

ALAMANDA VILLA's , POOL ADVENTURE



**If you are looking for the real Indonesia,
we can wholeheartedly recommend Alamanda Villas in Jogjakarta.**
**This small-scale, family-friendly resort feels like coming home:
you will always be pampered, and everyone does their best to make sure you enjoy your stay. Many
guests arrive as visitors and leave as part of the family. It's truly a place to relax completely!**

Just imagine:

**a vacation where you immediately feel at home, as if you're staying with
friends. That's exactly what makes Alamanda Villas so special.
Here, it's all about genuine relaxation, personal attention,
and carefree enjoyment.**

**It's no wonder that as many as 75% of our guests return – and often stay
even longer the second time.**

Everything is arranged down to the finest detail:

**from the moment you arrive until your departure,
including tips for the most beautiful places to visit.**

With us, you're not just a guest; you truly belong.

**It really feels like coming home to new friends who ensure
that you can fully relax and enjoy yourself.**

**So if you're looking for a vacation where you can truly be yourself,
enjoy tranquility, and experience complete comfort,
then "Alamanda Villas" is the perfect place for you highly recommended!**

Completely carefree:

**From arrival to departure, everything is taken care of for you.
You don't have to worry about a thing.**

Unique tours with your own guides:

**Discover Jogjakarta with experienced, English-speaking guides in comfortable
minibuses, or choose an adventurous trip on foot, by bicycle, e-scooter, or
motorcycle.**

Spacious villas and lots of privacy:

**Only 7 spacious villas on 5,000 m², all fully furnished, with large terraces,
luxury, and a cozy atmosphere.**

Enjoy a great night's sleep:

Large rooms, no mosquitoes, plenty of comfort.

Always a large terrace and 2 big saltwater swimming pools:

**Enjoy views of the rice fields and take a refreshing dip anytime.
(15 x 5 meters and a second pool of 10 x 4 meters)**

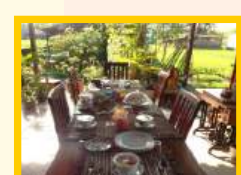
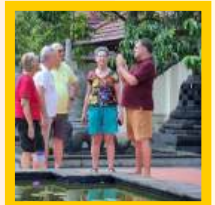
Culinary delights:

**Every morning an à la carte breakfast, free lunch at the resort, and in the
evening a fresh dinner in the on-site restaurant with an open kitchen.**

Speaking of enjoyment:

**We do your laundry for free and return it to your room clean
and ironed within 24 hours. That's real vacation convenience!**

In short: you enjoy,



ALAMANDA VILLA's, POOL ADVENTURE

“Enjoying” means taking a wonderful break without any worries!
That’s why we take care of everything from arrival to departure!
This also includes meals, tours, care, laundry, etc.

**Our small family resort is located within the ring road
around the city of Jogjakarta.**
**However, Jogjakarta is actually the “Special Region of Yogyakarta,”
the most famous province in Indonesia.**



Enjoyment is wonderful, especially without any worries!
**That’s why, from your arrival to your departure,
we take care of everything for you!**
**You “enjoy” while we handle everything,
always in consultation with you.**

**This includes your flight tickets, train tickets, and most importantly your
discovery tour in the beautiful surroundings of Jogja.**
We arrange everything for you with our own team and fleet of vehicles.



INDONESIA IS A COUNTRY WHERE LIFE TRULY REVOLVES AROUND FOOD!

**The choices are endless, the flavors are incredibly diverse,
and almost every 100 meters you can enjoy something to eat.**
So with us, you’re definitely in good hands when it comes to food.



**For example: A full breakfast selection (available from 5:00 AM to 1:00 PM)
is served on the cozy terrace in front of the penthouse.**

You can choose between Indonesian or Western options.
**We have delicious bread from a local bakery, as well as yogurt,
muesli, and of course a wide variety of toppings
served at the time that suits you best!**



A lunch of your choice, when you are “at home” with us.

**For guests who enjoy spending the day relaxing “at home” on
the terrace or by the pool, taking in the peace and views, we offer
a light Indonesian lunch or a Western snack.**

Another highlight of each day is dinner.

**A relaxing choice is our own restaurant,
“Alamanda Java Kitchen,”**

**located in the middle of our rice fields
and exclusively for our guests!**



**Your dinner includes mineral water, iced jasmine tea,
soft drinks, and fruit juice.**

Upon request, we also serve various local beers and wines.

Of course, we also want you to enjoy complete freedom

And will assist you in your culinary exploration of Jogjakarta.

**You will find a restaurant information book in your room,
featuring over 40 special restaurants in Jogjakarta
that we are happy to recommend and explain to you.**

**Naturally, we will also arrange transportation
to and from the restaurants for you.**



Of course, we are happy to introduce you to our beautiful surroundings.

The best way to enjoy this beautiful country is together with someone “from” this beautiful country.

Because, just like at home, if you don't know the spots, you'll always end up only where the crowds of tourists go!

