with green roof	18 units	2,500,000/m²	1,350,000,000
Stairs	1.2m width, 6m height	8 sets	15,000,000/set	120,000,000

2. Yoga, Spa, and Gym Units (3 Units))

Component	Specification	Quantity	Unit Cost (IDR)	Total Cost (IDR)
Walls	15m x 7m x 3m per unit	3 units	1,500,000/m²	945,000,000
Roof Slab	15m x 7m per unit with asphalt surface	3 units	2,500,000/m²	787,500,000

3. Garage Units (9 Units)

Component	Specification	Quantity	Unit Cost (IDR)	Total Cost (IDR)
Walls	2 walls (7m x 3m) and 1 wall (5m x 3m) per unit	9 units	1,200,000/m²	388,800,000
Floor Slab	7m x 5m per unit	9 units	1,500,000/m²	472,500,000

4. Service Units

Component	Specification	Quantity	Unit Cost (IDR)	Total Cost (IDR)
Walls	2 walls (7m x 3m) and 1 wall (5m x 3m) per unit	9 units	1,200,000/m²	388,800,000
Floor Slab	7m x 5m per unit	9 units	1,500,000/m²	472,500,000

Table 8-2 : Construction Cost Breakdown Middle area Units (in IDR)

Construction Cost Breakdown Middle area Units (in IDR)

5. Hallway Connector

Component	Specification	Quantity	Unit Cost (IDR)	Total Cost (IDR)
Ground Slab	70m x 4m	1	1,500,000/m²	420,000,000

Total Estimated Construction Cost

Category	Total Cost (IDR)
Standard Units	2,971,200,000
Yoga/Spa/Gym Units	1,732,500,000
Garage Units	861,300,000
Service Units	178,500,000
Hallway Connector	420,000,000
Total	**6,163,500,000**

Table 9-3 : Total Estimated Construction Cost

Construction Cost Breakdown For The Café and Resto(in IDR)

Component	Specs / Assumptions	Unit Cost (IDR)	Qty / Area	Estimated Cost (IDR)
1. Floor Slab	Full area (approx.): 3.3 + 3.8 + 3.8 + 2.3 = 13.2 m width × 6.6 m depth	IDR 3,000,000/m²	13.2 m × 6.6 m = **87.1 m²**	**261,300,000**
2. Roof Slab	Same area as floor, reinforced concrete	IDR 2,500,000/m²	87.1 m²	**217,750,000**
3. Exterior Walls	3.5 m height, approx. 40% enclosed, mostly glass/open	IDR 1,000,000/m² (light walls & frame)	~60 m² (estimated total solid)	**60,000,000**
4. Glazing & Windows	Large windows/openings on facade (assumed ~50 m² glass)	IDR 2,200,000/m² (tempered + frame)	~50 m²	**110,000,000**
5. Columns & Structure	6–8 reinforced concrete columns + beams	IDR 5,000,000/unit	8 units	**40,000,000**
6. Finishing & Floor Tiles	Mid-range tiles, including outdoor/porch	IDR 350,000/m²	87.1 m²	**30,485,000**
7. Ceiling & Paint	Basic ceiling system and paint (interior/exterior)	IDR 200,000/m²	87.1 m²	**17,420,000**
8. Water Features	Optional – based on prior info; if still included (6m × 3.4m × 2 ponds = 40.8 m²)	IDR 3,000,000/m²	40.8 m²	**122,400,000**

Total Estimated Cost for Resto Building:= IDR 859,355,000

Table 8-4 Construction Cost Breakdown For The Café and Resto

Construction Cost Breakdown For The Lobby and Reception (in IDR)

Component	Specs / Assumptions	Unit Cost (IDR)	Qty / Area	Estimated Cost (IDR)
1. Floor Slab	Dimensions from plan: estimated **13m × 8m**	IDR 3,000,000/m²	104 m²	**312,000,000**
2. Roof Slab	Same area, standard reinforced concrete	IDR 2,500,000/m²	104 m²	**260,000,000**
3. Exterior Walls	2 exterior walls @ 15m × 2.5m each = **75 m² total**	IDR 1,000,000/m²	75 m²	**75,000,000**
4. Pattern Wood Wall Topper	3.5m height × 15m length = **52.5 m²** wood panels	IDR 1,200,000/m² (wood cladding)	52.5 m²	**63,000,000**
5. Interior Columns & Façade	10m × 16m height 7m structure (assume frame system + large opening)	IDR 5,000,000/unit	~10 reinforced columns	**50,000,000**
6. Glazing & Windows	Approx. 50 m² of large glass surfaces (double glass)	IDR 2,200,000/m²	50 m²	**110,000,000**
7. Ceiling & Paint	Standard finishes + paint	IDR 200,000/m²	104 m²	**20,800,000**
8. Furniture (Lobby)	Fixed seating, reception, decor	Lump Sum	–	**75,000,000**
9. Water Features (Ponds)	2 ponds @ 6m × 3.4m each = **40.8 m² total**	IDR 3,000,000/m²	40.8 m²	**122,400,000**

Total Estimated Cost for Resto Building:= IDR 1,088,200,000

Table 8-5 Construction Cost Breakdown For The Lobby and Reception

Construction Cost Breakdown For Common use/Activity area (in IDR)

1. Ramp Connection Zone (Middle Slope Area)

Component	Specifications	Unit Cost (IDR)	Quantity / Area	Estimated Cost (IDR)
Paved Ramps/Stairs	Concrete with anti-slip finish	1,200,000/m²	100 m²	120,000,000
Balustrades	Metal or wood railings	500,000/m	50 m	25,000,000
Retaining Walls	Stone or concrete retaining structures	1,500,000/m²	40 m²	60,000,000
Soft Landscaping	Plants, grass, and decorative elements	500,000/m²	150 m²	75,000,000
Subtotal				**280,000,000**

2. Central Facilities Area

a. Swimming Pool

Component	Specifications	Unit Cost (IDR)	Quantity / Area	Estimated Cost (IDR)
Pool Construction	Standard rectangular pool (10m x 5m)	3,000,000/m²	50 m²	150,000,000
Pool Decking	Wood or composite decking around the pool	1,000,000/m²	60 m²	60,000,000
Pool Equipment	Pump, filter, lighting, etc.	Lump Sum	-	50,000,000
Subtotal				**260,000,000**

b. Ponds

Component	Specifications	Unit Cost (IDR)	Quantity / Area	Estimated Cost (IDR)
Pond Construction	Two ponds (each 6m x 3.4m)	3,000,000/m²	40.8 m²	122,400,000
Pond Finishing	Waterproofing, stones, aquatic plants	1,500,000/m²	40.8 m²	61,200,000
Subtotal				**183,600,000**

Table 8-6 Construction Cost Breakdown For Common use/Activity area

c. Sitting Area

Component	Specifications	Unit Cost (IDR)	Quantity / Area	Estimated Cost (IDR)
Flooring	Paving stones or tiles	800,000/m²	100 m²	80,000,000
Pergola/Shade Structures	Wooden or metal structures	1,500,000/m²	50 m²	75,000,000
Outdoor Furniture	Benches, tables, chairs	Lump Sum	-	50,000,000
Subtotal				**205,000,000**

d. Balinese Dance Ceremony Area (Half Arch Stage)

Component	Specifications	Unit Cost (IDR)	Quantity / Area	Estimated Cost (IDR)
Stage Platform	Elevated concrete platform (10m x 5m)	1,200,000/m²	50 m²	60,000,000
Half Arch Structure	Traditional Balinese design with wood carvings	Lump Sum	-	100,000,000
Lighting and Sound System	Basic setup for performances	Lump Sum	-	40,000,000
Subtotal				**200,000,000**

Table 8-7 Construction Cost Breakdown For Common use/Activity area

Total Estimated Cost for Resto Building:= IDR 1,128,600,000

The total estimated money need to construct this resort appox. 12,480,405,000

Total furniture and equipment cost

Category	Approx. Total Cost (IDR)
Resort-Wide Essentials	Rp 160,000,000
Lobby Area	Rp 240,000,000
Restaurant / Resto	Rp 400,000,000
Kitchen (Back of House)	Rp 480,000,000
Guest Villas / Rooms	Rp 1,920,000,000
Bathrooms (in Rooms)	Rp 320,000,000
Pool Area	Rp 320,000,000
Spa / Wellness	Rp 160,000,000
Gym / Fitness	Rp 128,000,000
Office / Staff Area	Rp 112,000,000
Outdoor / Public Pathways	Rp 192,000,000
Cultural / Dance Area	Rp 160,000,000
Total Estimated Cost	**Rp 4,592,000,000**

Table 8-8 Total furniture and equipment cost

Total employee's salary cost

Role	Qty	Monthly Salary (IDR)	Total / Month (IDR)	Role	Qty
General Manager	1	25,000,000	25,000,000	General Manager	1
Front Office (Receptionist)	2	6,000,000	12,000,000	Front Office (Receptionist)	2
Housekeeping Staff	4	5,000,000	20,000,000	Housekeeping Staff	4
Security	2	5,000,000	10,000,000	Security	2
Kitchen Staff / Chef	3	7,000,000	21,000,000	Kitchen Staff / Chef	3
Waiters/Waitresses	**9**	5,000,000	**45,000,000**	Waiters/Waitresses	**9**
Maintenance / Technical Staff	2	6,000,000	12,000,000	Maintenance / Technical Staff	2
Spa Therapists	**3**	6,000,000	**18,000,000**	Spa Therapists	**3**
Gym Instructors	**2**	6,000,000	**12,000,000**	Gym Instructors	**2**
Yoga/Meditation Instructors	**2**	6,000,000	**12,000,000**	Yoga/Meditation Instructors	**2**
Lifeguard	1	5,000,000	5,000,000	Lifeguard	1
Valet / Parking Staff	2	4,500,000	9,000,000	Valet / Parking Staff	2
Gardeners / Outdoor Staff	2	4,000,000	8,000,000	Gardeners / Outdoor Staff	2
Admin / Accounting	1	6,000,000	6,000,000	Admin / Accounting	1
Marketing / Social Media Staff	1	6,000,000	6,000,000	Marketing / Social Media Staff	1
Role	**Qty**	**Monthly Salary (IDR)**	**Total / Month (IDR)**	**Role**	**Qty**

New Total Monthly Salary Cost: Rp 221,000,000 >>> **New Total Yearly Salary Cost: Rp 2,652,000,000**

Table 8-9 Total employee's salary cost

Rent prices range

Accommodation Type	Size / Features	Estimated Price / Night
Luxury Villa	2–5 bedrooms, private pool, ocean/rice field view	Rp **19,200,000 – 64,000,000**
Standard Unit	1 bedroom, garden view, modern design	Rp **4,800,000 – 9,600,000**

Facility	Estimated Daily Visitors	Notes
Yoga & Meditation	20 – 40 people	Daily group & private classes
Gym	15 – 30 people	Includes guests & external memberships
Spa	25 – 50 people	High demand for luxury resorts
Swimming Pool	40 – 80 people	Includes villa guests and outside access guests
Restaurant & Café	60 – 120 people	Breakfast, lunch, dinner & external visitors

Table 8-10 Rent prices range

New Total Monthly Salary Cost: Rp 221,000,000 >>> New Total Yearly Salary Cost: Rp 2,652,000,000

Final calculation for the ROI with average prices

Category	Estimated Cost (IDR)
Construction (All units, pools, paths, etc.)	Rp 13,480,405,000
Furniture & Equipment (All-inclusive)	Rp 2,930,000,000
Softscape & Landscaping (gardens, etc.)	Rp 250,000,000
Initial Licenses + Permits + Design Fees	Rp 350,000,000
Initial Marketing + Branding Setup	Rp 150,000,000
Total Capital Cost	**Rp 17,160,405,000**

Category	Estimated Cost (IDR/month)
Staff Salaries	Rp 211,500,000
Utilities (Water, Elec, Internet)	Rp 60,000,000
Cleaning & Laundry	Rp 25,000,000
Consumables (toiletries, soap, coffee, etc.)	Rp 20,000,000
Maintenance (pool, HVAC, etc.)	Rp 30,000,000
Marketing (ongoing digital + local)	Rp 15,000,000
Miscellaneous / Reserve Fund	Rp 20,000,000
Total Monthly Ops Cost	**Rp 381,500,000**
Annual Ops Cost	**Rp 4,578,000,000**

Revenue Source	Monthly Revenue (IDR)	Annual Revenue (IDR)
5 Luxury Villas (Rp 9.6M/night)	Rp 1,440,000,000	Rp 17,280,000,000
18 Standard Units (Rp 1.35M/night)	Rp 2,187,000,000	Rp 26,244,000,000
Yoga, Meditation, Gym Visitors	Rp 408,000,000	Rp 4,896,000,000
Spa Treatments	Rp 240,000,000	Rp 2,880,000,000
Restaurant & Café	Rp 510,000,000	Rp 6,120,000,000
Event Area / Dance Ceremony Fees	Rp 35,000,000	Rp 420,000,000
Total Monthly Revenue	**Rp 4,820,000,000**	**Rp 57,840,000,000**

Annual Net Profit =Annual Revenue – Annual Operational Cost
= Rp 57,840,000,000 – Rp 4,578,000,000
= Rp 53,262,000,000

Total Investment = Rp 17,160,405,000

Investment Payback Period : Total Investment / Annual NetProfit
17,160,405,000 / 53,262,000,000
In the maximum capacity and fully operational season 24/7
The estimated ROI is = 0.32 years (Under 4 months)

If the mid seasons where the resort is 50% occupancy, the ROI will be 8-11 months.

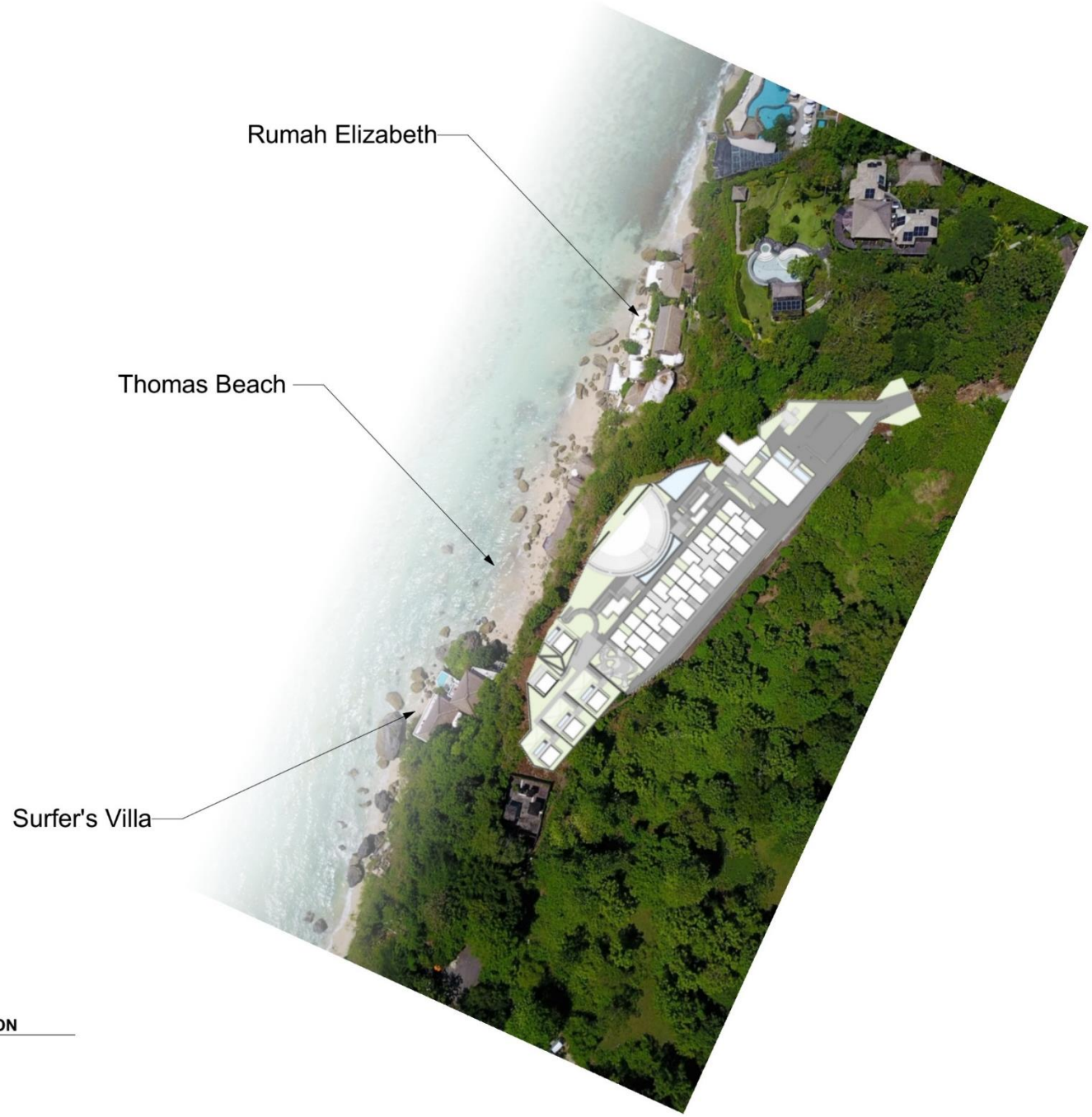
In the low season the ROI can reach up to 5-6 years to break even.

Table 8-11 Final calculation for the ROI with average prices

09

Architectural drawing

Site Situation



SITE SITUATION
1:700

ARCHICAD EDUCATION VERSION

UNIVERSITAS ISLAM INDONESIA

Description :

Final Architectural Studio
Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

SITE SITUATION

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

Aproved by : **Date**

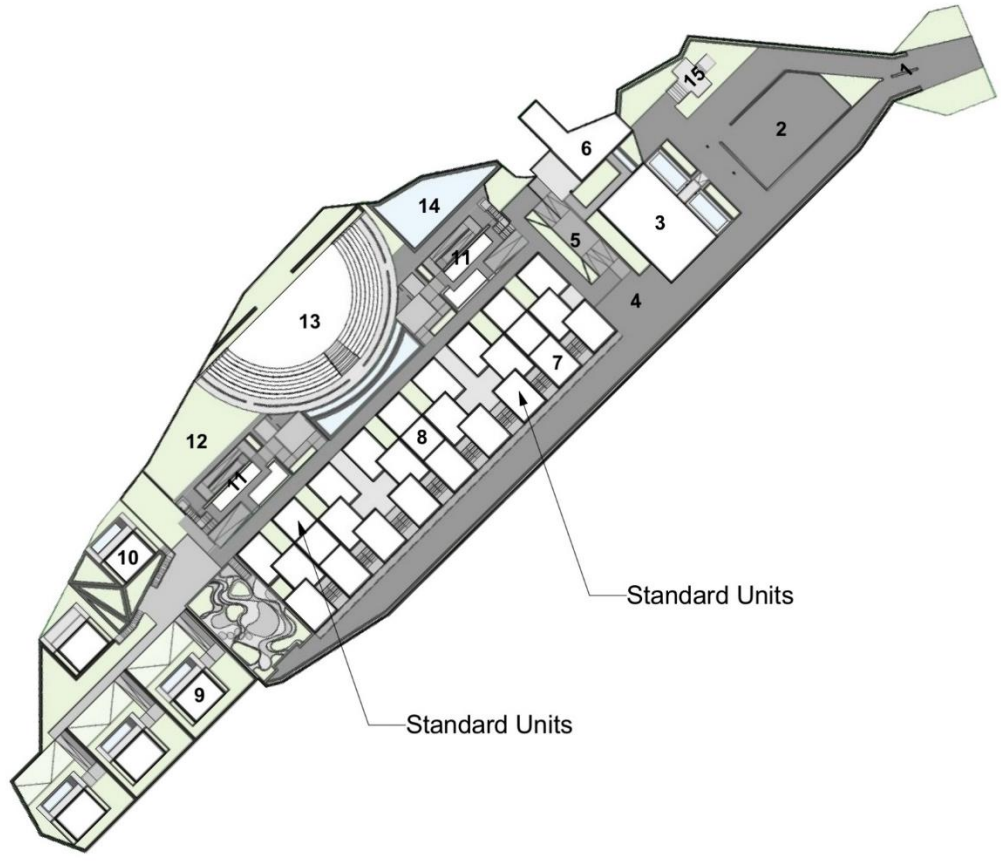
Drawing Scale :

Notes :

Site Plan

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Legend	
1	Entrance
2	Parking
3	Lobby
4	Golf Car
5	Meeting Point
6	Resto
7	Standard Unit
8	Aminities
9	Villa Unit
10	VIP - Villa
11	Outdoor Seating Area
12	Outdoor Yoga
13	Dance Area
14	Pool
15	Temple



SITE PLAN
1:500

Description :

