ELISEO VILLAS

Eliseo Jimbaran

Exclusive Living in South Bali's unique charm



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About the project

Eliseo villas Jimbaran

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Project

Ten villas

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Villa type 1

4 units of 4-bedroom villas

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Villa type 2

6 units of 3-bedroom villas

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Invest in Bali

Secure your share in Bali’s thriving real estate



01





About the Project

Nestled along Bali’s southwestern coast, Jimbaran Beach is a breathtaking tropical paradise known for its soft golden sands, warm calm waters, and stunning sunsets. Just a 10-minute drive from Ngurah Rai International Airport, 2 minutes away from Bali’s famous beach seafood restaurants, Jimbaran fish market, international schools, 5-star hotels and reputable hospitals, you will find our luxury villas with private pools, gardens, and a designated parking area. These fully furnished luxury villas offer built areas between 165 - 236 sqm of exquisite living space, set on plots ranging between 107 – 209 sqm. Each villa features exquisite bedding, natural light, and modern decor that blends seamlessly with the tropical surroundings.

02

Master plan





Plot size

Villa 1 : 209.2 sqm. (4-bedroom)

Villa 2 : 182.2 sqm. (4-bedroom)

Villa 3 : 177.4 sqm. (4-bedroom)

Villa 4 : 171.6 sqm. (4-bedroom)

Villa 5 : 107.9 sqm. (3-bedroom)

Villa 6 : 115.8 sqm. (3-bedroom)

Villa 7 : 134.1 sqm. (3-bedroom)

Villa 8 : 115.8 sqm. (3-bedroom)

Villa 9 : 114.5 sqm. (3-bedroom)

Villa 10 : 123.0 sqm. (3-bedroom)

03

Villa type 1

4-bedroom



Legend

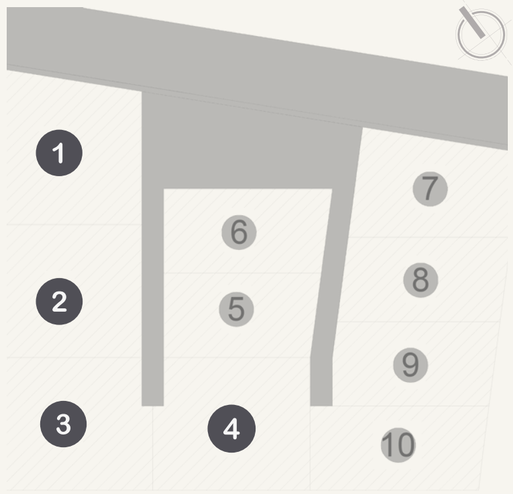
1. Villa entrance
2. Kitchen and dining area
3. Living room
4. Powder room
5. Stair access
6. Swimming pool area
7. Pool deck area



Lease period in years:	23.5 + 25
Sale price	**€ 350 000**
Occupancy:	75%
Average day rate (€/night)	€ 340
Average annual rent:	€ 115 554
Annual operational costs, incl.(OTA)	€ 5 802
Annual management fee:	€ 8 730
Annual Profit before tax:	€ 101 022
Annual ROI after tax:	15,63%
Payback period after tax (years):	8.51
Total income after tax:	**€ 1 132 993**







03

Dimensions

Villa type 1: 4 - bedroom

236 sqm.

Living area

102 - 140 sqm.

Outdoor area

incl Swimming pool 19.65 sqm.

Villa 1 : 140 sqm.
Villa 2 : 113 sqm.
Villa 3 : 108 sqm.
Villa 4 : 102 sqm.

Second floor



Ground floor



First floor



03

Gallery

Villa type 1

Escape to your own luxurious tropical villa, nestled in a serene oasis with a private garden and pool. Surrounded by greenery, this secluded retreat offers the perfect blend of relaxation and elegance. Enjoy a refreshing dip in your private pool, unwind on a sun lounger under swaying palms, or dine in your garden sanctuary. Designed for ultimate privacy and comfort, this villa is your personal paradise in the heart of the tropics, with en suite facilities in every bedroom and a fully equipped kitchen.