We handle everything ourselves;

our team is highly knowledgeable, speaks perfect English.

They will take you to THE MOST BEAUTIFUL SPOTS, viewpoints, local producers, art, culture and, of course, ADVENTURE, as well as delightful local restaurants, and so on.

Our team members are employed directly by us and receive a good salary. Like you, they truly enjoy discovering something surprising and new every time.

From experience, we've learned that the only way to fully enjoy your tour is in our luxurious 7-seater minibus.

That way, you sit high up and have a panoramic view!

We firmly believe that the journey towards the destination is just as important as the attraction itself.

(Often, it's those spontaneous stops along the way when you or we spot something that make your day truly unique and interesting!)

We are renowned for the thoughtful attention of our staff during your day tour, who are always ready to surprise you with local snacks and drinks.

We are delighted to show you the real life of Java and regularly visit local people who produce regional products.

As all our trips are personalised and everyone has their own interests and wishes, we have a fixed daily rate for your private tour day.

A tour usually lasts between 8 and 10 hours.

A full day with our team costs €50.

A morning or afternoon tour is €30.

The morning runs from 07:00 to 13:00, and the afternoon from 13:00 to 19:00.

You understand, the entrance fees for various temples and attractions are not included, but they are usually less than €2.50 per person. Except for Borobudur and Prambanan.

If you wish to travel somewhere independently, we will of course assist you in arranging transport, ensuring that you arrive safely at your destination and also return home.

Indonesia is a challenging country when it comes to insurance and liability.

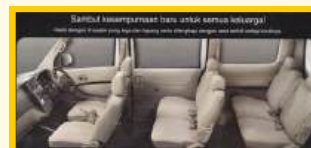
We assume that all our guests who use our services have appropriate travel insurance and medical cover.

This also applies to the attractions, temples, and other sites you plan to visit. As an experienced traveller, you will, of course, be aware of this.

We are happy to assist you and make all the arrangements, but ultimately, you remain responsible for ensuring you are adequately insured.



ATTENTION!



**U ziet ruimte genoeg
Voor 4 tot 6 gasten ,
de omgeving te bekijken.**



Our tour service and the many entertainment options

A stay at Alamanda Villas feels like coming home to cherished friends who welcome you with open arms and eagerly show you their house as well as the enchanting province.

Here, you share wonderful moments together, enjoy warm hospitality, and discover the beautiful surroundings as if you were part of the family.

Every day begins with a smile and a sense of homeliness just as it should during an unforgettable holiday.

Tours with our own top team:

All our tours are led by our enthusiastic, experienced guides and we are proud of that!

Comprehensive tour book:

Feel free to ask for our 120-page tour book, full of inspiration!

Bikes, E-Bikes and motorbikes:

You're always welcome to explore on your own, but joining our English-speaking staff makes it even more fun and educational. The green, rural surroundings are literally in our backyard perfect for exploring without traffic!

Own minibuses & regular guides:

Our friendly, regular guides and drivers know the Jogjakarta region inside out.

Ideal, as the area is quite large but thanks to excellent roads, you can get anywhere within two hours!

Yogyakarta is bursting with culture:

you'll find no fewer than 87 museums, more than 50 art galleries, countless cafés and warungs—there's never a dull moment!

Workshops & activities:

Batik making, painting, pottery, silversmithing, dancing, language lessons. Anything is possible, and we're happy to arrange it for you.

Nightlife:

From live music cafés to Belgian, German, Irish and Dutch pubs and even four nightclubs nearby! There's something for everyone, and we're happy to take you on a pub crawl.

Personal service in the event of unexpected problems;

With over fifteen years of experience hosting international guests, we ensure your comfort and safety with prompt, personal support for any unexpected issues. We partner with excellent English-speaking specialists and hospitals, and can arrange interpreters in your language.

Your well-being and peace of mind are our top priorities during your stay.

Shopping & relaxation within walking distance:

Jogjakarta City Mall is just 1 km away, with shops, a large supermarket, food court, cinema, hairdresser and more.

We'll happily take you there and pick you up!

Fast internet everywhere:

Ultra-fast fibre-optic Wi-Fi, even by the pool!

Messaging, streaming, video calling—all no problem at all.

Comfort in your room:

All rooms have smart TVs with all channels and Netflix.

In short:

Everything is here for an unforgettable, carefree and sociable time in Yogyakarta!



ENJOYING AT ALAMANDA VILLAS

We would like to tell you a bit more about the rooms that you will hopefully be able to enjoy yourself soon!



Yogyakarta, where it feels like summer all year round, with daytime temperatures between 28 and 30°C and nights ranging from 23 to 25°C.

Thanks to our rural location, there is always a lovely cool breeze! With our team, you will truly make something special of your journey.



Our 7 villas are situated amidst the rice fields,
just 1 km from Jogjakarta City Mall and only 15 minutes from the heart of Jogjakarta.

Our “enjoy more, sleep/living rooms”

Imagine this: in our “enjoy more, sleep/living rooms” everything is designed to make your stay as comfortable and relaxing as possible.