Final Architectural Studio
Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

SITE PLAN

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

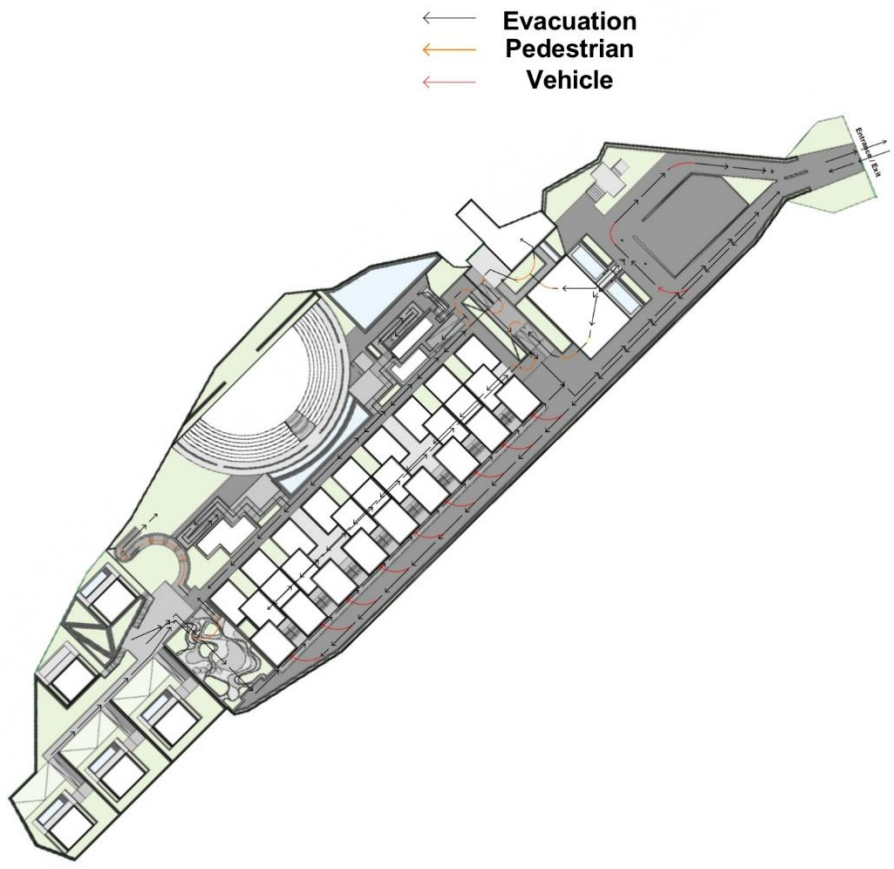
Aproved by : **Date**

Drawing Scale :

Notes :

Site Plan (Paths & Evacuation)

ARCHICAD EDUCATION VERSION



Site Plan Paths and Evacuation
1:500

Description :

Final Architectural Studio Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Site Plan Paths and Evacuation

Projected by :

Siefaddeen AlJamal
20512271

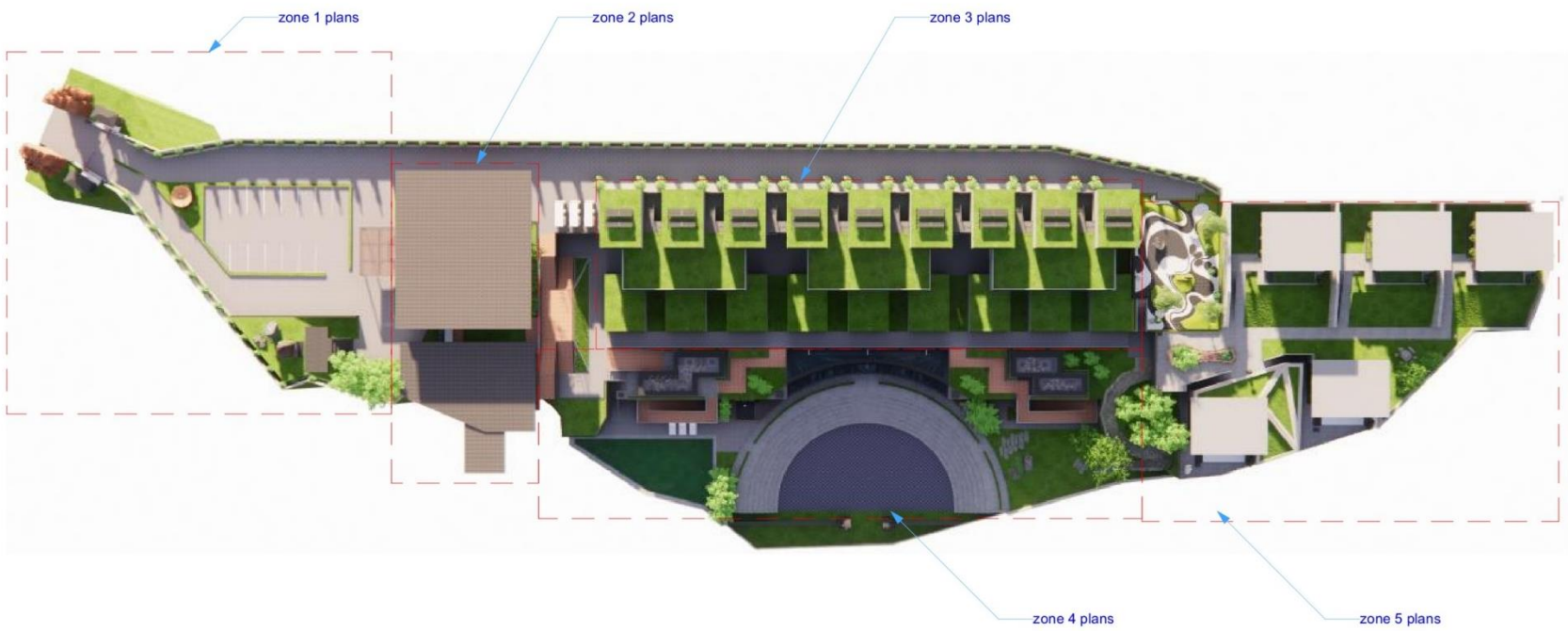
Checked by : **Date**

Aproved by : **Date**

Drawing Scale :

Notes :

Site Plan - Render



Site Plan - Render
1:500

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UNIVERSITAS ISLAM INDONESIA

Description :

Final Architectural Studio
Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Projected by :

Siefaddeen AlJamal
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Checked by : **Date**

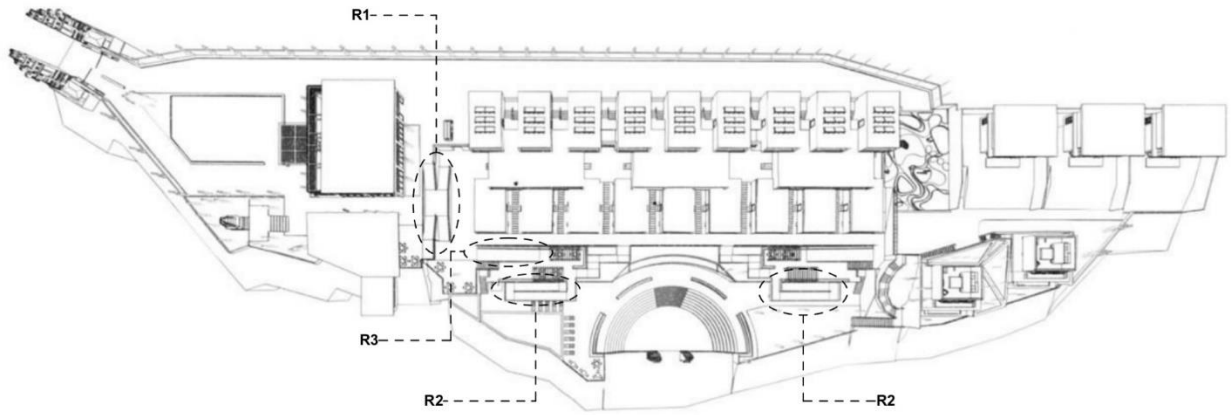
Aproved by : **Date**

Drawing Scale :

Notes :

Site Plan – Ramp Placement

ARCHICAD EDUCATION VERSION



Legend	
R1	Ramp for the main Lobby
R2	Access Ramp for the Pool
R3	Staight Ramp to access the dance and the pool area



Site Plan for Ramps Placement
1:500

Description :

Final Architectural Studio
Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

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Drawing Name :

Site Plan for Ramps Placement

Projected by :

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20512271

Checked by : **Date**

Aproved by : **Date**

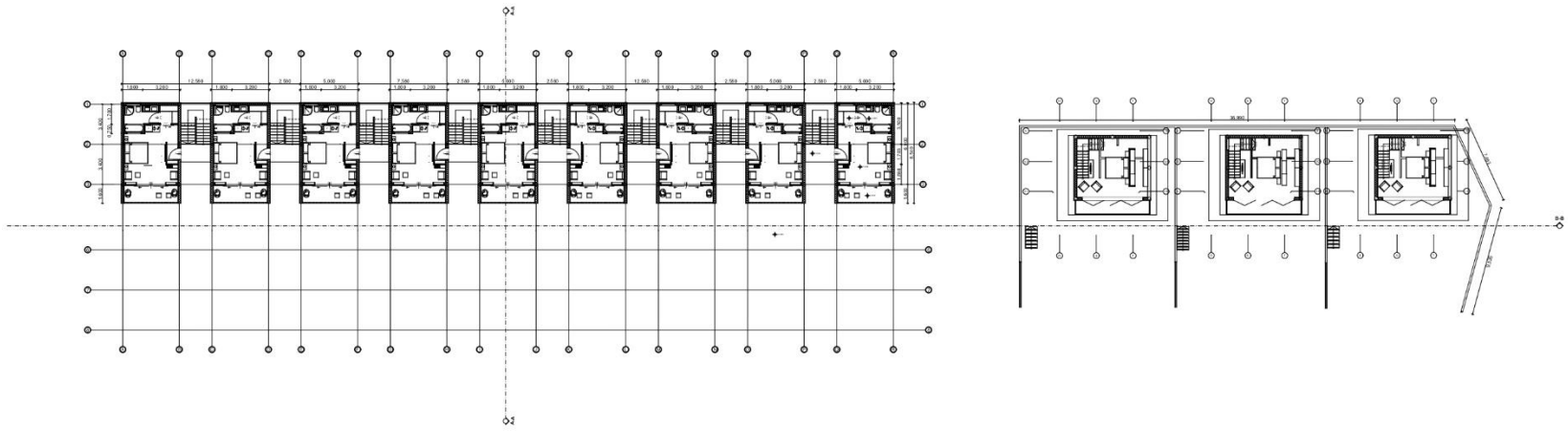
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1:500

Notes :

Standard level Plan

ARCHICAD EDUCATION VERSION



Standard Level Plan
1:300

Description :

Final Architectural Studio
Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Standard Level - Plan

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

Aproved by : **Date**

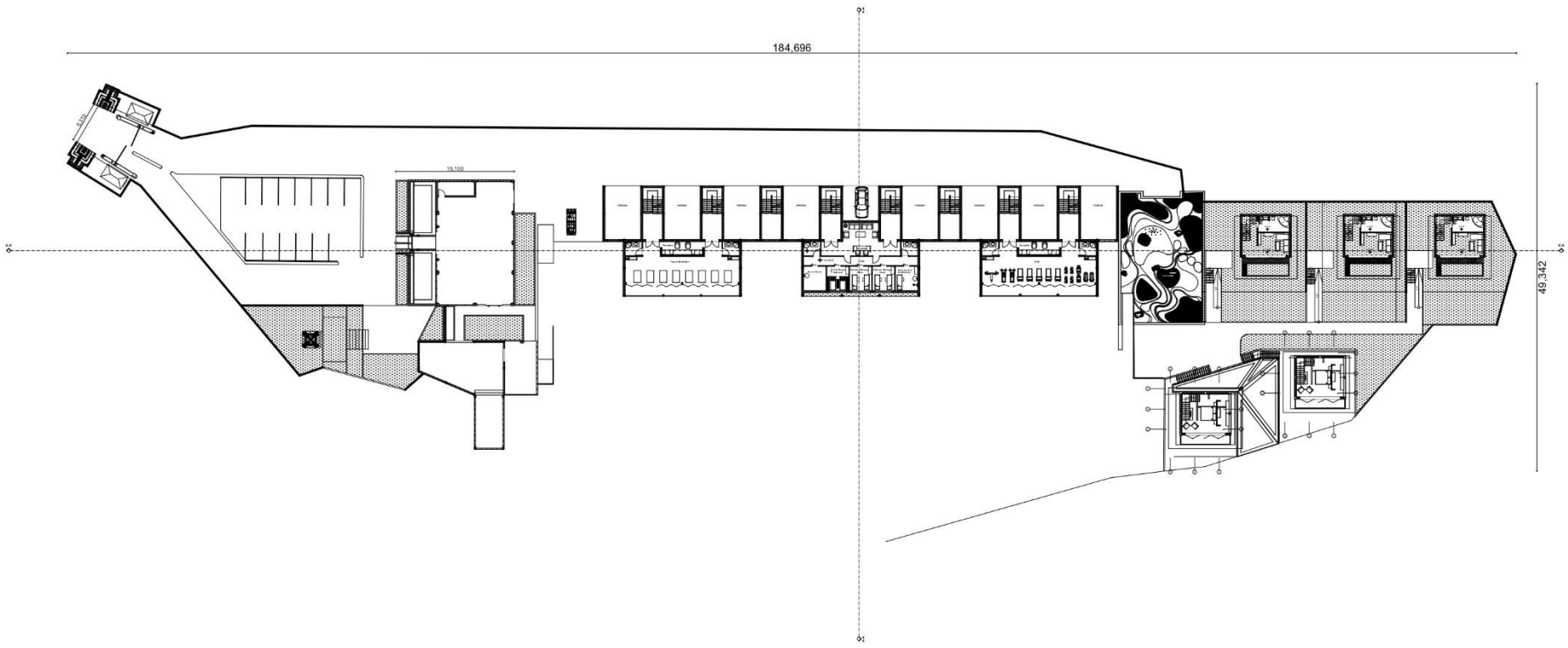
Drawing Scale :

1:300

Notes :

Elevation +3,000 : +6,000

Ground level Plan



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Description :

Final Architectural Studio
Architectural Drawing

Lecturer :

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Project Name :

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Drawing Name :

Ground Floor Plan

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

Aproved by : **Date**

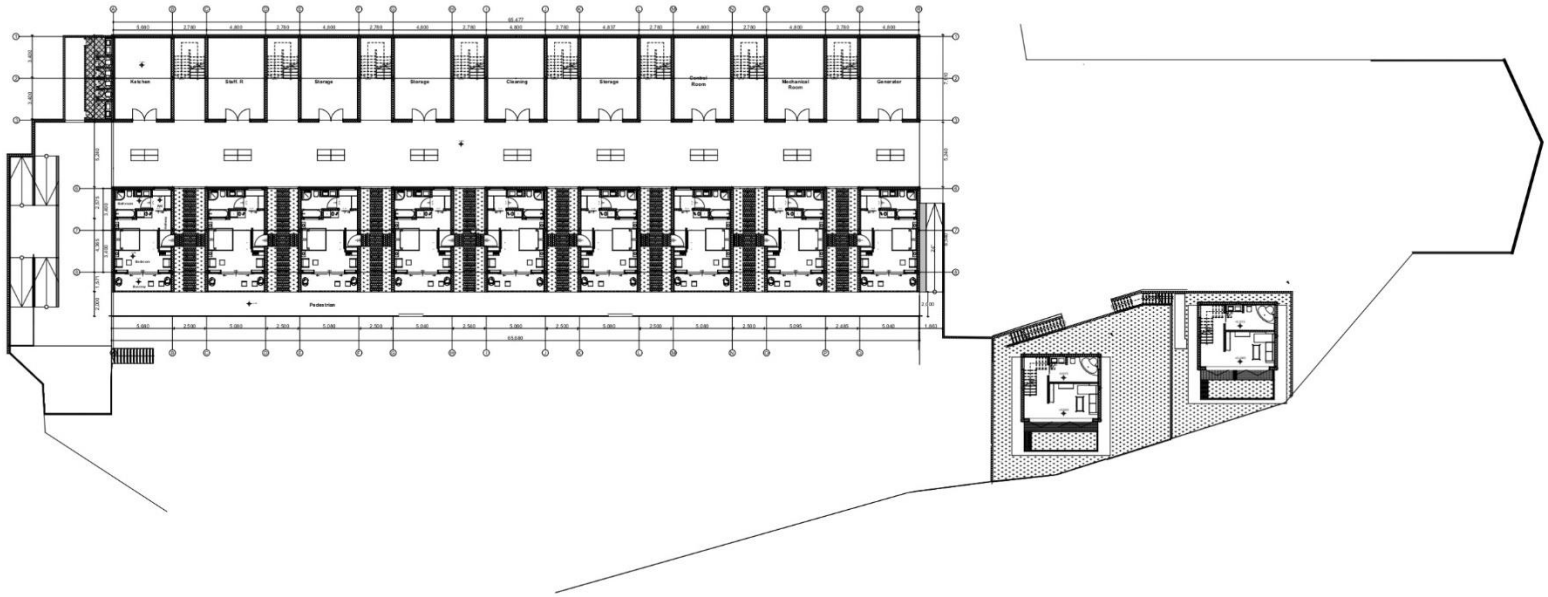
Drawing Scale :

1:400

Notes :

Elevation 0,00 : +3,000

Level -1 Plan



Level -1 Plan
1:300

ARCHICAD EDUCATION VERSION

Description :

Final Architectural Studio
Architectural Drawing

Lecturer :

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Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Level -1 Plan

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

Aproved by : **Date**

Drawing Scale :

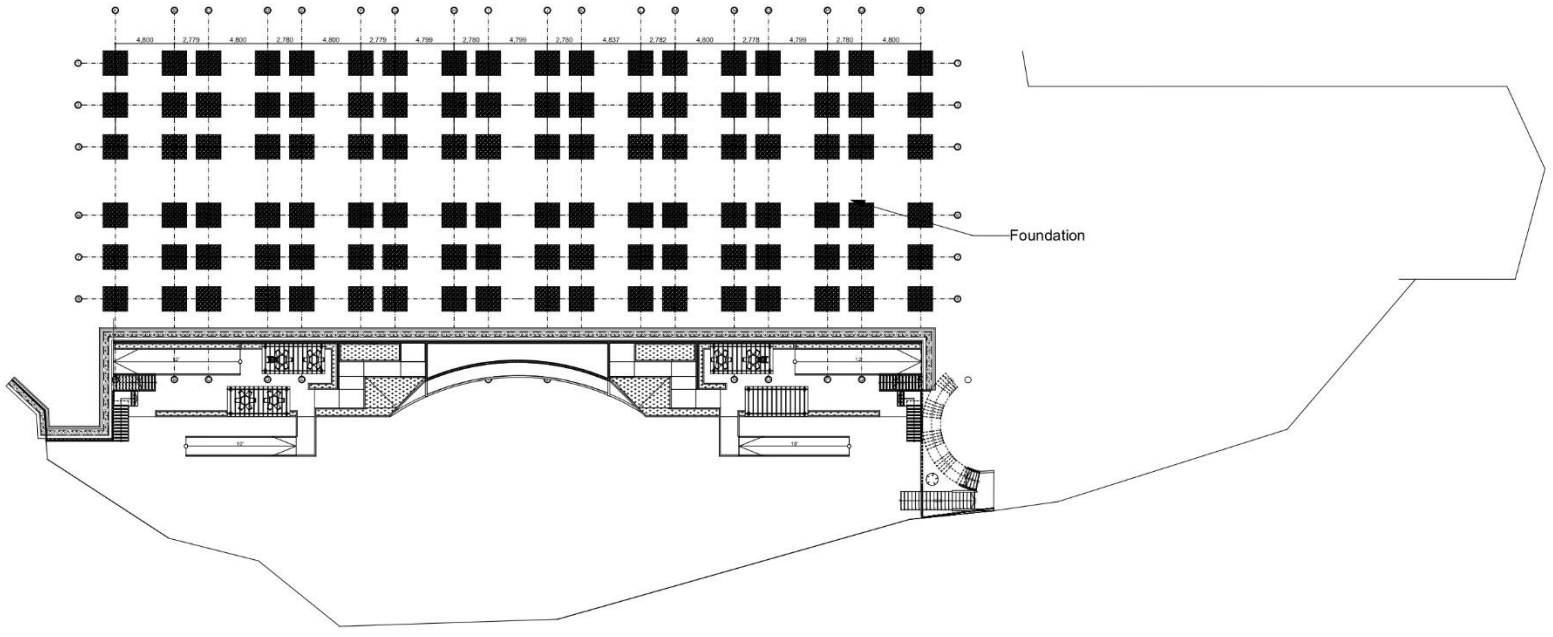
1:300

Notes :

Elevation -3,000 : 0,00

Level -2 Plan

ARCHICAD EDUCATION VERSION



Level -2 Plan
1:300

Description :

Final Architectural Studio
Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Level -2 Plan

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

Aproved by : **Date**

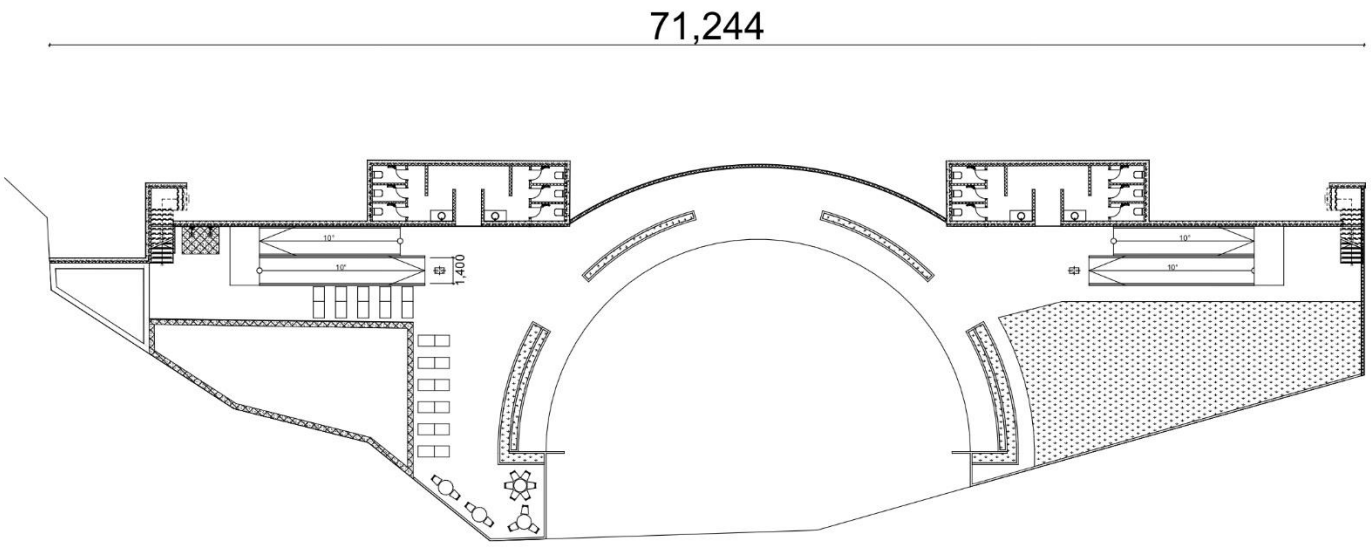
Drawing Scale :

1:300

Notes :

Elevation -6,000 : -3,000

Pool level Plan



Pool Plan
1:200

ARCHICAD EDUCATION VERSION

Description :

Final Architectural Studio
Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Pool Plan

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

Aproved by : **Date**

Drawing Scale :

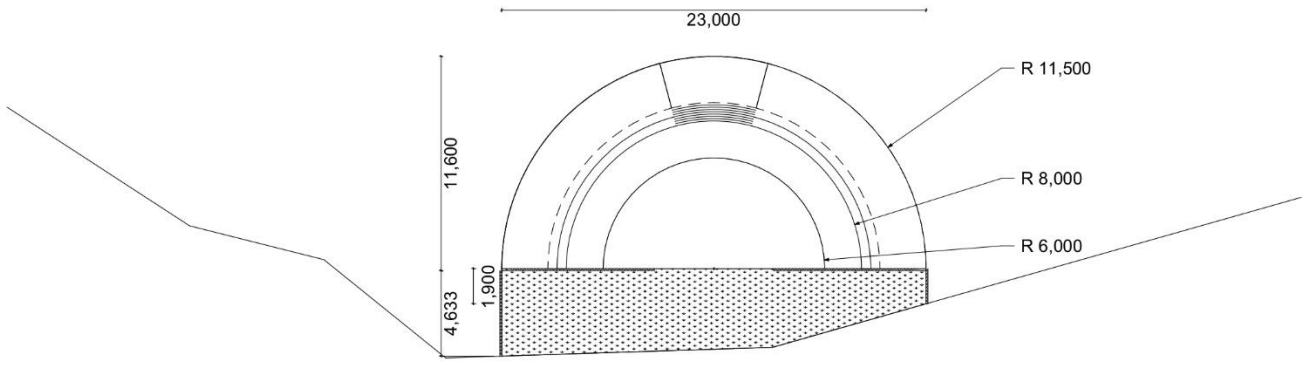
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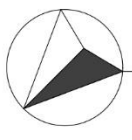
Notes :

Elevation -9,000 : -6,000

Dance / Outdoor Amphitheater Plan

ARCHICAD EDUCATION VERSION





Dance Plan Zone
1:200

Description :

Final Architectural Studio
Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Dance Plan Zone

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

Aproved by : **Date**

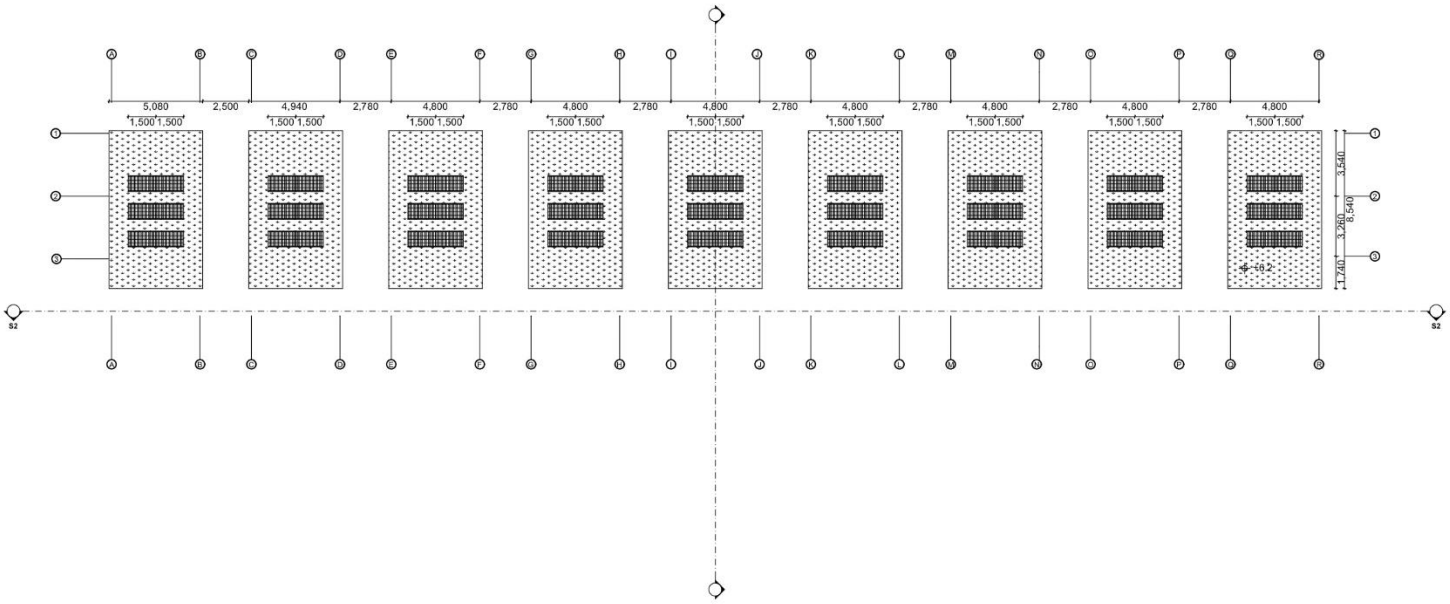
Drawing Scale :

1:200

Notes :

Elevation -13,500 : -9,000

Roof Standard Top Units Plan



ROOF PLAN STANDARD TOP UNITS
1:200

ARCHICAD EDUCATION VERSION

Description :

Final Architectural Studio Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

ROOF PLAN STANDARD TOP UNITS

Projected by :

Siefaddeen AlJamal
20512271

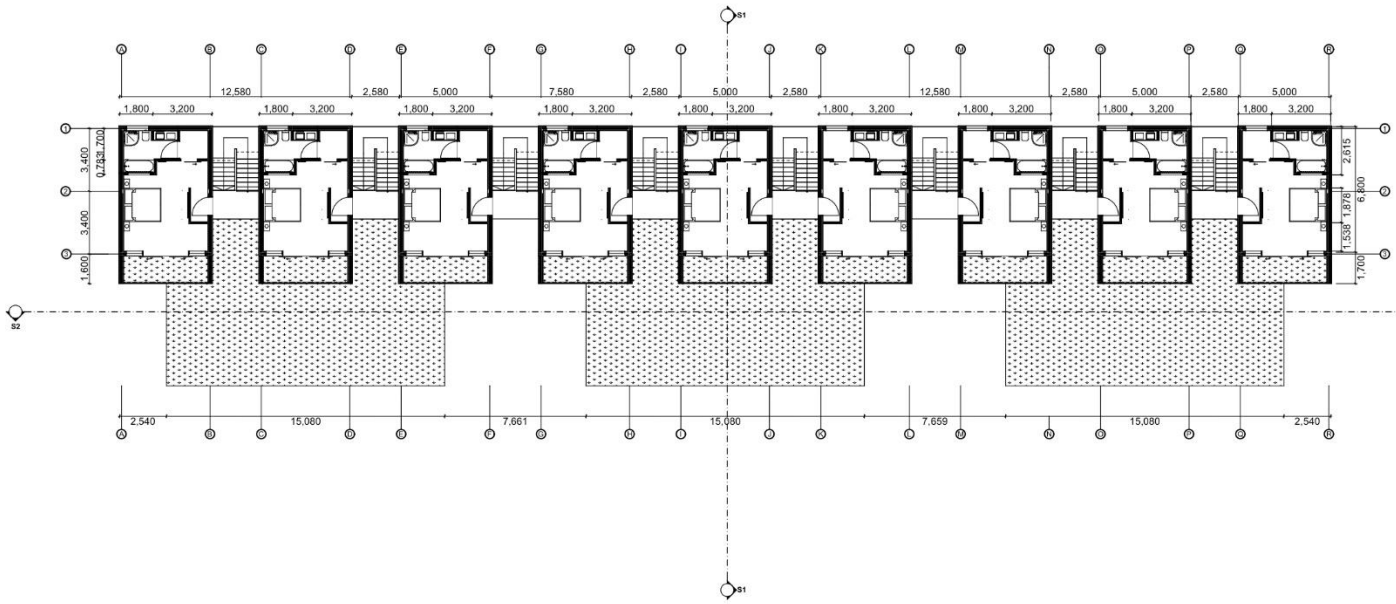
Checked by : **Date**

Aproved by : **Date**

Drawing Scale :

Notes :

Standard Top Units Plan



STANDARD TOP LEVEL
1:200

ARCHICAD EDUCATION VERSION

Description :

Final Architectural Studio
Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

STANDARD TOP LEVEL

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

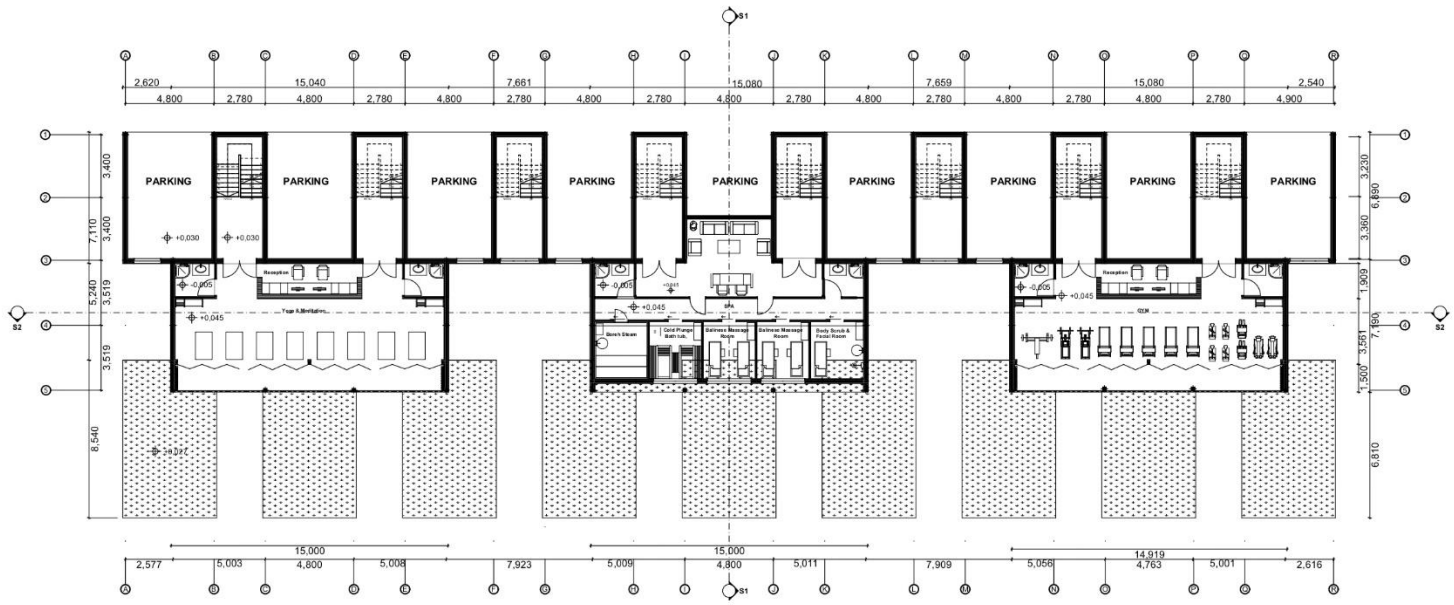
Aproved by : **Date**

Drawing Scale :

1:200

Notes :

Amenities Plan



Aminities Plan
1:200

ARCHICAD EDUCATION VERSION

Description :

Final Architectural Studio
Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Aminities Plan

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

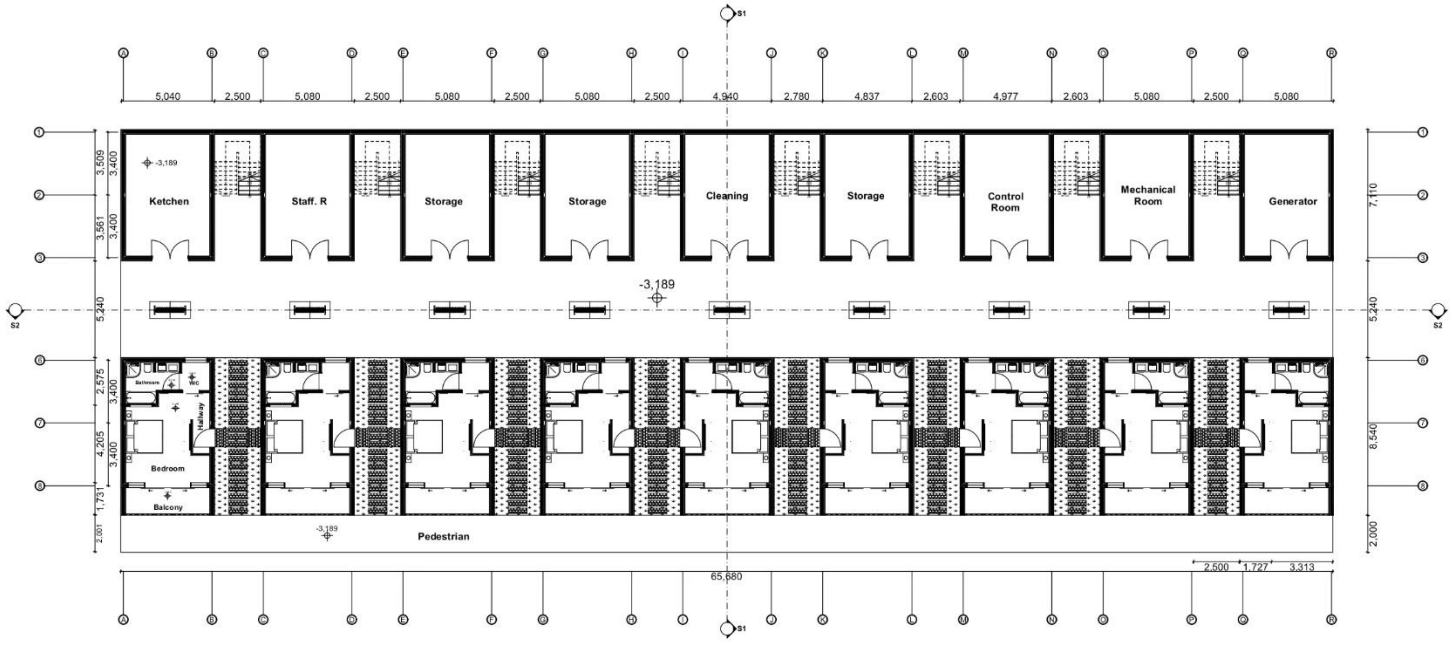
Aproved by : **Date**

Drawing Scale :

1:200

Notes :

Standard Bottom Units Plan



Standard Bottom
1:200

ARCHICAD EDUCATION VERSION

Description :

Final Architectural Studio Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Standard Bottom

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

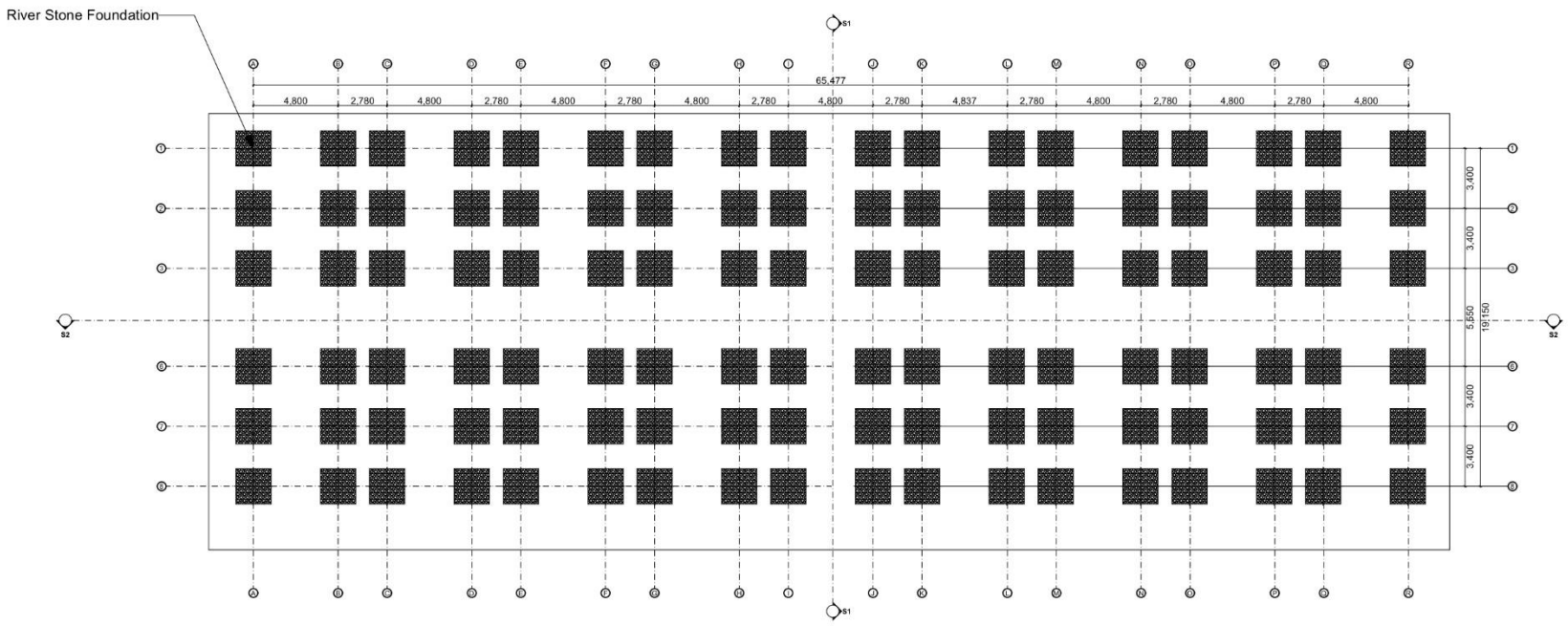
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Drawing Scale :

1:200

Notes :

Foundation Plan



Foundation Plan
1:200

ARCHICAD EDUCATION VERSION

Description :

Final Architectural Studio
Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Foundation Plan

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

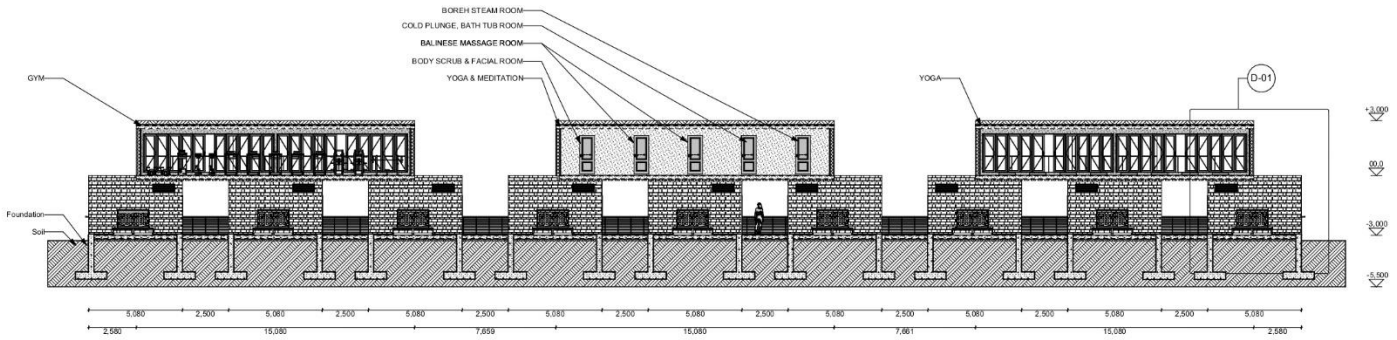
Aproved by : **Date**

Drawing Scale :

Notes :

Section 1

ARCHICAD EDUCATION VERSION



Description :

Final Architectural Studio
Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Section - 01

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

Aproved by : **Date**

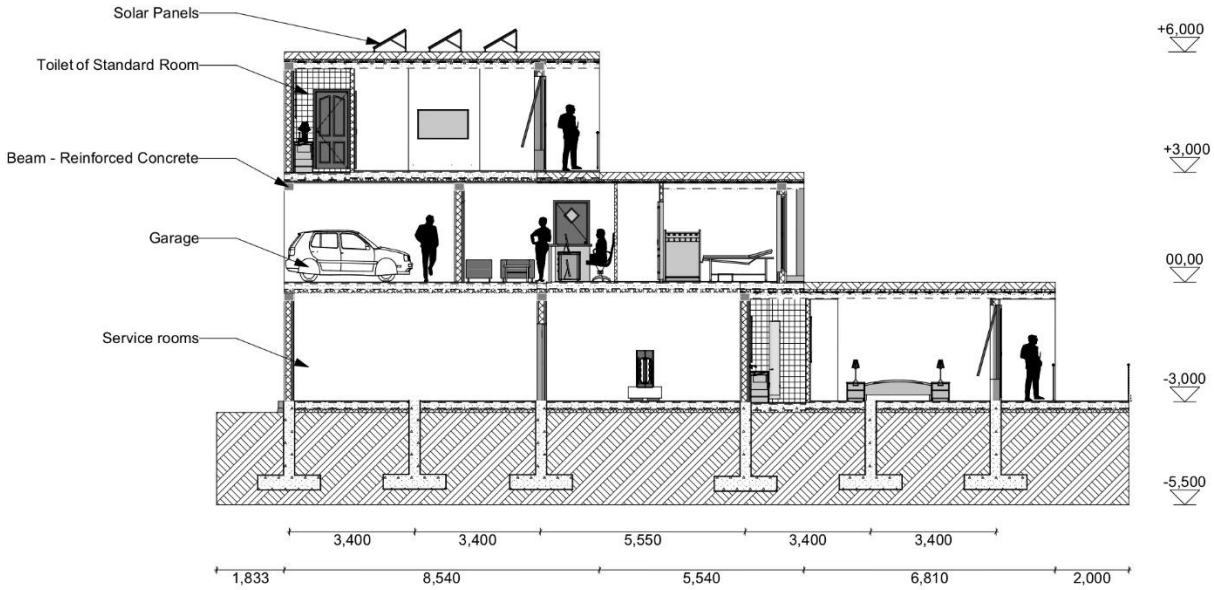
Drawing Scale :