You'll sleep on top-quality mattresses truly, you'll dream like a Sultan! You have the choice of a spacious double bed or two separate single beds, so there's always an option to suit your preferences.

Every detail has been considered: a generous dining or card table for cosy gatherings, plenty of wardrobe space for all your belongings, a desk for those who need to get some work done, and a lovely seating area.

You can enjoy the view and tranquillity both indoors and outside on your own large private terrace.

When it comes to amenities, everything is spot on:

super-fast Wi-Fi, a smart TV with Netflix and Dutch channels, a well-stocked fridge, powerful air conditioning and a fan, a stylish dressing table with hairdryer, absolutely everything to make things as easy and pleasant as possible.

Here, you can truly enjoy a carefree stay!



1

2

Here is a brief overview of each type of villa.

See the following pages for photos and detailed information about each room!

1. The Studio 45 m² Ground Floor Penthouse

max. 2 guests

Luxurious bedroom, bathroom, living room with sliding doors. All on one level.



3

2. Jogo Room(s), 40 m² located near the swimming pool, this unit is semi-detached and can accommodate up to 3 guests. Includes a bedroom/living area, bathroom, and a terrace with views of the rice fields.



4

3. DeLuxe Studio 1st floor 55 m² Penthouse with private terrace

max. 2 guests

Luxury bedroom, bathroom, living room/roof terrace, unique view *



5

4. DeLuxe Apartment 1st floor 65 m²

max. 2 guests

Luxury bedroom, bathroom, separate living room, roof terrace, unique view *



6

5. The authentic Java Joglo, 72 m² completely private villa, max. 3 guests.

Very spacious bedroom/living room, bathroom, a terrace with unique rice field views.*



7

Villas with 2 bedrooms, 2 bathrooms, and 2 terraces next to the swimming pool

6 Family Java Joglo, 92 m² with a large and small room, for 2 to max. 6 guests. The Joglo is, similar to the 3-person, with an extra children's room with bathroom.

7. Family Bungalow, 90 m² 2 bedrooms/living rooms, 2 bathrooms, max. 7 guests
Very large terrace with seating area and sun loungers, rice field view..



8

8 Large Private Family Joglo* 2 rooms, 110 m² next to the pool max. 7 guests

See detailed information on the next page

ALL ROOMS IN OUR PROPERTY ARE LIVING/SLEEPING ROOMS

With plenty of space and great comfort.

All of these are equipped with:

Each Bedroom

Has a large double bed (180 x 200 cm), and upon request, we can set up two single beds instead, just let us know! On both sides of the bed, you will find reading lamps, ideal if you want to read a bit before going to sleep.

Our mattresses are top quality,
so sleep comfort is guaranteed.

Each room is equipped with a cozy seating area, a desk,
a makeup table, and plenty of space to hang or lay out your clothes.

Staying a bit longer? You can easily watch Netflix
Smart TV super convenient, so you won't miss any broadcasts (you watch whenever you want!). Spotify and YouTube are also available.

Internet is super fast thanks to fiber-optic Wi-Fi
so streaming and working go smoothly.

We want you to feel right at home,
which is why each room has a large fridge,
we refill daily with free soft drinks.
There is a 19-liter water dispenser, so unlimited water is available.
Various types of tea and coffee are standard.
The cups are washed daily for you – no worries!

Fancy a beer or a glass of wine?
No problem, and at normal prices.

The bathroom is spacious and comfortable,
with a walk-in shower and non-slip tiles, the water pressure is strong and you can set it nice and warm or cold.
All toilets are raised for extra comfort You will receive Dove shampoo, soap, toothbrush, etc., everything is ready for you. (Indonesian toilets are lower than yours home, so we took care!).

Plenty of soft white towels,
which we change as often as you like. Large bath towels are also available in your room, for use on the sunbed or by the pool.

During the day, the temperature is around 28 to 30 Celsius,
at night between 22 and 24 degrees – perfect for sleeping!
The air conditioning keeps it a few degrees cooler at night (max difference 6 c, is our advice, otherwise it gets too cold for your body).

Each living/bedroom

A strong air conditioner and a large fan, and thanks to the construction and insulation of the villas, it stays nice and cool.

All rooms are soundproofed,
so you sleep peacefully at around 30 decibels

Because you're not just staying in a hotel!
You're at Alamanda,
where friends take care of everything
and make your stay truly unforgettable!





Our rooms are truly unique and reflect our love for art, local materials, and a warm, romantic atmosphere.
We believe that you should not only enjoy your room inside but also feel completely at home outside on your terrace.

Each room is individually furnished with handcrafted wooden furniture from the region.

We have paid special attention to decoration:

Think of beautiful murals created by a local artist, who incorporated traditional wayang motifs.

It is precisely those small details,

from subtle art objects to atmospheric lighting, that make the difference and ensure that you feel completely at home.

Whether you stay with us for a short or a longer period, it is these carefully chosen accents that make your stay extra special and pleasant.