1:200

Notes :

Section 2

ARCHICAD EDUCATION VERSION



Description :

Final Architectural Studio Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Section - 02

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

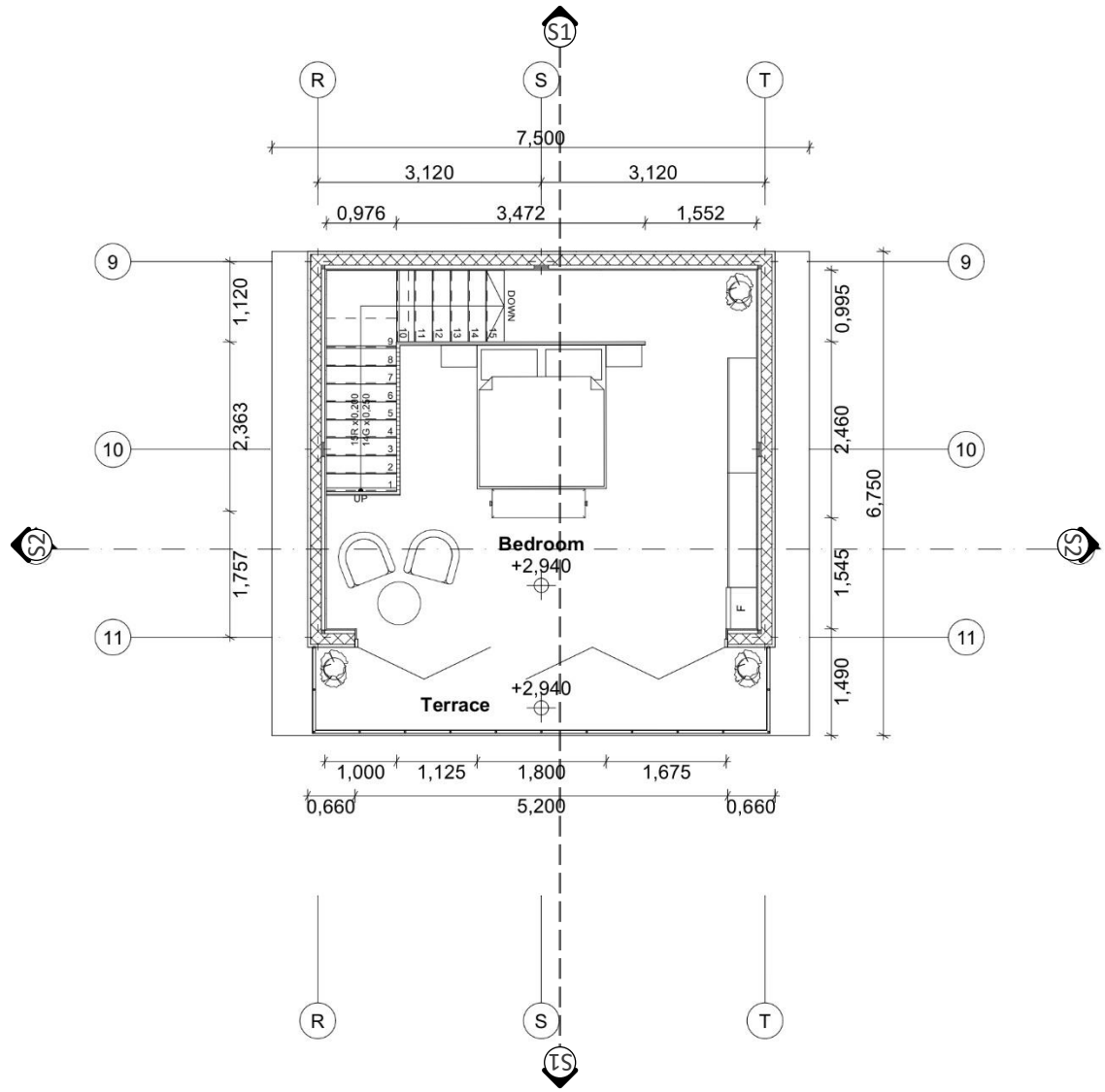
Aproved by : **Date**

Drawing Scale :

1:100

Notes :

Villa 1st Floor Plan



ARCHICAD EDUCATION VERSION

UNIVERSITAS ISLAM INDONESIA

Description :

Final Architectural Studio Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Villa Plan - First Floor

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

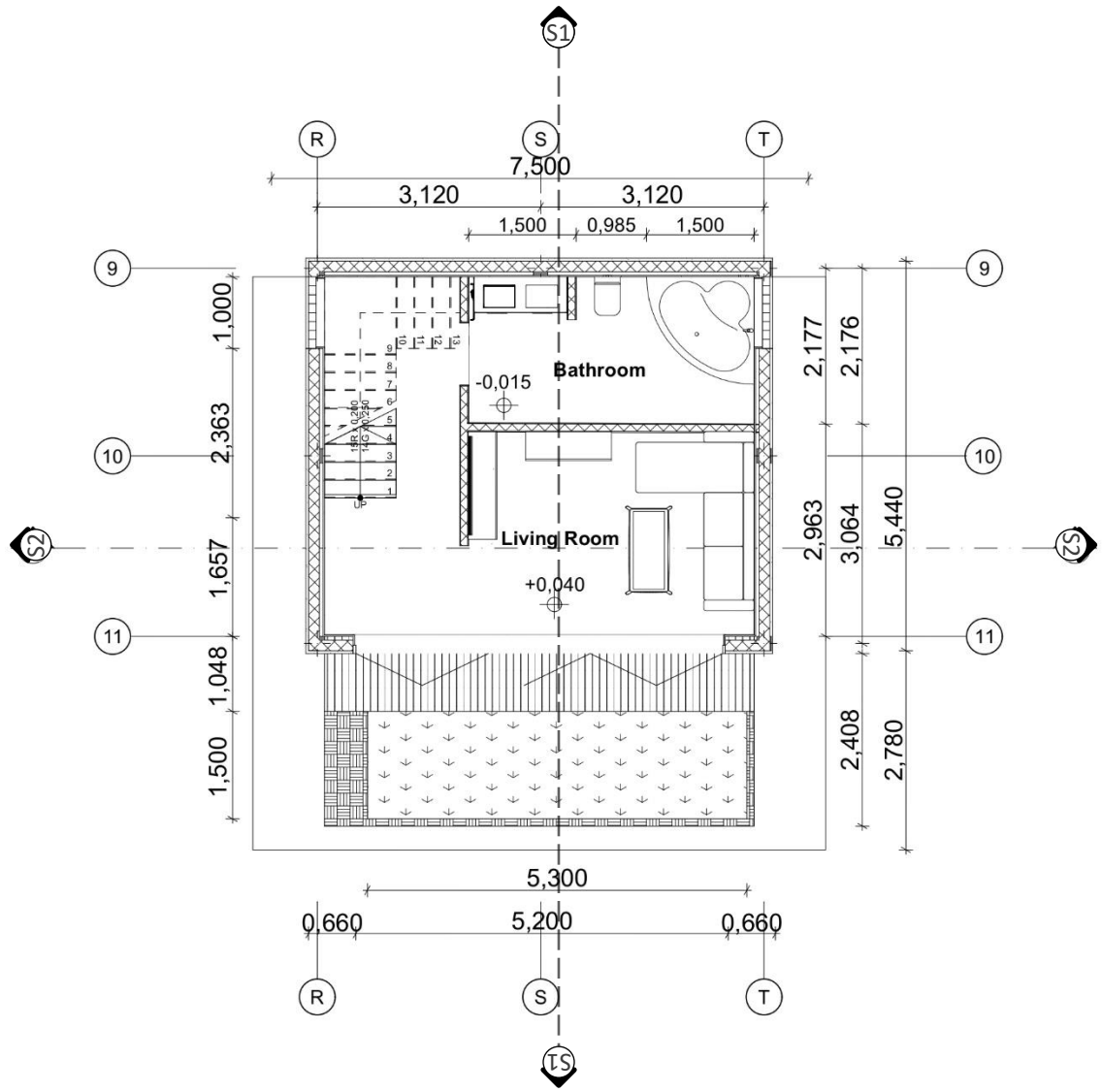
Aproved by : **Date**

Drawing Scale :

1:50

Notes :

Villa Ground Floor Plan



ARCHICAD EDUCATION VERSION

Description :

Final Architectural Studio Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Villa Plan - Ground Floor

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

Aproved by : **Date**

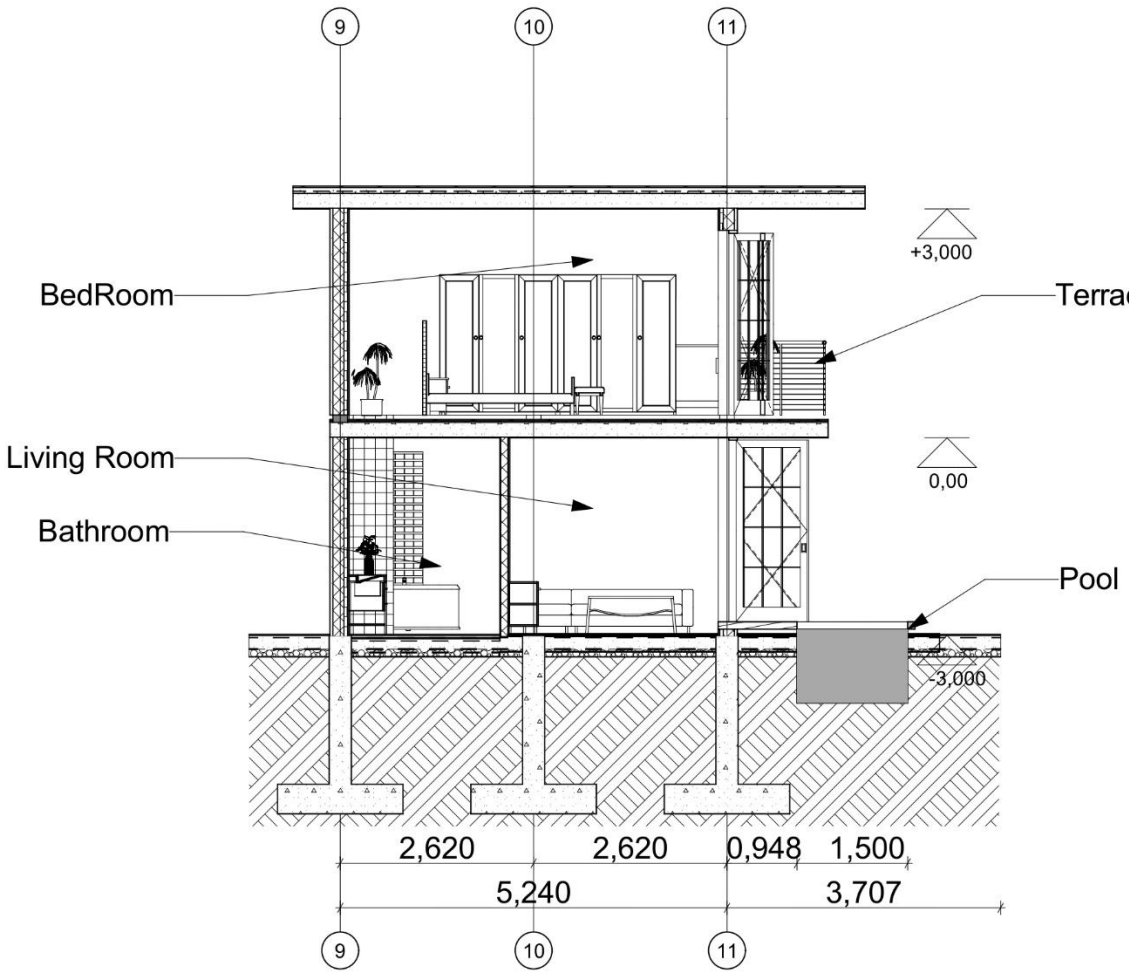
Drawing Scale :

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Notes :

Villa Section 1

ARCHICAD EDUCATION VERSION



Description :

Final Architectural Studio Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Villa - Sec

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

Aproved by : **Date**

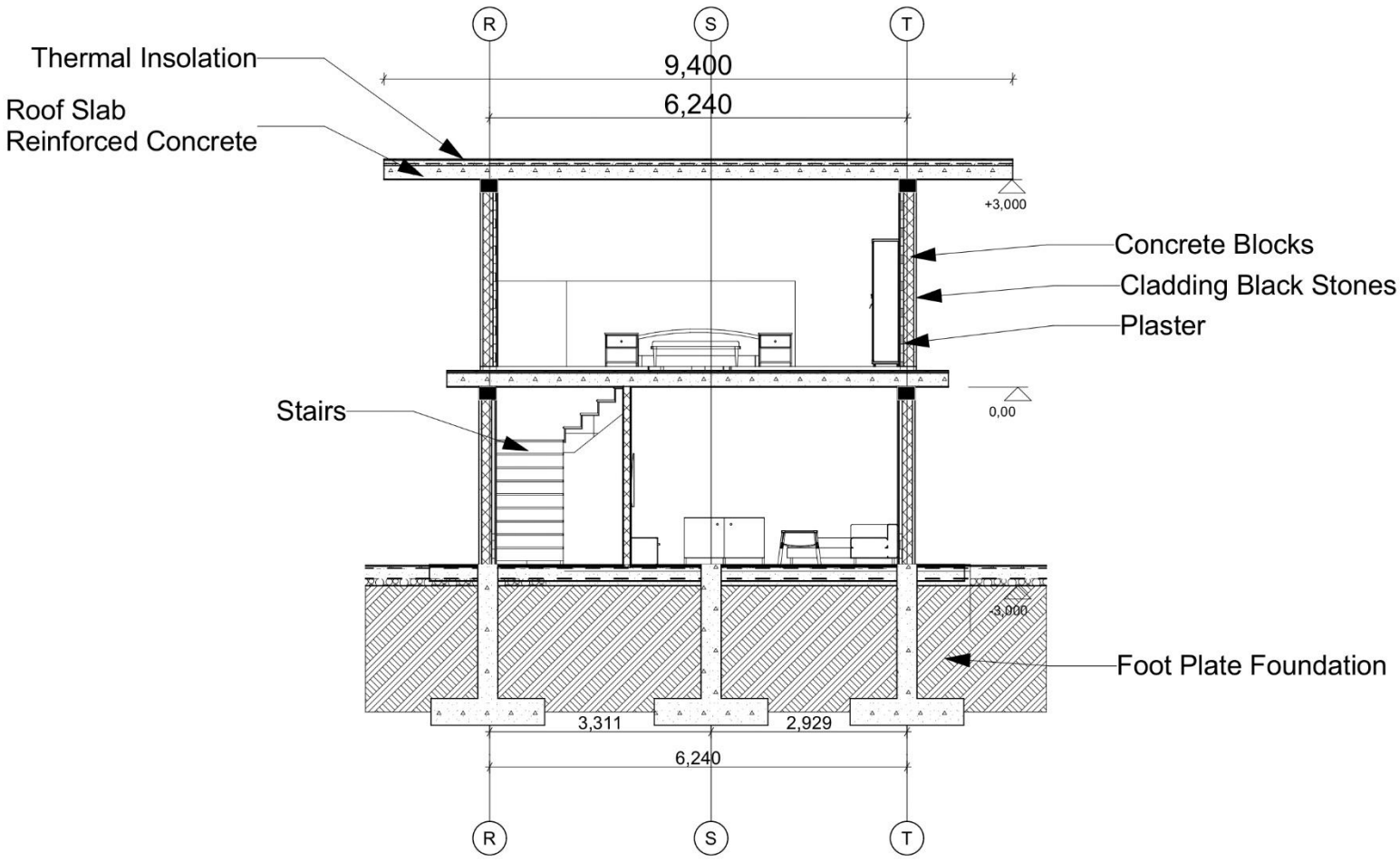
Drawing Scale :

1:50

Notes :

Villa Section 2

ARCHICAD EDUCATION VERSION



Description :

Final Architectural Studio
Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Villa - Sec

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

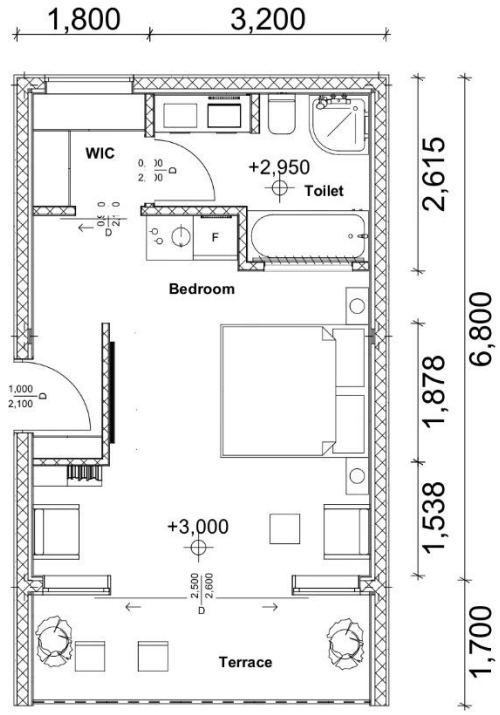
Aproved by : **Date**

Drawing Scale :

1:50

Notes :

Standard Units Floor Plan



ARCHICAD EDUCATION VERSION

Description :

Final Architectural Studio Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Standard Unit Floor Plan

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

Aproved by : **Date**

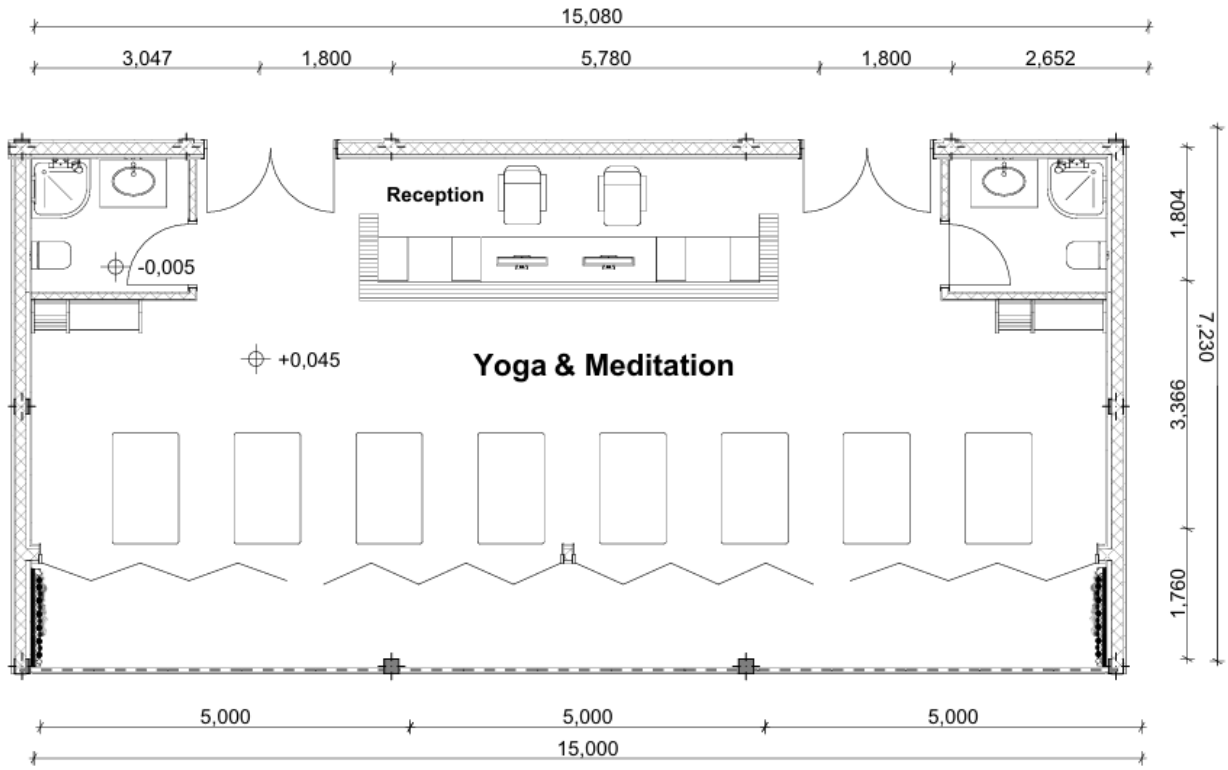
Drawing Scale :

1:50

Notes :

Yoga & Meditation Floor Plan

ARCHICAD EDUCATION VERSION



YOGA Floor Plan
1:50

Description :
Final Architectural Studio Architectural Drawing

Lecturer :
Mr. Agus Setiawan, S.T., M.Arch

Project Name :
Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :
YOGA Floor Plan