You are actually staying with good friends, where warmth and care are noticeable in every corner.



We believe that you should not only feel at home inside, but also feel completely at home outside on your terrace.

We have taken great care with the comfort of the terraces, they are spaciouly designed and always offer a pleasant fresh breeze.

You will find not only comfortable chairs

where you can enjoy the unique view of the rice fields for hours, but also comfortable loungers to relax nicely in the sun or in the shade. Of course with parasols and shaded spots.

Just like the rooms, the terraces are furnished with attention to detail.

Fans are placed everywhere, so that it remains pleasantly cool even during windless moments. It is important to us that you sit outside just as comfortably as inside, because enjoying nature and outdoor life is part of the experience here.

The sounds of nature, the view over the green rice fields, that is something you will not easily find in an ordinary hotel.

On our terraces you experience it all in full comfort!



Considering a longer stay?

Our resort offers everything you need for a pleasant and relaxing stay, especially for guests who want to enjoy for several weeks or even months, there are many extra benefits.

Here is a summary of them for you:

Spacious rooms: Our rooms are so large that they feel like a combination of living and sleeping areas, providing all the comfort for a longer stay.

Special arrangements: If you stay 14 days or longer, we take you twice a week on free fun tours around the Yogyakarta area.

For pensioners: If you stay longer than 30 days, even 3 beautiful day trips per week are included, always surprising and new tours in the beautiful surroundings.

Returning guests: Throughout the year, many couples stay for two months or longer. You easily make new friends among guests.

Homely atmosphere & Small scale: With only seven Joglos, you enjoy peace, privacy, and personal contact.

Freedom & sociability: You can go your own way completely, but there are also regular joint dinners if you feel like it.

Your English speaking host: Always available for advice and assistance in your own language, very convenient!

Unique location: The resort is very quiet between the rice fields on a terrain of 5000 m², yet close to the center of Jogjakarta.

Swimming pools: 2 lovely saltwater pools (10 x 4 & 15 x 5 m)

Cozy restaurant: A maximum of 18 guests per evening ensures an intimate and cozy atmosphere.

Breakfast: Every morning, whenever you wake up, even if it is 1:00 pm :-)
There is always a wide choice of Western and / or Javanese-Indonesian breakfast dishes. Real bread from the warm bakery, but also yogurt, muesli, and everything you wish.

Well-stocked fridge: **Always unlimited soft drinks, including zero drinks, etc.
Also *beer, wine available.* **

Aperitif moment: A cozy hour together on the terrace before dinner.

Massage service: Professional ladies provide wonderful relaxing massages at the resort.

Beach day included: Weekly a relaxed morning on the private terrace of the Queen of South hotel, with private sunbeds, large pool with sea view, and fresh fish on the beach.

And much more: There are many other advantages that make the stay special, from new friendships to daily freedom and surprises.

**Whether you seek peace, want an active holiday,
or feel like sociability among nice people,
our resort is fully equipped for a longer stay.**

**You will quickly feel at home and enjoy everything that beautiful Yogyakarta
and its beautiful natural surroundings have to offer.**

Feel free to come by and experience it yourself!



1 Studio on the ground floor of our penthouse building

Imagine: as soon as you arrive at the Alamanda Villas, you immediately see our brand-new main building, which we affectionately call the 'penthouse.'

On the first floor, we have two beautiful apartments
let us know if you want to know more about them!

Downstairs you will find our reception,

A cozy kitchen, and the breakfast restaurant (we are open from five in the morning until one o'clock, so you never have to miss breakfast).

On the ground floor, there is a cozy 45 m² studio,

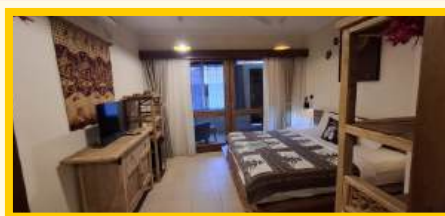
Complete with a nice terrace, comfortable on one level, with only a small threshold at the entrance. You can enjoy a peaceful setting there with a view of the garden and the rice field.

Right next to the studio stands an original, antique Javanese house (Limasan), which is 90 years old – truly a special atmosphere!

By the way, we have special arrangements for longer stays feel free to send us a message, and we will arrange something nice together.

What we also like to share: this studio is perfect if you travel alone.

You easily connect with other guests because in our 'living room' or on the terrace is literally around the corner, you will always meet someone for a chat or a cup of coffee.



The ground floor studio 45 m²

Radiates a warm, natural atmosphere thanks to the beautiful furniture made from recycled wood, has a lovely terrace, and a spacious bathroom.

Upon entering, you immediately step into the bright living room of 10 m², which functions as a conservatory thanks to the sliding windows.

Here you will find a cozy seating area, a table, and coffee & tea facilities. The room is equipped with a stocked refrigerator, cold and hot waterdispenser, sheer and blackout curtains, so you have both coziness and practicality.