Projected by :
Siefaddeen AlJamal
20512271

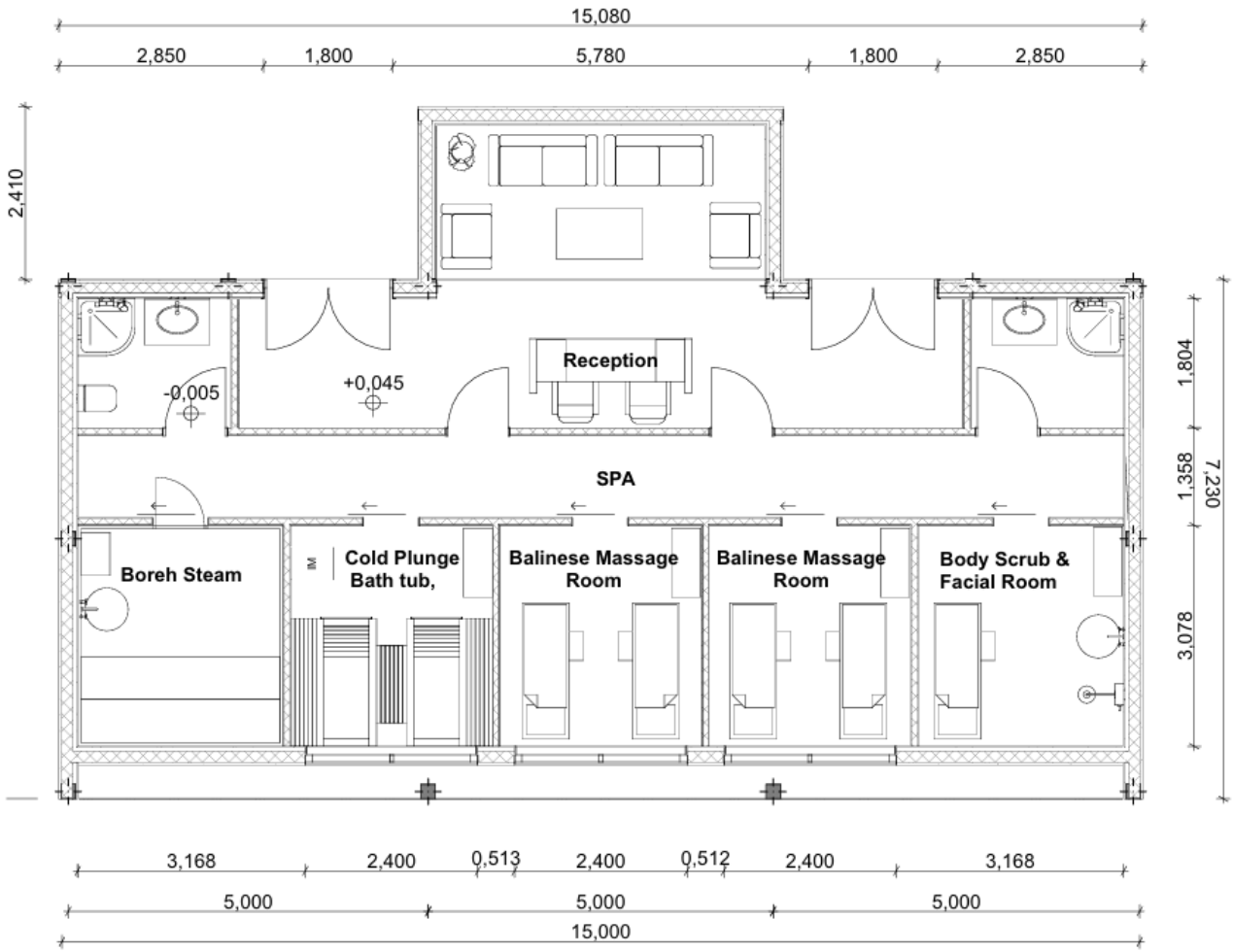
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Aproved by : Date

Drawing Scale :
1:50

Notes :

Spa Floor Plan



Spa Floor Plan
1:50

ARCHICAD EDUCATION VERSION

Description :

Final Architectural Studio
Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Spa Floor Plan

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

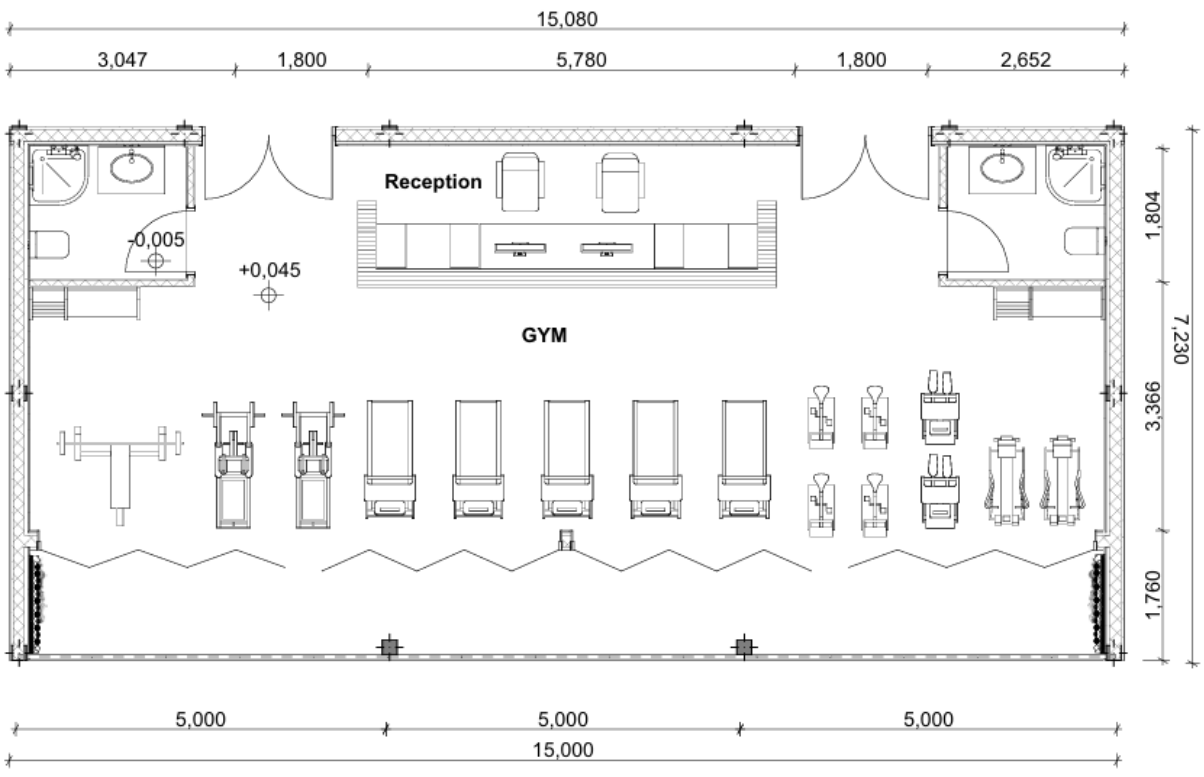
Aproved by : **Date**

Drawing Scale :

1:50

Notes :

Gym Floor Plan



GYM Floor Plan
1:50

ARCHICAD EDUCATION VERSION

Description :
Final Architectural Studio Architectural Drawing

Lecturer :
Mr. Agus Setiawan, S.T., M.Arch

Project Name :
Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :
GYM Floor Plan

Projected by :
Siefaddeen AlJamal
20512271

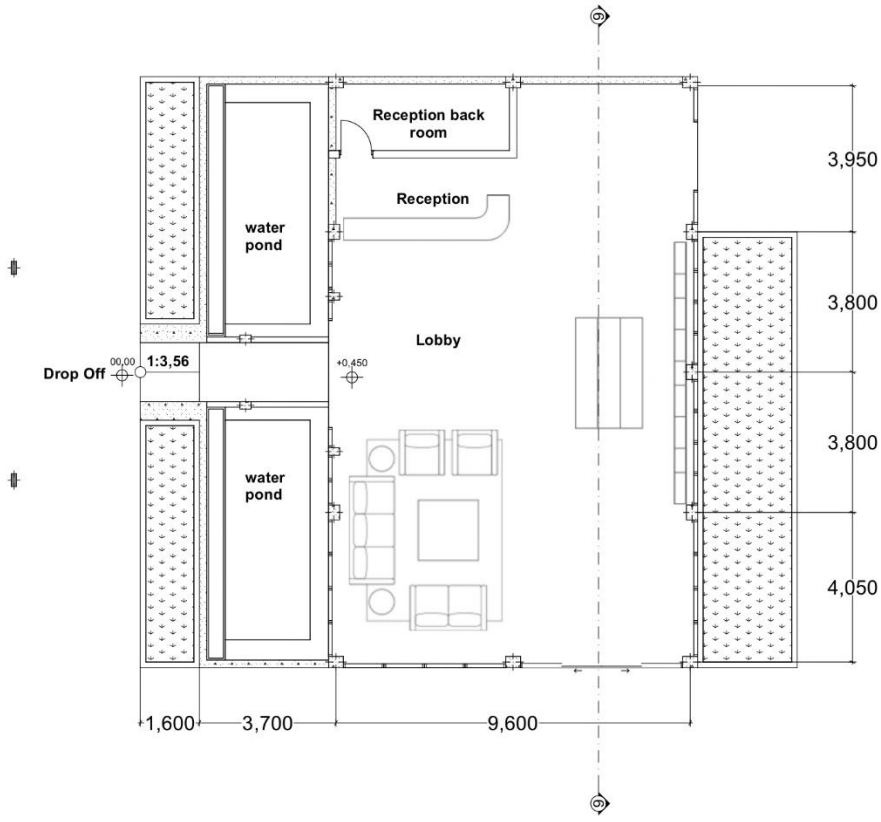
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Aproved by : Date

Drawing Scale :
1:50

Notes :

Lobby & Reception Floor Plan



Lobby Plan
100

ARCHICAD EDUCATION VERSION

Description :

Final Architectural Studio Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Lobby Plan

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

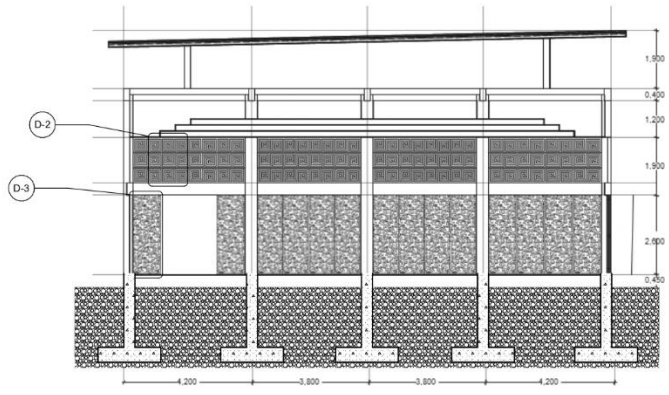
Aproved by : **Date**

Drawing Scale :

1:50

Notes :

Lobby & Reception Section



ARCHICAD EDUCATION VERSION

Description :

Final Architectural Studio
Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Lobby Section

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

Aproved by : **Date**

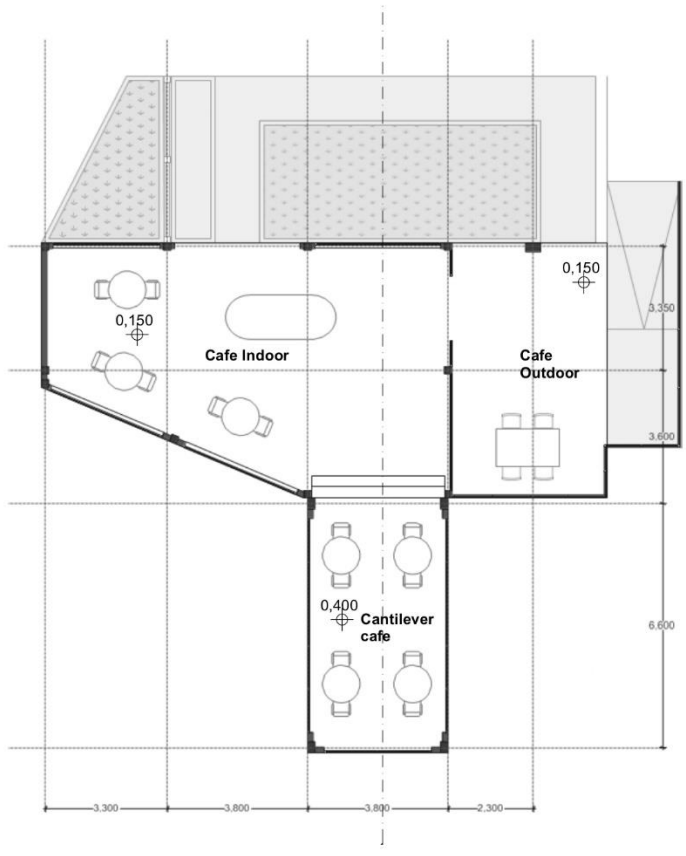
Drawing Scale :

1:50

Notes :

Café & Resto Floor Plan

ARCHICAD EDUCATION VERSION



Description :

Final Architectural Studio
Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Resto Plan

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

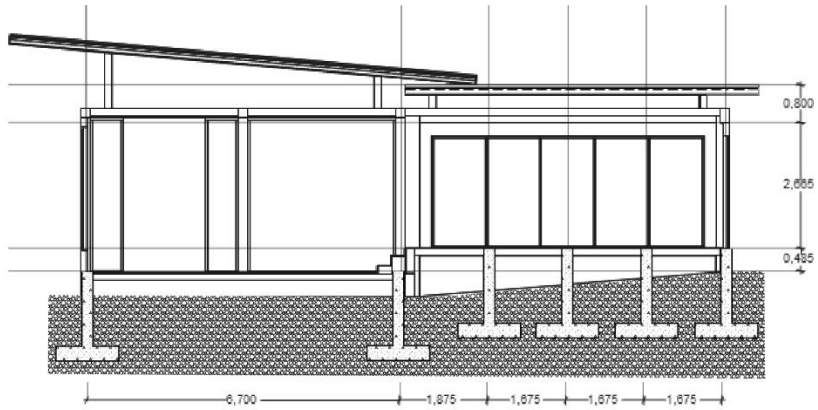
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Drawing Scale :

1:50

Notes :

Café & Resto Section



ARCHICAD EDUCATION VERSION

Description :

Final Architectural Studio
Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Resto - Section

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

Aproved by : **Date**

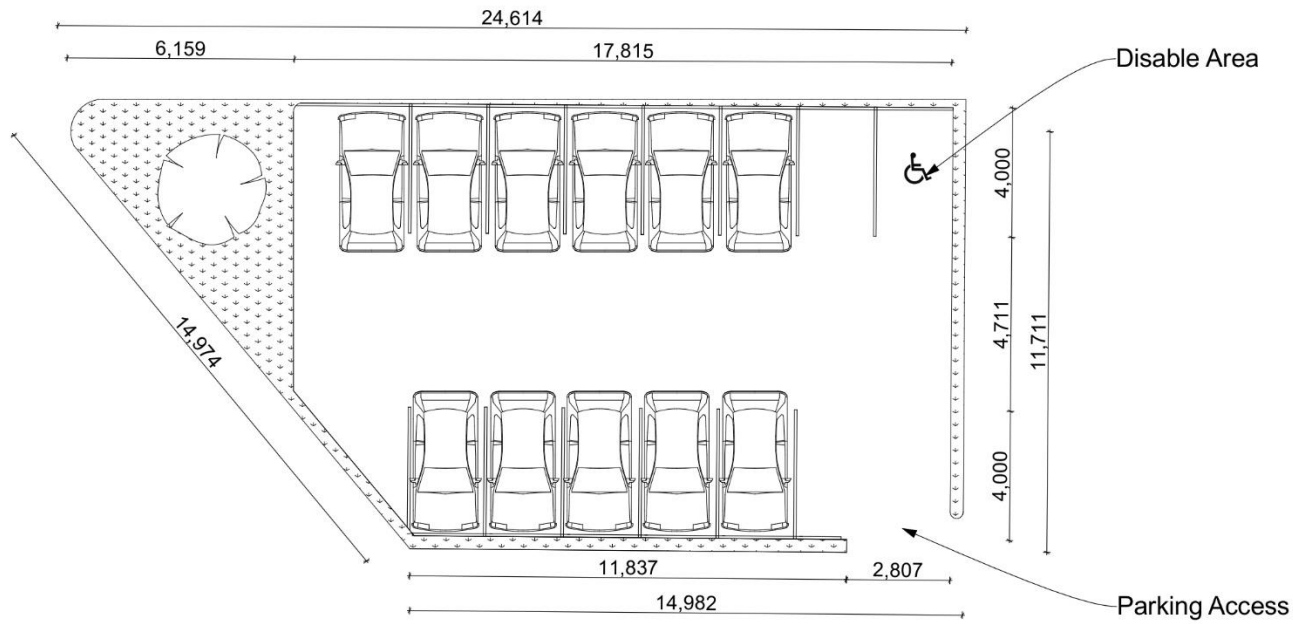
Drawing Scale :

1:50

Notes :

Main Parking Floor Plan

ARCHICAD EDUCATION VERSION



Parking Details **1:50**

Description :

Final Architectural Studio Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Parking Details

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

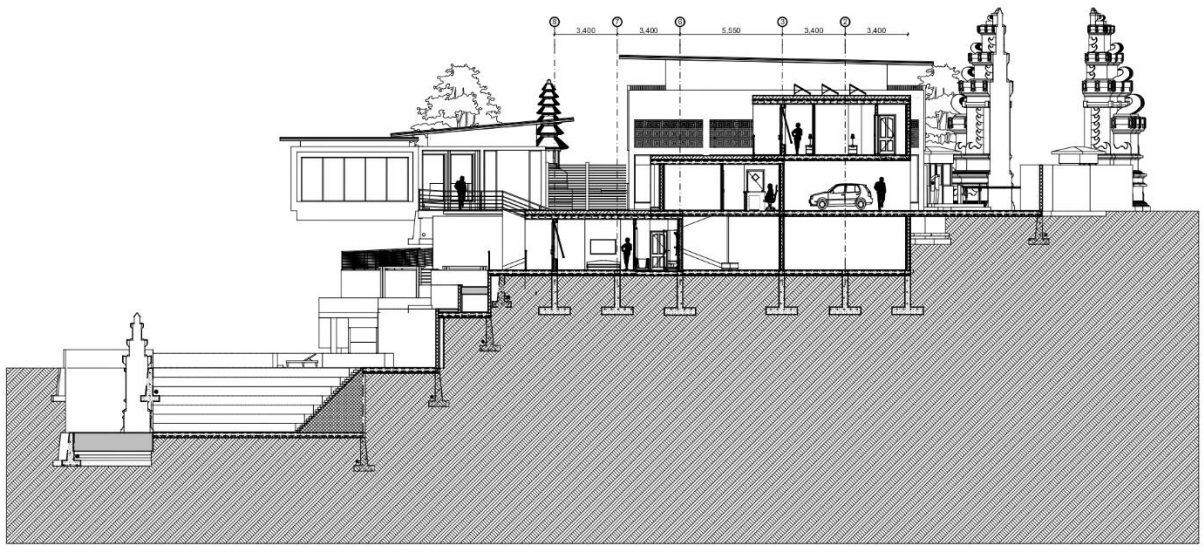
Aproved by : **Date**

Drawing Scale :

1:50

Notes :

Site Section A-A'



ARCHICAD EDUCATION VERSION

Description :

Final Architectural Studio
Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Section A-A

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

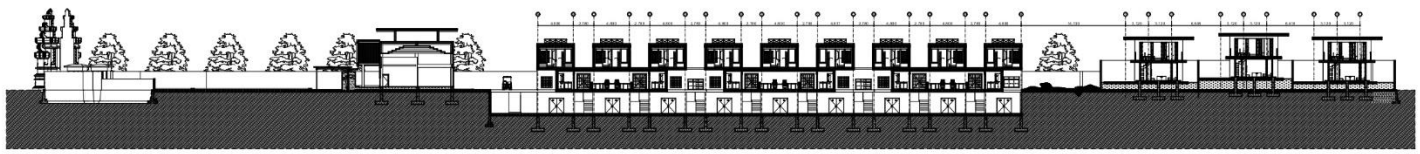
Aproved by : **Date**

Drawing Scale :

1:200

Notes :

Site Section B-B'



ARCHICAD EDUCATION VERSION

Description :

Final Architectural Studio
Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Section B-B

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

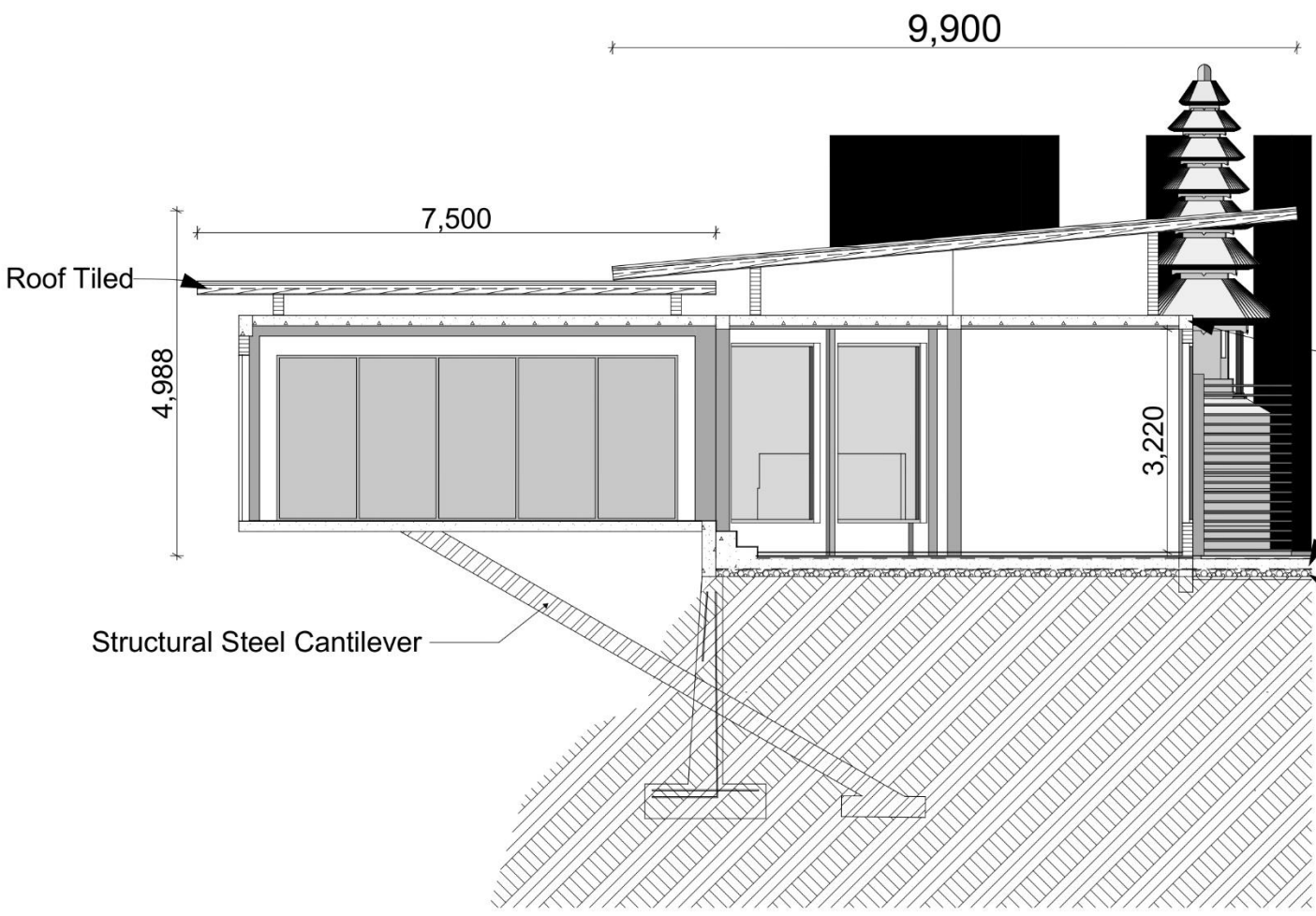
Aproved by : **Date**

Drawing Scale :

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Notes :

Resto Details Section



ARCHICAD EDUCATION VERSION

Description :

Final Architectural Studio
Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Resto - Details

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

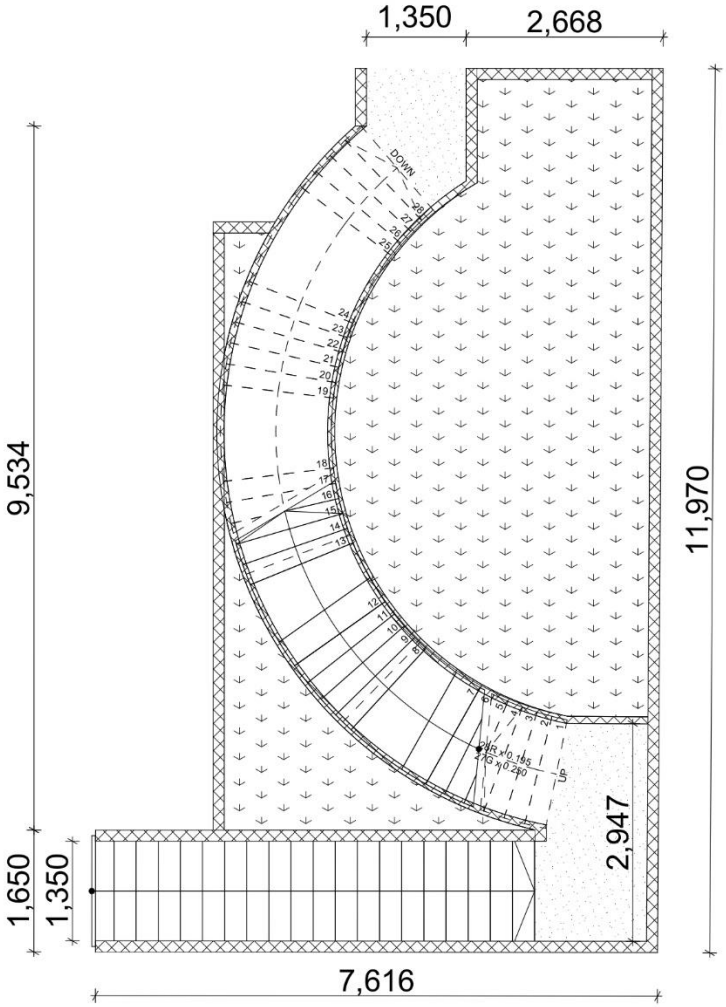
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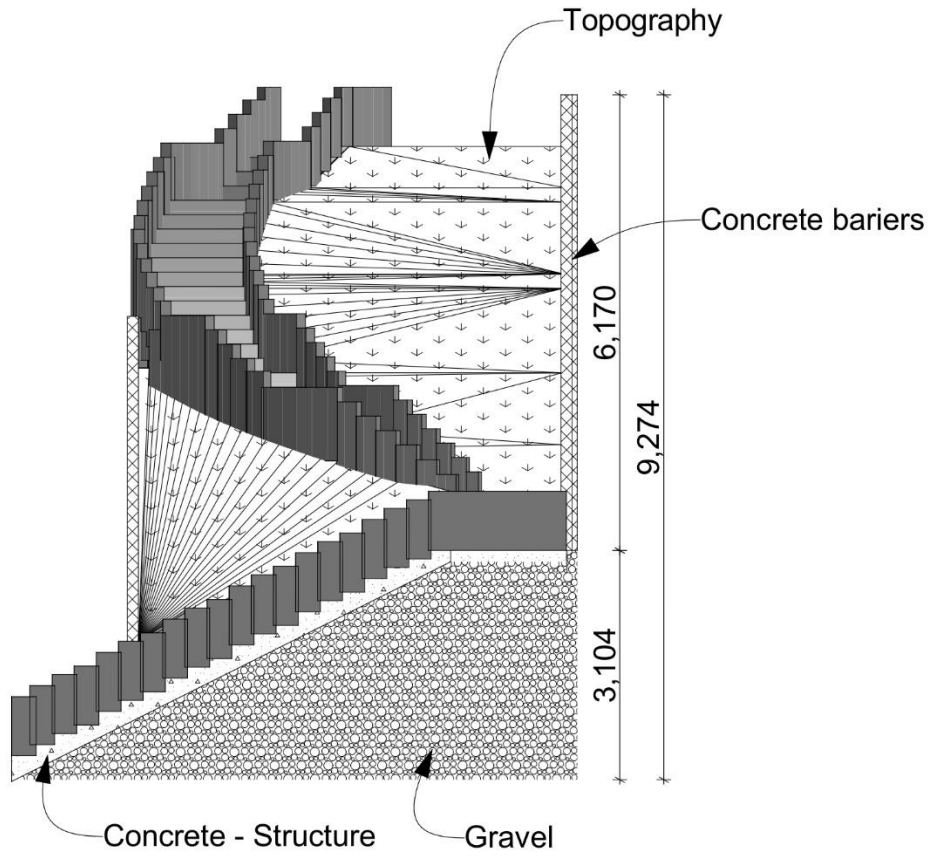
Drawing Scale :

1:50

Notes :

Villa Stairs Details





ARCHICAD EDUCATION VERSION

UNIVERSITAS ISLAM INDONESIA

Description :

Final Architectural Studio
Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

VIP - Stairs Details

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

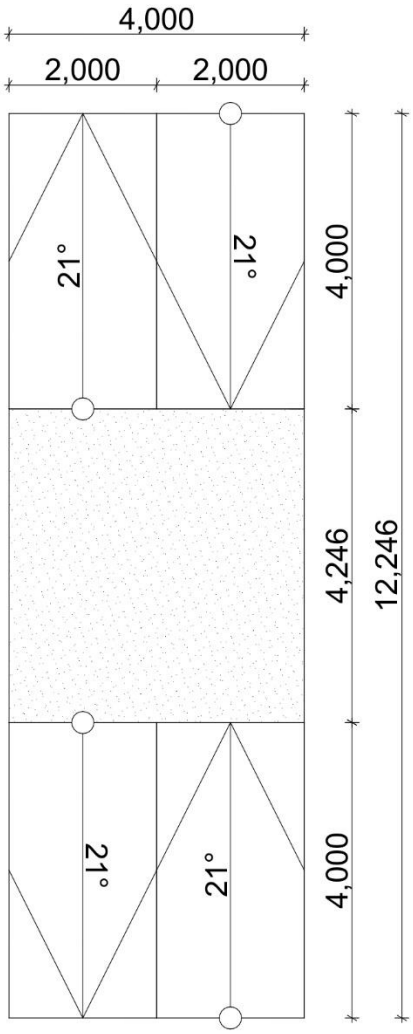
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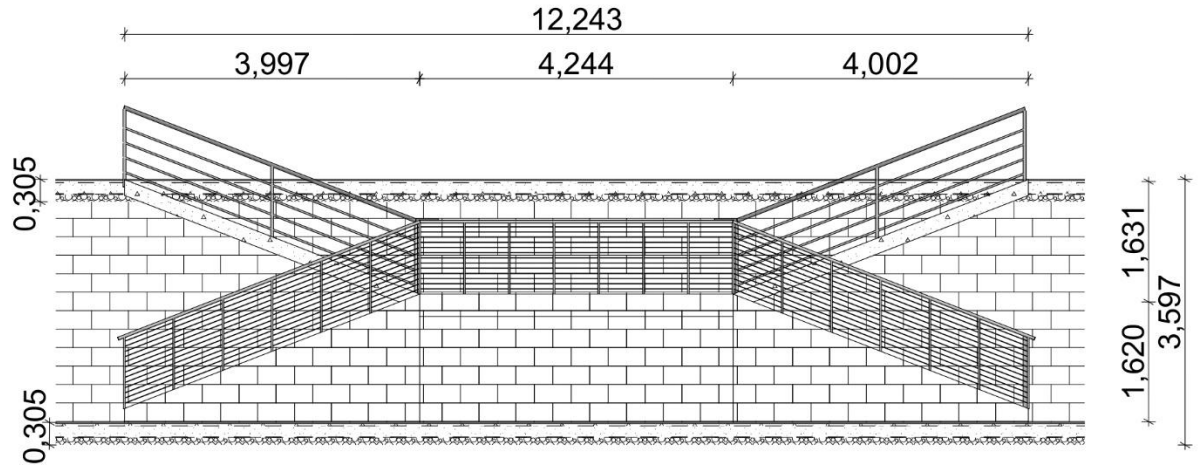
1:50

Notes :

Lobby Access Ramp Details



Plan of the lobby 1:50



Elevation of the lobby 1:50

ARCHICAD EDUCATION VERSION

UNIVERSITAS ISLAM INDONESIA

Description :

Final Architectural Studio Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Lobby Access Details

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

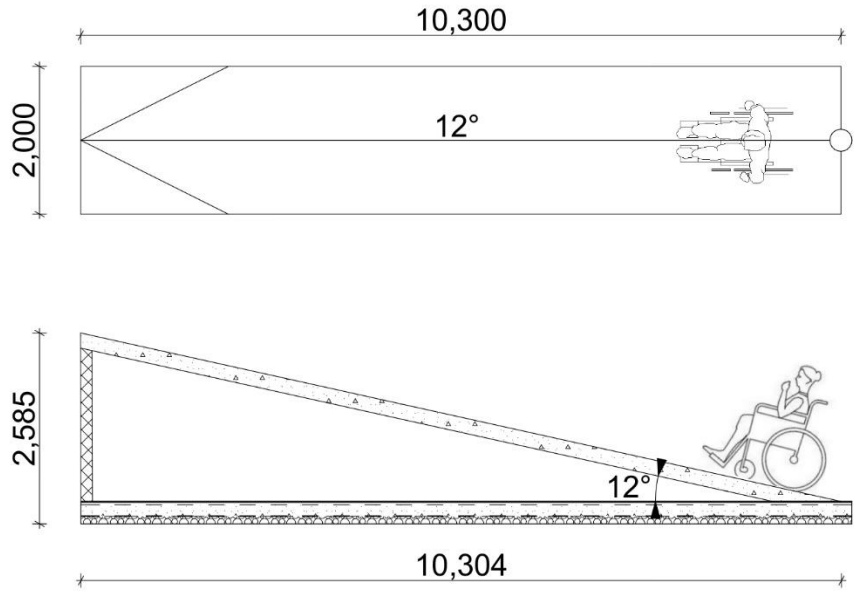
Aproved by : **Date**

Drawing Scale :

1:50

Notes :

Hangout / Common Area Ramp Details



Ramp Details for Seating Area **1:50**

ARCHICAD EDUCATION VERSION

Description :

Final Architectural Studio
Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Ramp Details for Seating Area

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

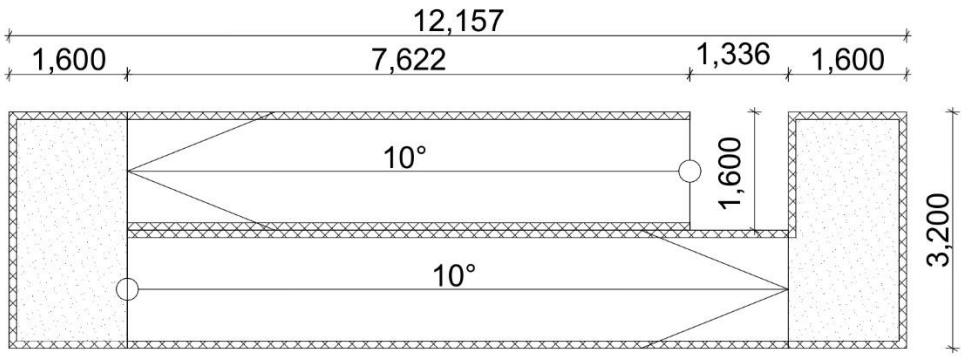
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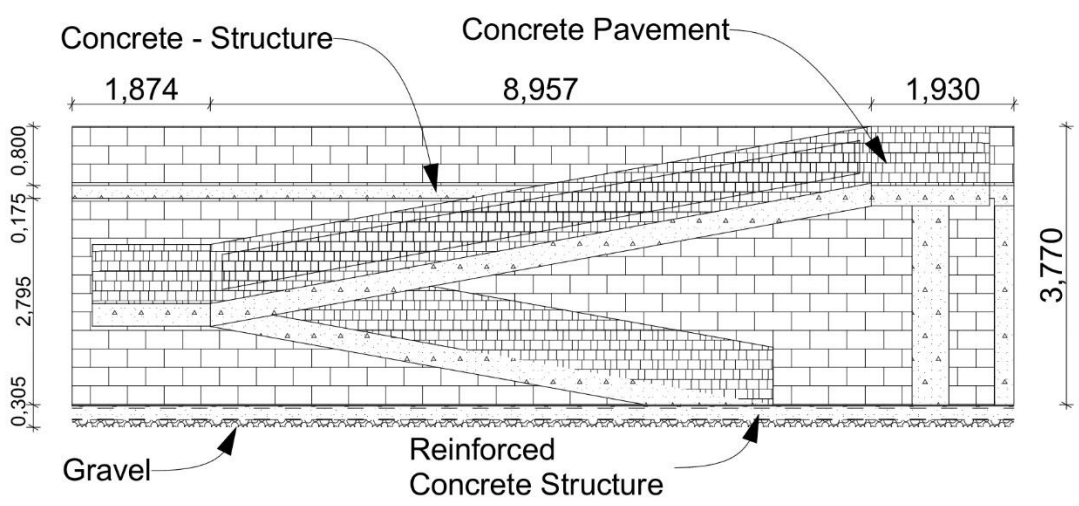
1:50

Notes :

Pool Access Ramp Details



Plan of the ramp Access to the Pool 1:50



Section of the ramp Access to the Pool 1:50

ARCHICAD EDUCATION VERSION

Description :

Final Architectural Studio
Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Pool Access Details

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

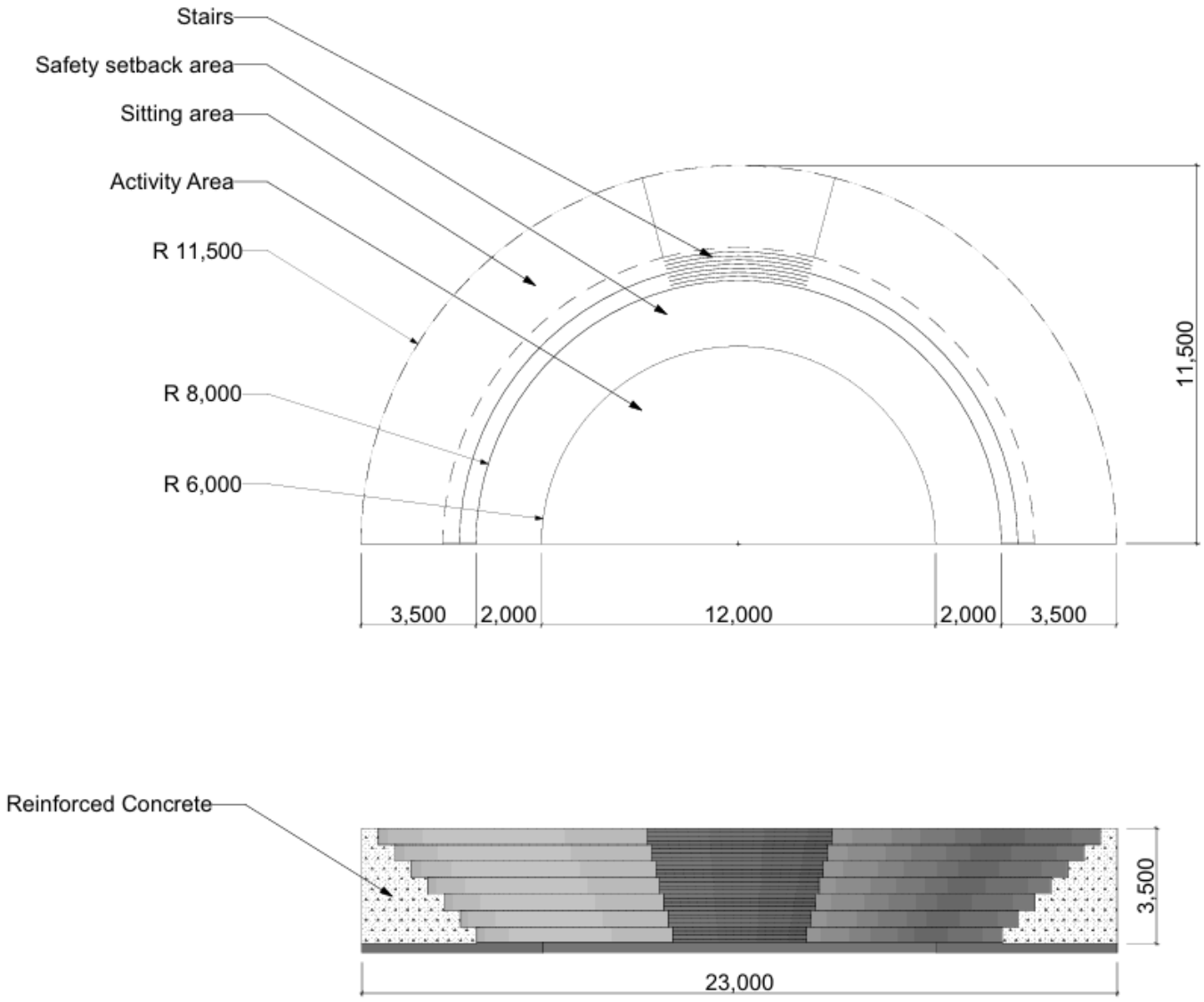
Aproved by : **Date**

Drawing Scale :

1:50

Notes :

Dance / Outdoor Amphitheater Details



ARCHICAD EDUCATION VERSION

UNIVERSITAS ISLAM INDONESIA

Description :

Final Architectural Studio
Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

outdoor amphitheater

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

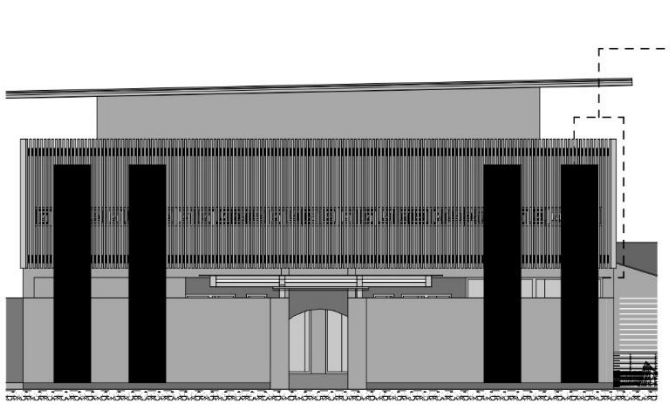
Aproved by : **Date**

Drawing Scale :