Through the sliding windows, you can enjoy the feeling of being outside while inside and always have a view of the greenery.

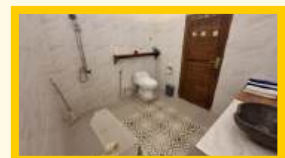
Adjacent to the living room is a private, atmospheric terrace of 15 m² with comfortable seating and a beautiful view over the surrounding rice fields.

The spacious bedroom (together with the bathroom 28 m²) is furnished with a double bed of 180 x 200 cm, a dressing table, a desk, and plenty of closet space. For comfort, there is a smart TV, quiet air conditioning, a ceiling fan and blackout curtains.

The bathroom of 10 m² is luxuriously equipped with a walk-in shower hot and cold water, western height toilet, sink, and closet space.

A laundry basket; your laundry is taken care of daily and returned within 24 hours.

You are with other guests and the team just around the corner is guest the Living Room/Terrace, where there is always a pleasant, welcoming atmosphere.



2 Alamanda Villa rooms for 2 / 3 persons in our rice fields

These villas consist of two separate rooms each with its own entrance – so privacy is guaranteed!

This very spacious room is truly generous: about 40 m² per room. Here you have a large sleeping-living room, a luxury bathroom, a private terrace, right in the beautiful rice fields and close to the large saltwater pool.

Each room has a sleeping-living room of 28 m², perfect for two people, but thanks to the extra bed, there is also plenty of space for three.

Comfortable beds: 1 king-size double bed (180 x 200 cm) and 1 single bed (100 x 200 cm). Atmospheric furnishings with desk, dressing table, dining table, plenty of closet space, many windows and two large terrace doors that provide plenty of daylight.

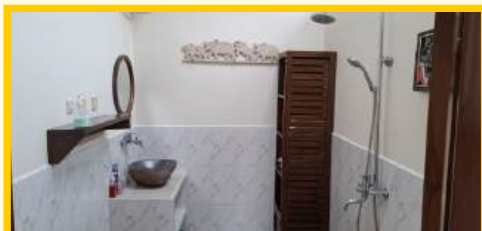
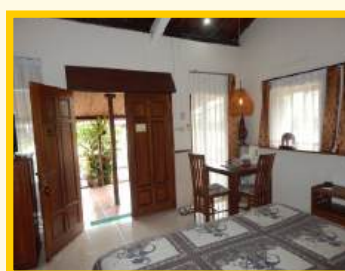
Modern amenities: air conditioning, fan, large refrigerator stocked with soft drinks (*beer and wine on request*), a 19-liter water dispenser (ice-cold, normal and 90°C hot water). **Entertainment:** a 32-inch smart TV with Netflix, YouTube and more.

Spacious, luxury bathroom of 10 m², very private, with walk-in shower (hot water), western toilet and sink.

Private terrace of 16 m² with 2 loungers and seating area: beautiful view over the rice fields, always a fresh breeze.

Super-fast fiber optic WIFI everywhere on the resort ideal for working or streaming. Each room is unique and offers complete freedom and comfort.

In short: if you are looking for a stay where you can truly relax, have plenty of space and enjoy luxury, privacy and nature, then this is really recommended!



Our penthouse Studio & Apartment on the first floor

Directly above the entrance and the breakfast terrace, you will find two charming apartments, each with a spacious private terrace featuring sun loungers and a seating area.

Here, you can enjoy a unique view over the rice fields and volcanoes.

Both luxury accommodations are suitable for a maximum of two guests and offer plenty of peace and privacy. They are also ideal for guests travelling as a group of four, as you have your own exclusive spot!



3

Penthouse studio 60 m² (1st floor)

We would like to tell you about our fantastic studio, perfect for your next vacation!

As soon as you come up the stairs, you step directly onto your spacious terrace of 16 m².

There are comfortable loungers ready and a cozy seating area to enjoy the outdoors together.

The view is truly unique: You look out over green rice fields, charming Java Joglos, and in the distance, the imposing volcanoes.

Always a nice breeze, but also large ceiling fans for the warmer moments.

From the large terrace, you enter the bright conservatory/living room (10 m²).

Thanks to the large sliding windows, you can choose whether you want to sit comfortably sheltered or outside.

There is a large refrigerator filled with soft drinks (beer and wine are available on request).

A 19-liter water dispenser with cold, normal, and boiling hot water, perfect for tea or coffee.

There is also a cozy table with a bench for two.

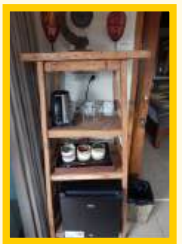
The view of the volcanoes, especially in the morning, is really something special and one of the nicest extras of this studio.

Through two sliding doors, you enter the bedroom of 20 m²: a wonderfully large king bed (180 x 200 cm), plenty of closet space, a dressing table, smart TV, air conditioning, and fan.

Adjacent is a spacious, luxurious bathroom (10 m²) with shower, Western toilet, and sink.