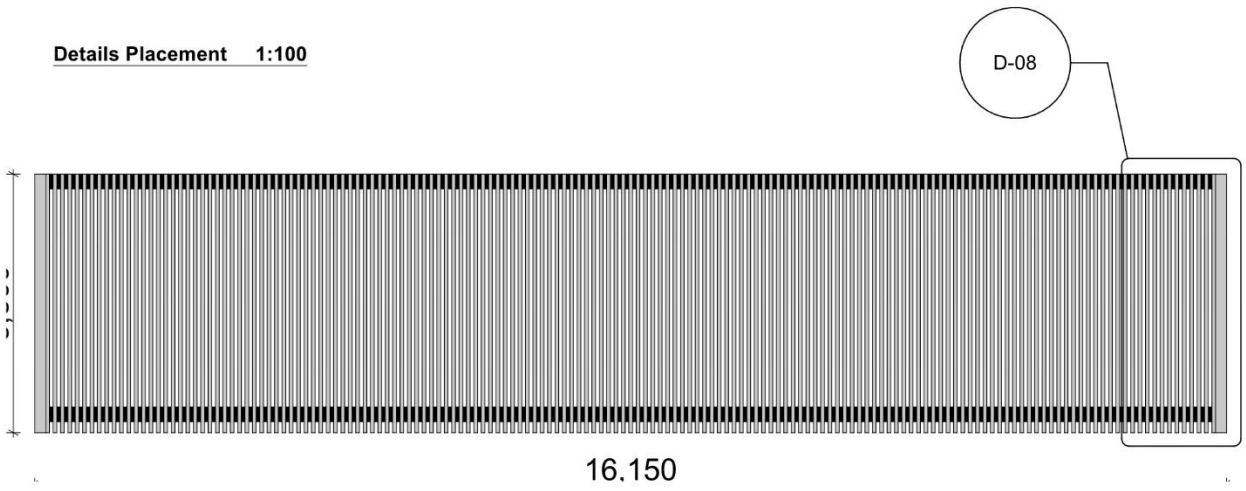
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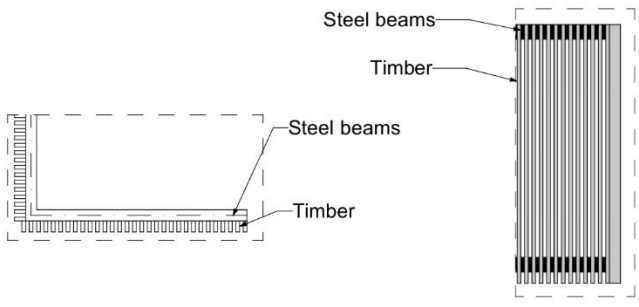
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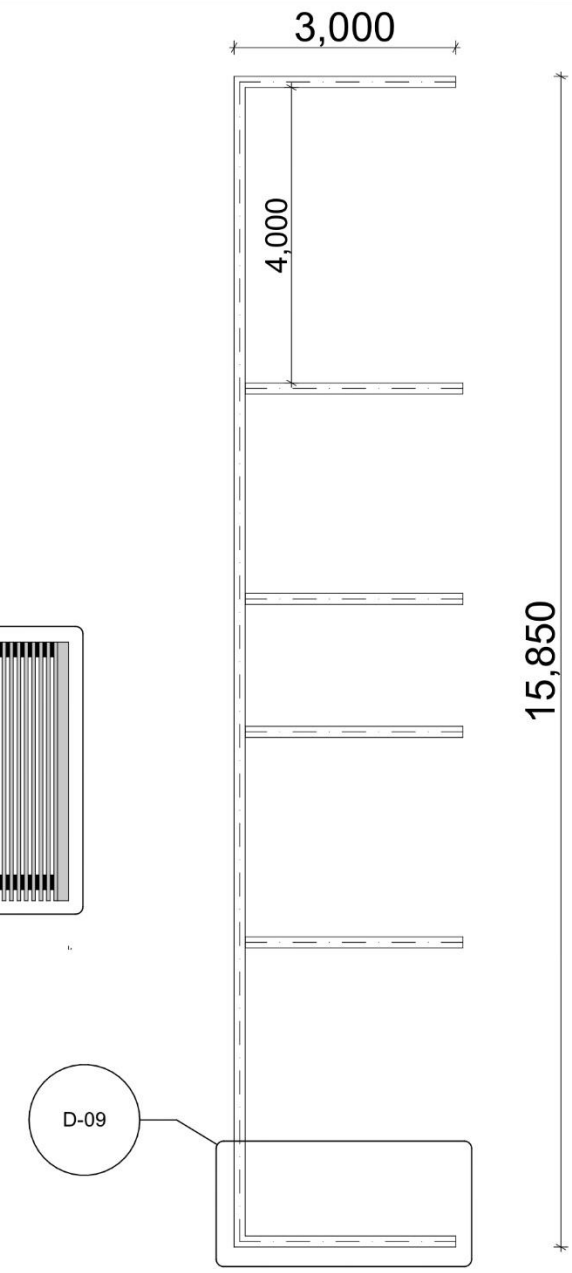
Lobby & Reception Façade Details



Details Placement 1:100







ARCHICAD EDUCATION VERSION

Description :

Final Architectural Studio
Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Facade Details

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

Aproved by : **Date**

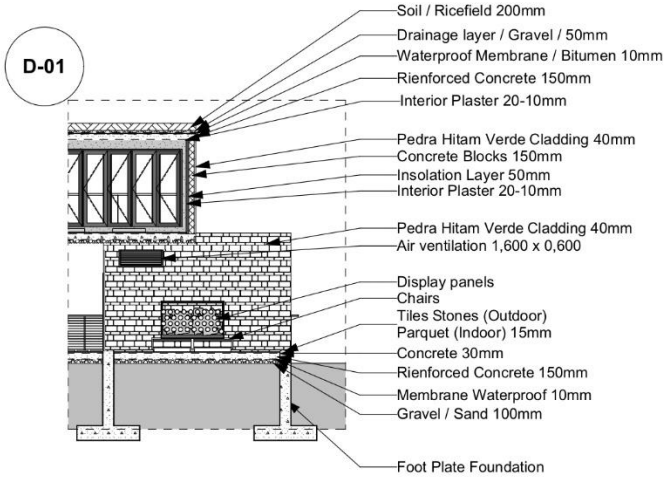
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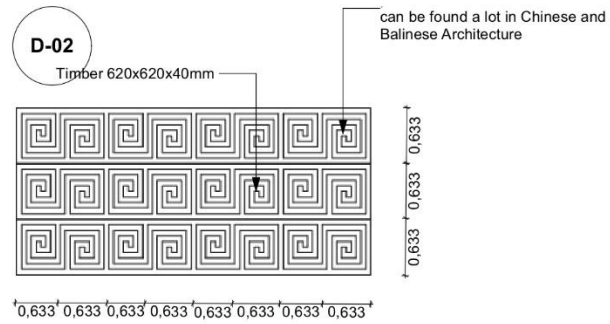
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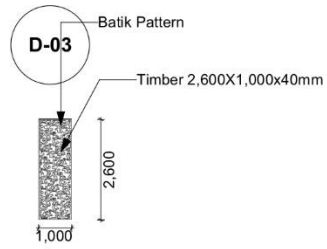
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Other Details

ARCHICAD EDUCATION VERSION







Description :

Final Architectural Studio Architectural Drawing

Lecturer :

Mr. Agus Setiawan, S.T., M.Arch

Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Details

Projected by :

Siefaddeen AlJamal
20512271

Checked by : **Date**

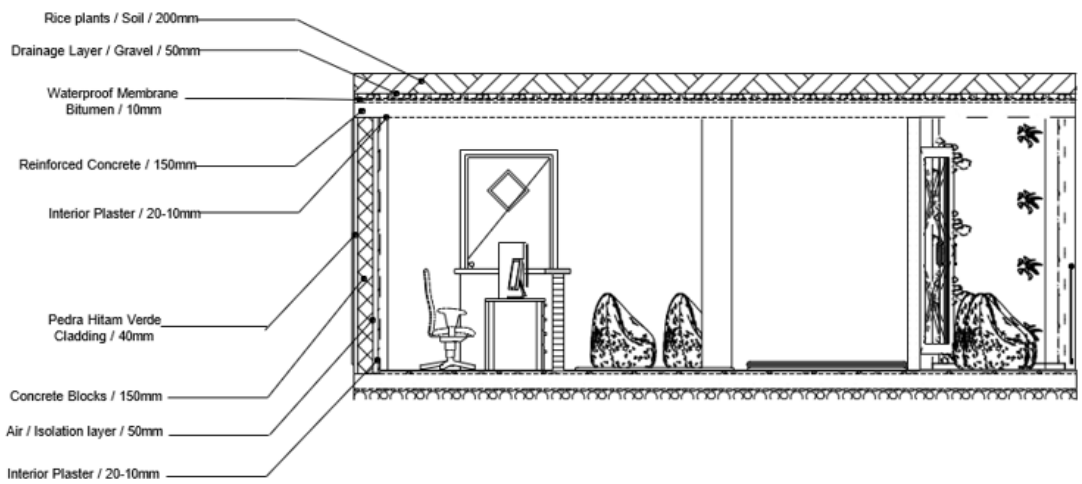
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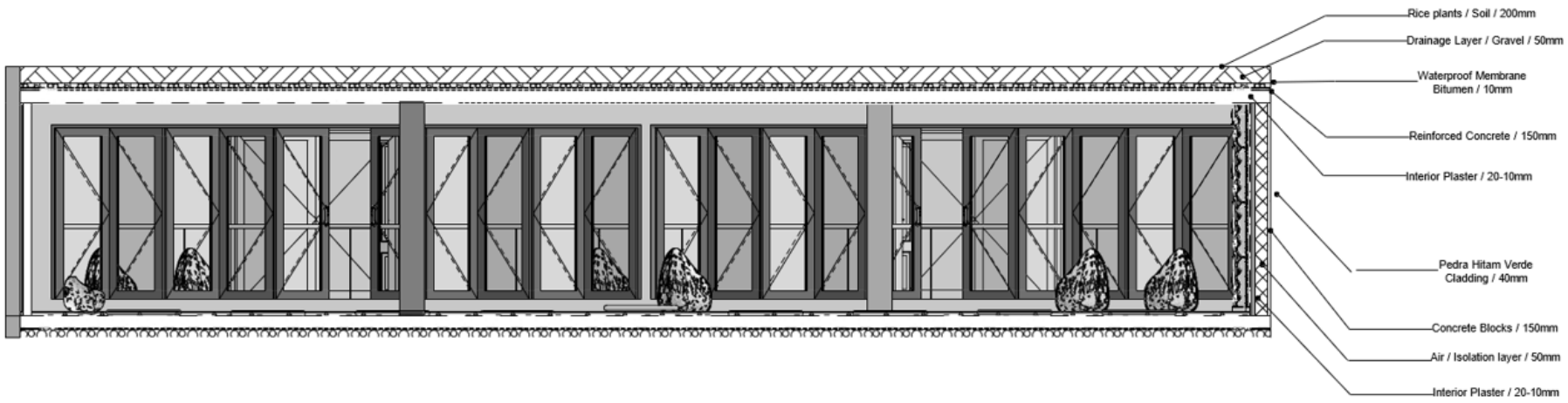
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Notes :

Amenities Units Details





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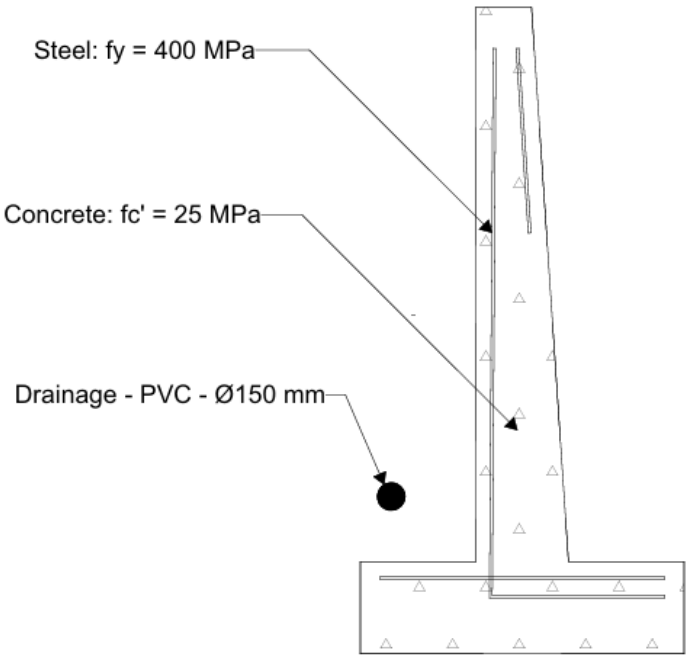
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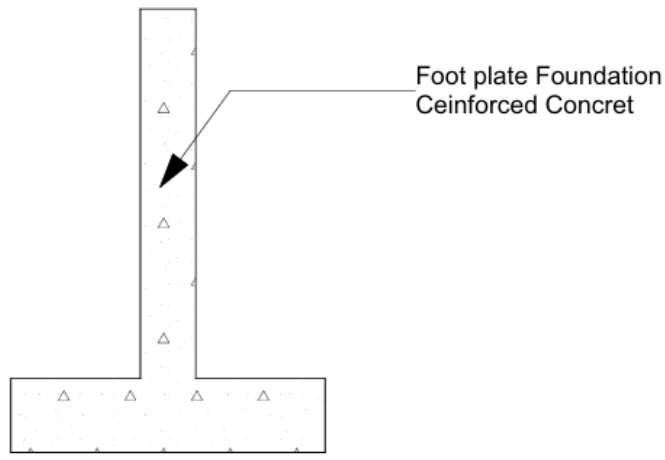
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Notes :

Foundation Details





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Final Architectural Studio
Architectural Drawing

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Mr. Agus Setiawan, S.T., M.Arch

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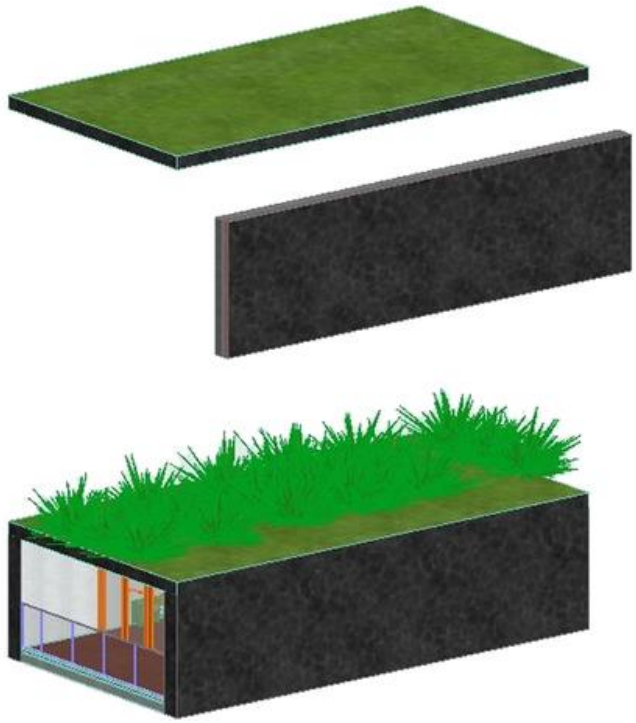
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Notes :

Standard Units Building Material



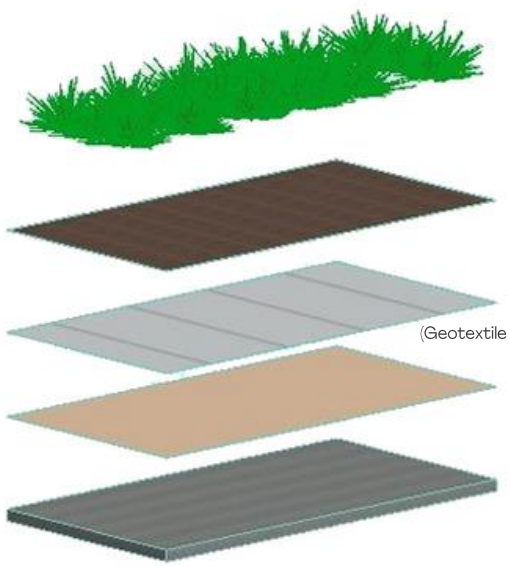
Rooms materials



Reinforced concrete or masonry blocks (brick or concrete) as the core structural support.

Mortar mix to connect the Stones with the blocks.

Black Andesite Stone (Paras Kelating): A volcanic stone commonly used in Balinese temples, offering durability and a sense of grounded elegance. Ideal for blending with the natural environment while maintaining cultural authenticity



Rice plants

Soil layer

Drainage Layer
(Geotextile mats, modular drainage panels, or gravel layers)

Waterproof Membrane

Reinforced Concrete Slab

ARCHICAD EDUCATION VERSION

UNIVERSITAS ISLAM INDONESIA

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Final Architectural Studio
Architectural Drawing

Lecturer :

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Project Name :

Tirta Nirvana Retreat: A Holistic Wellness Sanctuary in Bali

Drawing Name :

Projected by :

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Drawing Scale :

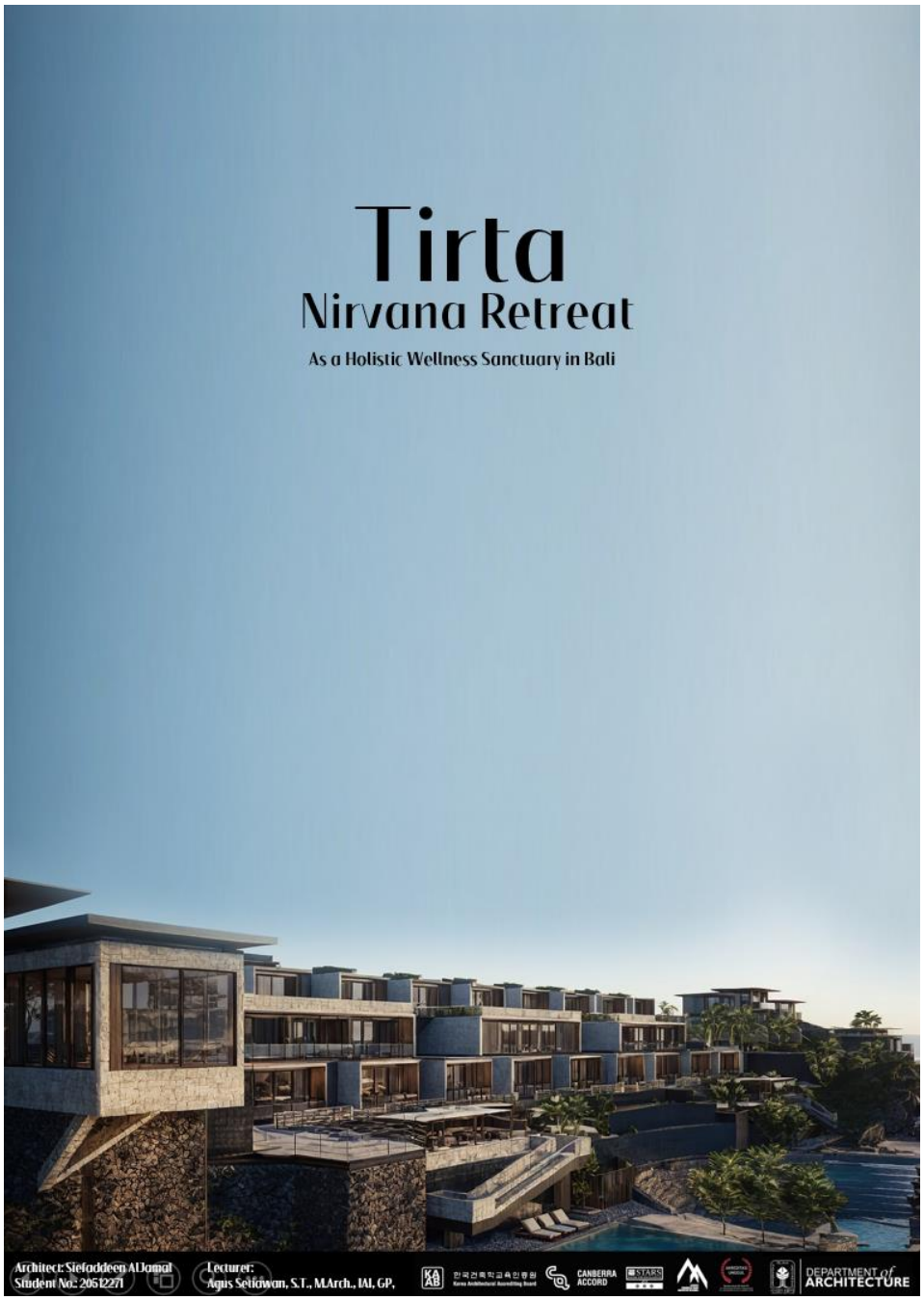
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Notes :

10

Render Shots

ARCHITECTURE PRESENTATION BOARD





ARCHITECTURE PRESENTATION BOARD





3D MODEL SCALE 1:300

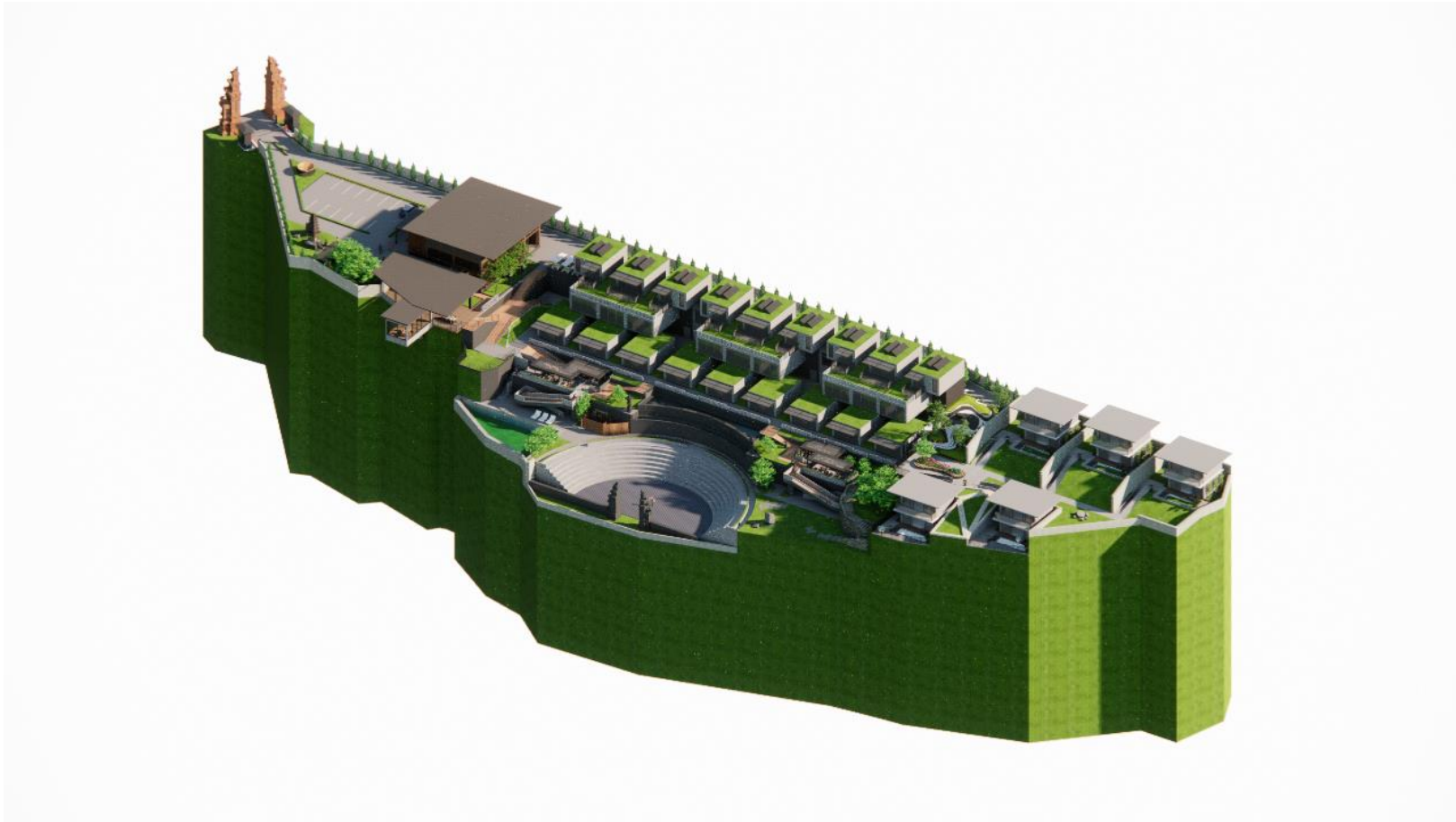


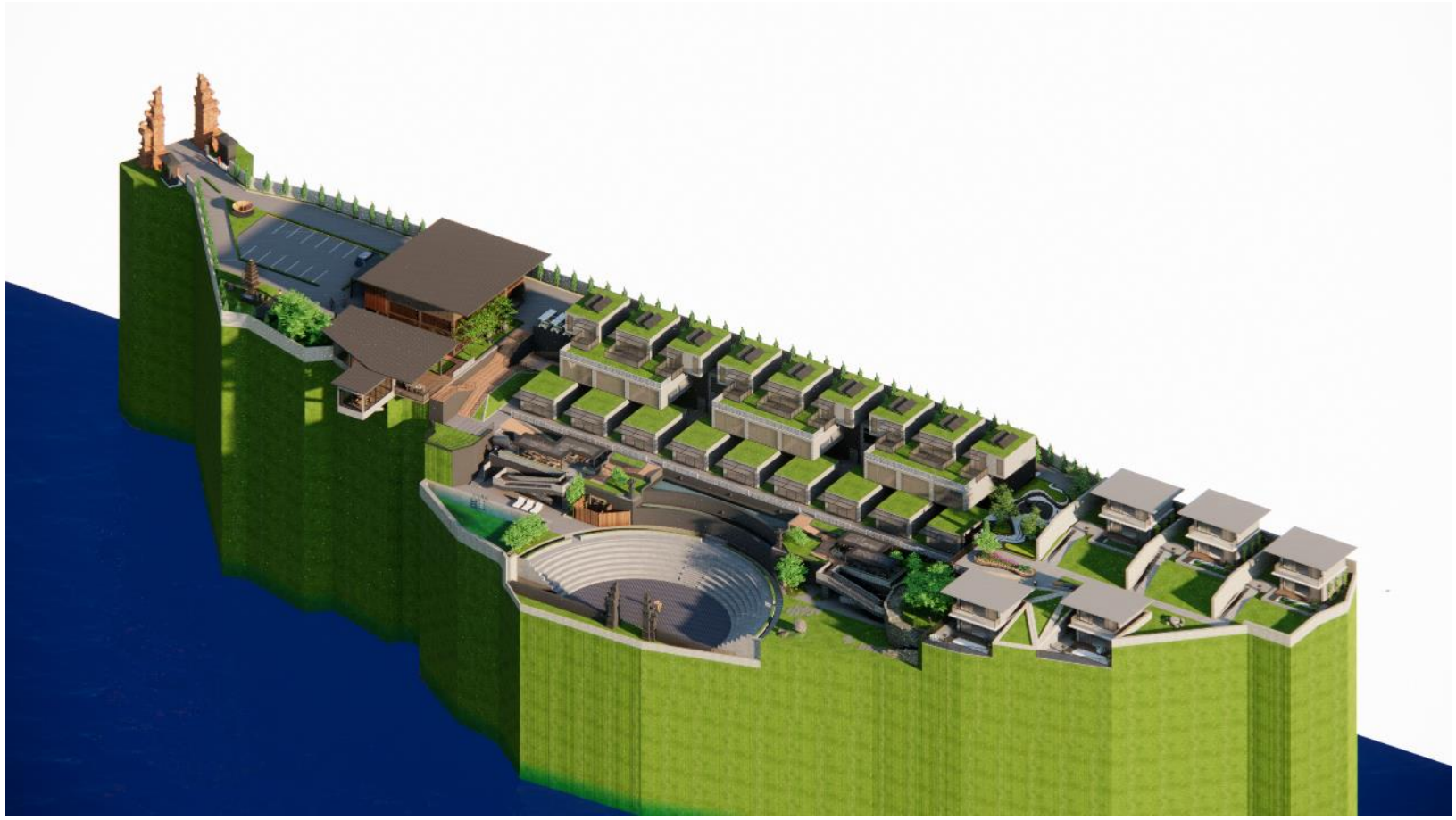


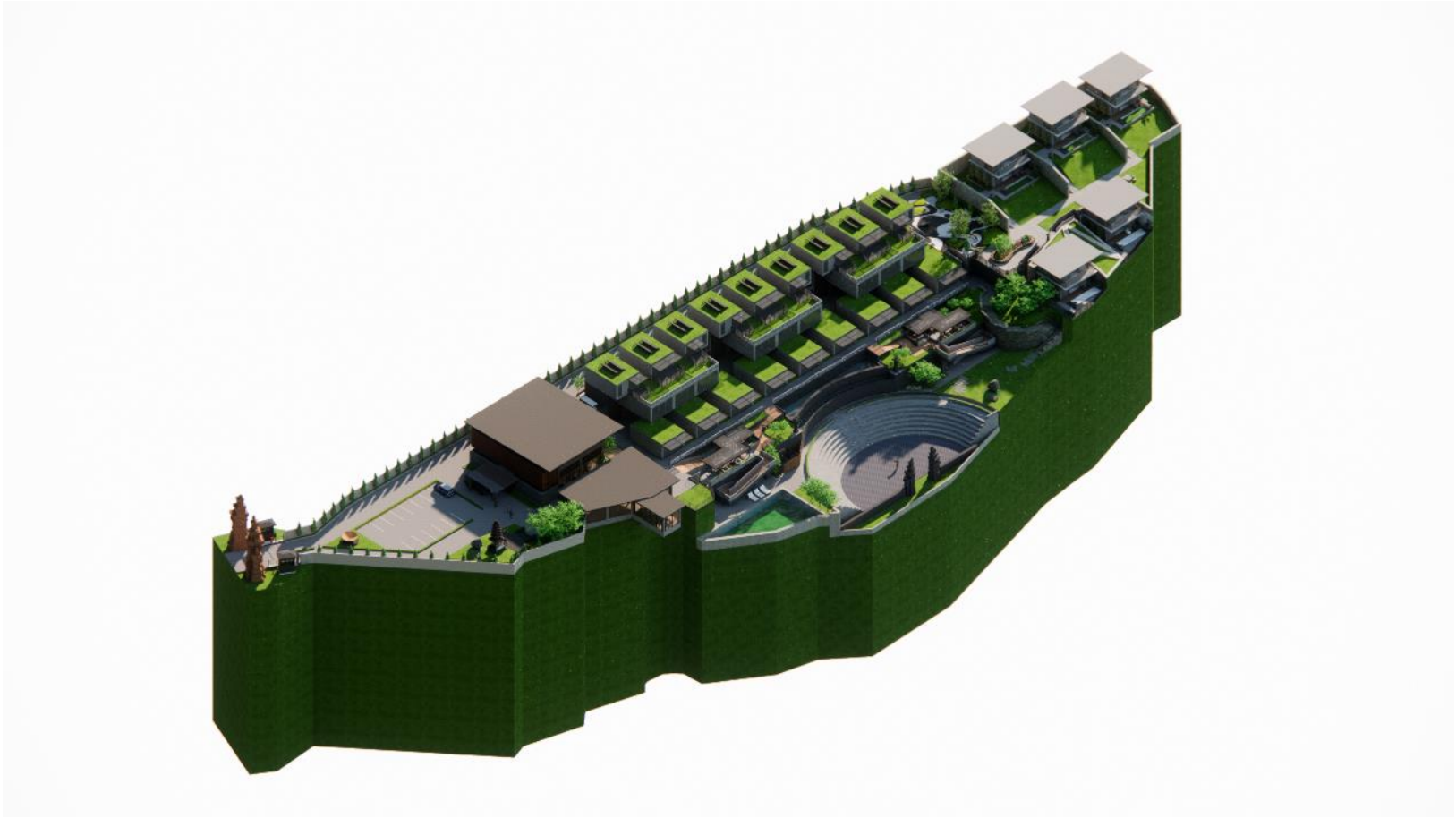






















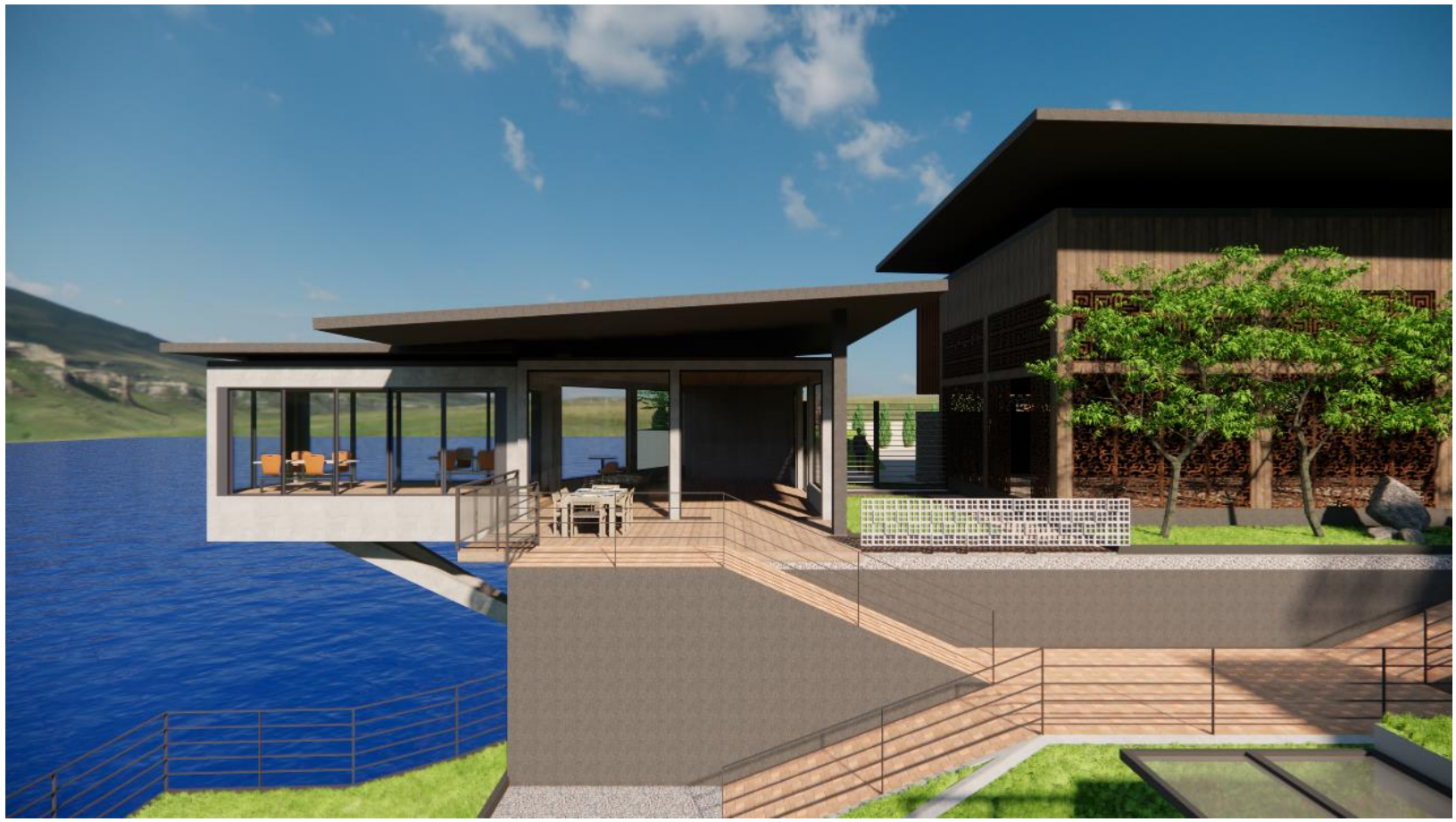




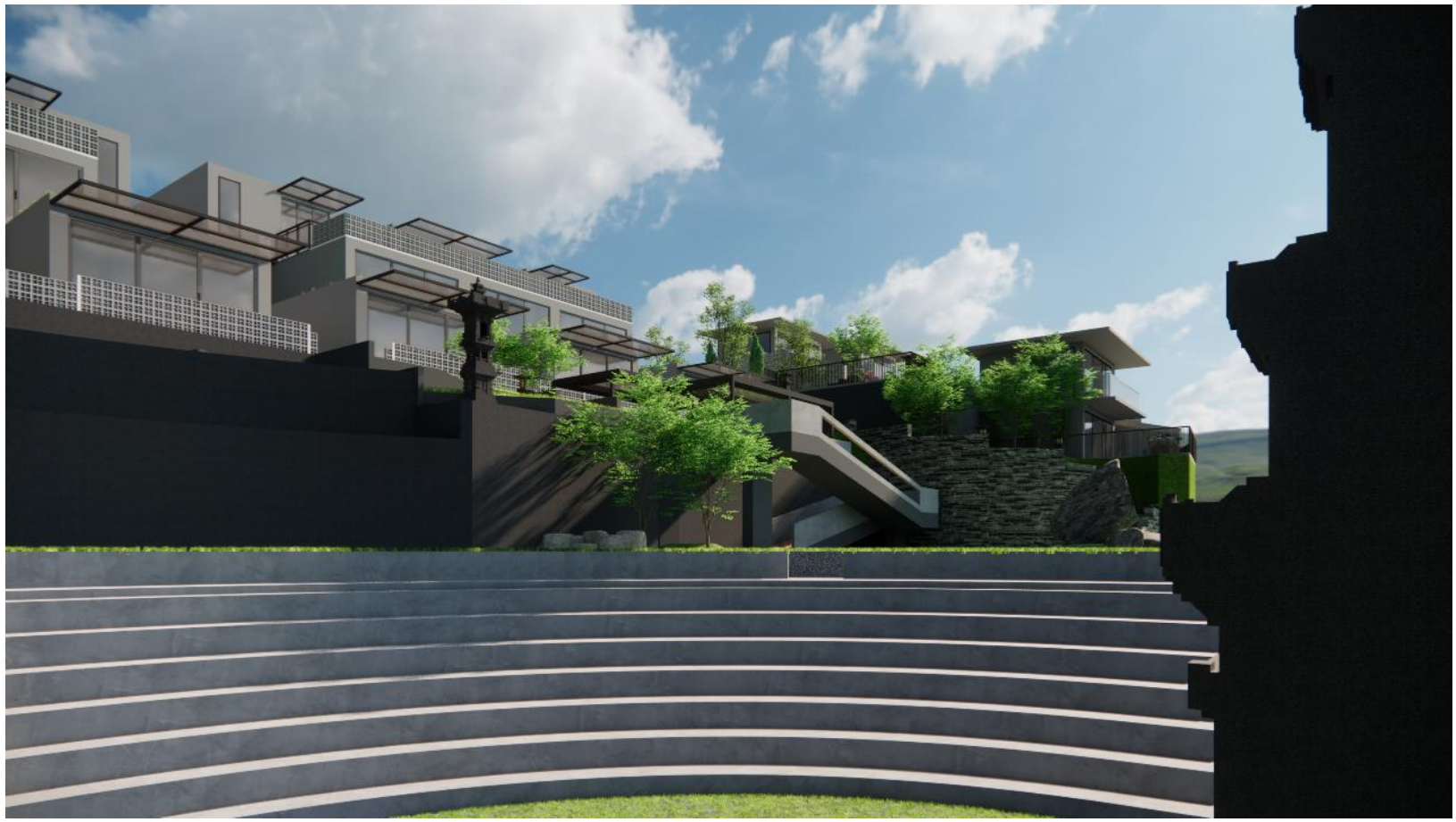














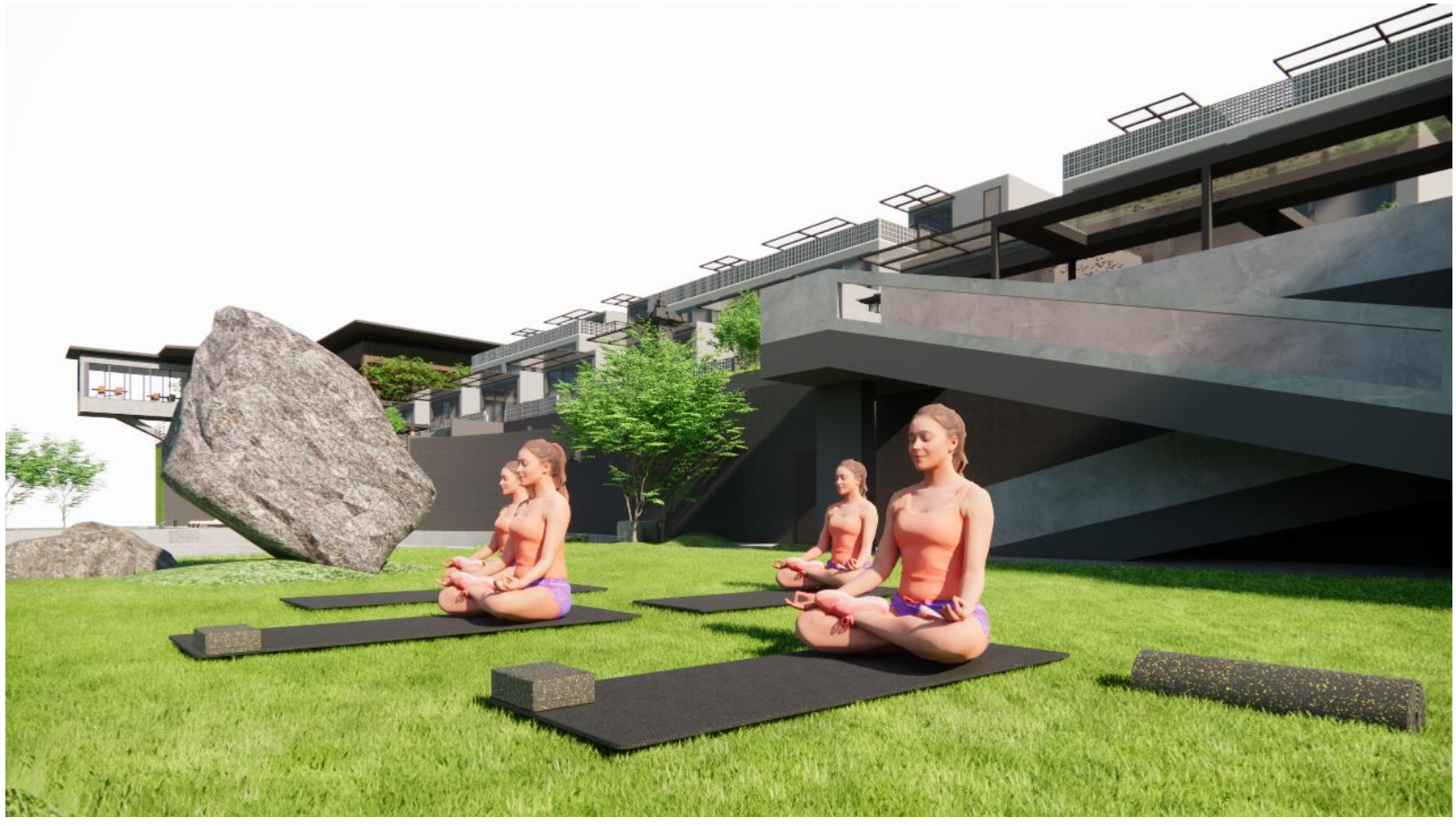












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SURAT KETERANGAN HASIL CEK PLAGIASI

Nomor: 2702747271/Perpus./10/Dir.Perpus/VI/2025

Bismillaahirrahmaanirrahiim

Assalamualaikum Wr. Wb.

Dengan ini, menerangkan Bahwa:

Nama	: Siefaddeen Mohammad A. AlJamal
Nomor Mahasiswa	: 20512271
Pembimbing	: Agus Setiawan, ST., M. Arch., IAI, GP
Fakultas / Prodi	: Teknik Sipil dan Perencanaan/ Arsitektur
Judul Karya Ilmiah	: Tirta Nirvana Retreat Sebagai Tempat Perawatan Kesehatan Holistik di Bali

Karya ilmiah yang bersangkutan di atas telah melalui proses cek plagiasi menggunakan **Turnitin** dengan hasil kemiripan (*similarity*) sebesar **6 (Enam) %.**

Demikian Surat Keterangan ini dibuat untuk dapat dipergunakan sebagaimana mestinya.

Wassalamualaikum Wr. Wb.

Yogyakarta, 6/20/2025
Direktur

UNIVERSITAS ISLAM INDONESIA
DIREKTORAT PERPUSTAKAAN
YOGYAKARTA

Muhammad Jamil, SIP.

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The End