This place is perfect for two guests who want to enjoy the wonderfully warm climate, the relaxed Javanese life, the beautiful nature, and our famous hospitality for a longer stay.

You have plenty of privacy and yet all the space to live comfortably.





Above the entrance we have created a Studio and unique apartments

4 Penthouse Appartement 70 m² op de 1ste etage

The apartment is ideally designed to fully enjoy Javanese life and the beautiful surroundings, with a good dose of comfort and privacy.

As soon as you climb the stairs, the large private terrace on the right immediately catches your eye. With the glass sliding door and windows, you can enjoy sitting outside and a fresh breeze, but inside you are also comfortable. The 20 m² terrace offers views of the rice fields, with sun loungers and a cozy seating area, perfect for relaxing or having a drink.

From the terrace, you enter the 16 m² living room, equipped with air conditioning. Here is a comfortable two-seater sofa and pouf, a cupboard with microwave, cups, glasses, and various types of coffee and tea. The large refrigerator is stocked with soft drinks, and on request even beer and wine. The 19-liter water dispenser, you have cold or hot water for coffee and tea at hand.

Through the next door, you enter the spacious 25 m² bedroom, equipped with a king-size bed (180 x 200 cm), a second smart TV, dressing table, and plenty of closet space. Thanks to the large windows, a lot of daylight comes in and a beautiful view of the landscape.

Adjacent is the luxurious 12 m² bathroom with sink, rain shower (warm-cold water), and a Western toilet at a comfortable height.

This apartment is perfect for two people who want to enjoy the wonderful climate, the atmosphere, and the space for a longer stay.

Would you prefer to stay together with friends or spend the winter?

In combination with our studio, you can have an entire floor to yourself for up to 4 people ideal for those traveling together but still seeking privacy and comfort.



Our Authentic Java Joglo for 2 or 3 Persons

With 45 m² of bedroom-living room space, and an additional 28 m² terrace, it is the favorite cottage of many regular guests

Imagine this: this authentic Joglo is truly the cream of the crop when it comes to comfortable and unique stays among the rice fields.

Completely detached,

with beautiful views of greenery both at the front and back.

You can walk to the cozy breakfast restaurant in less than a minute

(breakfast is served until 1 PM!), and about 20 meters away you'll find the lovely

15 x 5 m swimming pool, our private dining restaurant "Alamanda Java Kitchen."

The Joglo itself is a spacious living and bedroom combined,

where you never feel short of space. There is a large double bed (180 x 200 cm) and a single bed (100 x 200 cm), ideal for two or three people.

Additionally: a cozy sofa, a desk, dressing table, dining table,

lots of closet space and large windows for plenty of light and views.

Through the two large terrace doors, you step right outside.

In terms of comfort, you are perfectly accommodated here.

The bathroom is directly adjacent to the room and partially open,

so you can enjoy the outdoor feeling while still having complete privacy.

Warm or cold shower, there is a Western toilet and a sink at a good height.

The house stays cool thanks to good insulation, silent air conditioning, and a ceiling fan. There is a refrigerator, a mineral water dispenser, cold & hot water (ideal for coffee or tea).

Fast internet: lightning-fast fiber-optic wifi, even by the pool!

Inside you can also enjoy Netflix, on the smart TV



The 3 terraces is also great:

seating, two comfortable loungers, everything you need to relax optimally.

This Joglo is perfect for 2 or 3 people, with so much space that you can even dance a little in the room.

Truly a gem for those seeking luxury and atmosphere!





6

Family Java Joglo 2 rooms 3 terrace

The "Java joglo" with 1 extra adjoining room 92 m² 2 to 6 persons
Is therefore ideal for a family with up to 3/4 children
or a group of friends travelling together.

A Main Room (Java Joglo room, 30 m²): (some as the Java Joglo for 3 person)

A spacious living and bedroom combined, perfect for relaxing together.
Features a comfortable double bed (200x180)
and an additional single bed (200x100) for flexibility.

The modern, bright main bathroom is directly accessible from the room.

The room exudes a homely, laid-back atmosphere throughout.

Ideal for parents with 2 or 3 kids or two couples seeking privacy
while still enjoying each other's company.

B Additional Room:

Has its own external door and private bathroom for added privacy.
Perfect as a children's room with a sturdy bunk bed and single bed.
or as a room for a travelling friend.

Benefits for Families and Friends:

Everyone has their own bedroom, ensuring peace and privacy.

A cosy, spacious living room and three terraces offer shared moments.

Children can sleep safely in the bunk bed, while parents have their own room.

Ideal for those travelling together but who also value their own space.

Enjoy time together at the family table or outside overlooking the rice fields.

Comfort:

Air conditioning and a ceiling fan provide a refreshing breeze.

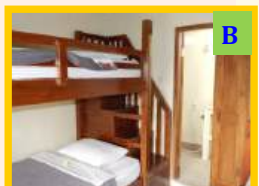
A well-stocked fridge and seating area add extra convenience.

Plenty of windows offer beautiful views.

Multiple terraces: one at the front door, one in the garden with a parasol
and chairs, and a sun terrace with loungers.

A large saltwater swimming pool (15 x 5 metres)
is right next to the Joglo for relaxation, and fun.
Direct from the terrace in the great pool.

A place that brings joy perfect for families with children!



7

Ideal Family Bungalow: Comfortable Stay for Families and Groups of Friends



Perfect Accommodation for 4 to 6 Traveling Friends or Families with Older Children

Our Family Bungalow of 90 m² is ideally suited for groups of 4 to 6 people who enjoy being together but also value privacy.

The bungalow consists of two identical rooms, each with its own entrance to a spacious shared terrace of 45 m². This way, you always have a nice combination of togetherness and seclusion when desired.

Both rooms are equally furnished and offer a generous sleeping-living room of 22 m² and a private bathroom of 8 m².



The room is standard equipped with a king-size bed (180 x 200 cm) and a single bed, but on request, we can adjust the layout. Think of a luxurious wooden bunk bed (2x single beds), two separate beds, anything is possible, tailored to your wishes.



The spacious terrace offers plenty of opportunities to relax together, with sun loungers and seating where a total of eight people can comfortably enjoy the view over the entire complex and the rice fields. Thanks to the open location, there is always a refreshing breeze over the terrace, ideal for long, relaxed days outside.

Our bungalow is fully equipped for a carefree stay.

Both rooms have air conditioning, ceiling fan, a large refrigerator with soft drinks, (on request also beer and wine), and a 19-liter mineral water dispenser with ice-cold, and 90°C hot water, perfect for coffee and tea at any time of the day.

In addition, there is a 32-inch smart TV per room with among others Netflix, and YouTube.

For digital nomads or anyone who wants to stay connected:

Our entire resort is equipped with lightning-fast fiber optic wifi, so you are online everywhere, even at the large saltwater pool right outside the door.

Only 20 meters away you will also find our cozy restaurant

ideal for dining together with other guests in the evening without the hassle of crowds, because the restaurant accommodates a maximum of 20 guests.

In short, this Family Bungalow is atmospheric, spacious and flexible in layout an ideal base for a relaxing and enjoyable holiday with friends or family!



8

Large Family Java Joglo 200 m² is completely private for you.
Including the large 10 x 4 m. private swimmingpool
with 2 units, both spacious sleeping/living rooms
and bathrooms, 3 big terrace, small outside kitchen.

For families or groups of friends traveling together

The authentic Joglo consists
 of two spacious living-bedroom units, each with a private bathroom

Fully equipped rooms: Each room has air conditioning, a fan, dressing table, desk, dining table, and a stocked refrigerator with soft drinks. Beer and wine are available on request.

Comfortable and luxurious sleeping:

Room A larger bathroom, a double bed (200x 180), with an additional single bed. max. 3 persons.

Room B is similar to A but can be adapted with a luxury bunk bed, max. 4 persons.

Privacy and connection: Both rooms have their own entrance, private bathroom, and are connected by an internal door, ideal for families or groups of friends traveling together but still wanting privacy.

Private saltwater pool: A huge pool of 10 x 4 meters, directly accessible from your room, perfect for a refreshing morning swim.

Outdoor living in style: Multiple terraces with comfortable lounge and seating furniture, a small outdoor kitchen, and BBQ, plenty of space to relax and enjoy together.

Atmospheric interior: Authentic Javanese woodwork combined with modern luxury creates a warm and homely atmosphere.

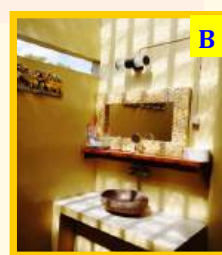
Exclusive transport: A luxury minibus with a private driver is at your disposal all day, so you can be taken anywhere without worries.

Butler experience: Everything is arranged for you, ultimate relaxation and enjoyment without stress.

Live like a millionaire: Experience unprecedented luxury and comfort, right in the heart of Java.

Perfect for groups: Ideal for friends and family who want to enjoy together, with plenty of privacy and luxury.

An unforgettable experience guaranteed!





8 Large Family Java Joglo m 200 m² 6 / 7 person
with private swimming pool 10 x 4
2 units, both spacious sleeping/living and bath-rooms
*Special de luxe packet**



Are you looking for an unforgettable holiday
with your family or friends in Java?
Then we warmly recommend this unique,
completely private Java Joglo!

This beautiful accommodation is ideal for groups of up to 7 people
and truly offers everything you need for a carefree stay.

Space and Comfort:

Enjoy two very large sleeping/living rooms,
each with its own spacious bathroom.
There are no fewer than three large terraces, chairs, sunbeds,
where you can relax wonderfully.

Swimming Fun:

A stunning 10 x 4 meter saltwater pool with separate sections
for children and adults, perfect for relaxing together
and enjoying the beautiful weather.

All-Inclusive Service: Everything is included!

You stay in a spacious Java Pool Joglo of 90 m²,
plus an additional 120 m² outside, with sun loungers
and a cozy seating area by the pool.

You have inclusive access to a comfortable 7-person minibus*
with an English-speaking driver who takes you everywhere,
from arrival to departure.

Culinary Enjoyment:

Every morning an extensive breakfast of your choice
(Western or Indonesian)
If you stay home in the afternoon, you can enjoy lunch
at your own villa.

In the evening a delicious three-course dinner:*

Our chef will daily suggest options, of course ensuring there
are enough choices for every taste and preference.
Also for the kids!

Extras:

Daily cleaning, clean towels and pool towels,
plus a fast laundry and ironing service.
The refrigerators are unlimitedly stocked with soft drinks,
and each room has a large water dispenser for coffee and tea.

The only things not included are:*

Alcoholic beverages such as beer and wine (available on request),
entrance fees for local attractions, toll roads
and meals outside the resort. (*But that goes without saying.*)

In short:

if you want to enjoy comfort, luxury, and hospitality
carefree with up to 7 people,
this all-inclusive stay in Java is truly recommended!



1000 & 1 Dinner Possibilities

Welcome to our own restaurant,
"Alamanda Java Kitchen"
exclusively for our guests!

Amidst the green rice fields, just a two-minute walk
from your Joglo, you will find our culinary gem:

"Alamanda Java Kitchen."

Here you are assured of an intimate atmosphere, no waiting times,
and an open kitchen where you can discuss your wishes with our team.

Whether you crave Indonesian specialties or prefer
**a Western dish – everything is possible, *spicy or mild*. **

The restaurant is fully part of our resort formula.

This means: familiar and cozy dining,
free mineral water and iced tea on the table,
unlimited soft drinks **and fruit juices.

Not free of course a *selection of local beers and wines*. **

For only €4.00 per person, you can enjoy delicious dishes,
and don't forget our famous rice table!

After dinner, you can immediately relax again
on your own terrace among the rice fields.

We open the doors only for our own guests,
(5:00 PM to 10:00 PM)



We are happy to offer you a behind-the-scenes look at the preparation of the daily menu



With us, freedom and happiness are central!

Also when it comes to dining!

You completely decide how you spend your evening:

Cozy up with us in the restaurant,

or head out into the city to experience a new culinary adventure.

See our big special info book

DINING OUT IN YOGYAKARTA!!!
information next page



Freedom and happiness are central to us!

Also when it comes to dining!

Everything is allowed, nothing is mandatory.

Every guest has their own preferences, some enjoy a cozy evening at home, others like to taste local warungs, try a seafood restaurant, grab a spontaneous pizza or be surprised at a bustling Food Market.

We are happy to think along with you and give you all the space to choose.



Yogyakarta is truly the culinary heart of Indonesia, where food lovers can indulge their passion.

Here, life revolves around food and conviviality, and you can feel it everywhere: on every street corner, you will find a place to eat, from simple warungs to luxury restaurants.

Whether you want to taste local specialties, sit on a stool by the roadside with new friends, or dine in an atmospheric restaurant, it's all possible.

Yogyakarta is home to about 500,000 students from all over Indonesia, creating a beautiful mix of flavors, regions, and culinary traditions.

The Indonesian food culture is exceptionally hospitable; guests are always treated to delicious food, and sharing meals is central.

As you explore the city, you can enjoy everything the Indonesian cuisine has to offer.

We have compiled an informative book for you with explanations About local dishes and tips for the best places to try them.

For example, you can enjoy delicious local food on a stool by the street, or join a warung where you can connect with local residents, students, and travelers.

Jogjakarta offers a wide selection of restaurants, from luxurious Indonesian to international cuisines such as Italian, Spanish, Greek, German, French, Mediterranean, and steakhouses; vegetarian options are also available.

You will find them in all price ranges, from a simple meal for €1 per person to fine dining for €10 per person.

There are also plenty of options for a glass of wine or a beer with your meal.

The city continues to innovate culinarily, with new restaurants and top addresses every week – some even at star level.

Whether you fancy a spontaneous snack at a bustling Food Market, a leisurely meal in an elegant restaurant, or want to discover local delicacies:

Yogyakarta literally offers a thousand and one possibilities for an unforgettable dining experience.

So feel free to embark on a culinary adventure, it's a pleasure here every day!

JOGJAKARTA
"IS THE CULINARY CENTER OF INDONESIA"
THEY SAY IN INDONESIA.



This culinary photo book

Is meant to give you ideas, when looking for an evening "OUT to eat".

But also to get acquainted with the local cuisine. To give you a little insight into all the food stalls and dishes you see along the way!

1st pages, our own restaurant, maximum 2 minutes walk from your villa.

2nd Restaurants middle/top class within 30 min. according to Google Maps.

3rd A selection of local warungs, specialties within 30 min. according to Google Maps.

At the back a whole section with interesting info about food in Indonesia.





New saltwater swimmingpool 15 x 5 meter in our rice fields



Family Java Joglo prive saltwater swimmingpool 10 x 4 meter