04

Villa type 2

3-bedroom



Legend

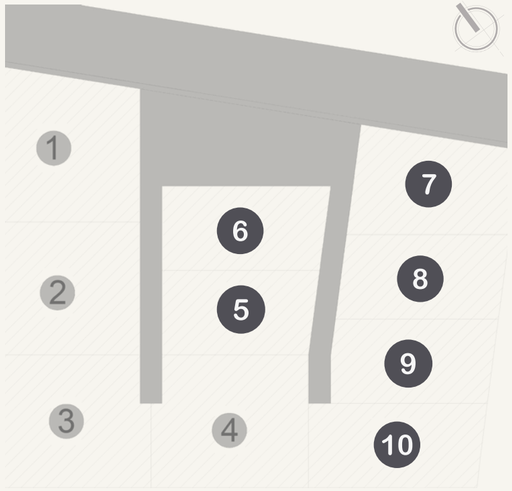
1. Villa entrance
2. Kitchen
3. Living and dining area
4. Powder room
5. Stair access
6. Swimming pool area
7. Pool deck area



Lease period in years:	23.5 + 25
Sale price	**€ 300 000**
Occupancy:	75%
Average day rate (€/night)	€ 285
Average annual rent:	€ 96 899
Annual operational costs, incl.(OTA)	€ 4 734
Annual management fee:	€ 7 314
Annual Profit before tax:	€ 84 851
Annual ROI after tax:	15,37%
Payback period after tax (years):	8.65
Total income after tax:	**€ 954 036**







04

Dimensions

Villa type 2: 3 - bedroom

165 sqm.

Living area

57 - 84 sqm.

Outdoor area

incl Swimming pool 11.22 sqm.

Villa 5 : 57 sqm.
Villa 6 : 65 sqm.
Villa 7 : 84 sqm.
Villa 8 : 65 sqm.
Villa 9 : 64 sqm.
Villa 10 : 72 sqm.



Second floor



Ground floor



First floor

04

Gallery

Villa type 2

Whether it's a three-bedroom sanctuary, complete privacy awaits you: swim in your own private pool, spend lazy afternoons on the sun loungers, and dine in your peaceful garden hideaway. Designed for optimal comfort and tranquility, these villas are your personal slice of tropical paradise. Relax in the beautiful living room or take a short walk to Jimbaran Beach, renowned for its golden sands, breathtaking sunsets, and fresh oceanfront seafood dining. The perfect getaway for an unforgettable Bali stay.











05

Payment plan

Reserve your villa with a clear, progress-based payment structure.



To make the buying process simple and transparent, payments are divided into stages linked to the construction progress of your villa. This allows buyers to follow the development step by step, with each payment connected to a visible milestone.

- €5,000 reservation deposit — deducted from the first payment
- 50% upon signing the purchase agreement, including the reservation deposit
- 20% upon completion of the third-floor structure
- 20% upon completion of the main finishing stage, including floors, bathrooms, ceilings, doors, windows
- 10% upon final handover of keys

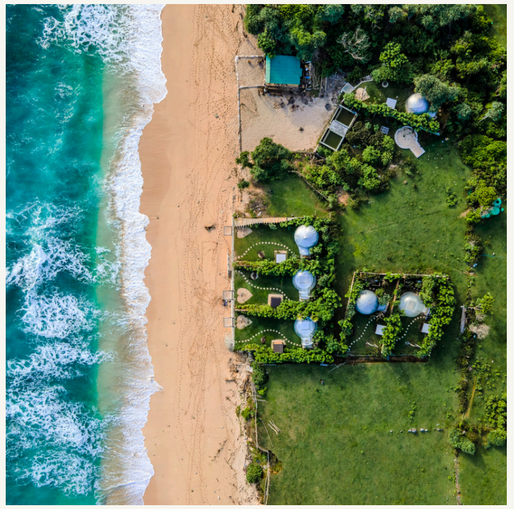
A structured payment plan designed for clarity, confidence and peace of mind from reservation to handover.



06







Location

Key destinations nearby



• Ngurah Rai International Airport	10 min.
• Jimbaran fish market	1 km.
• Padang Padang beach	30 min.
• Jimbaran beach	300 m.
. Dreamland beach	25 min.
• Pepito Market	1 km.
• Coco Mart	20 m.
• Hospital (3 hospitals)	1 km.
• International school	10 min.





07

Invest in Bali





Bali presents a promising and secure opportunity for real estate investment, backed by Indonesia's strong economic and political fundamentals, and has proven itself even during years of crisis.

The island's economy is one of the fastest to recover and grow annually. This resilience is attributed to several factors, including the evergreen tourism industry and solid domestic investments.

Indonesia is the only member of the G-20 from Southeast Asia and is projected to become one of the top five leading countries by 2030.

It has one of the strongest domestic markets and the most favorable investment climates. It is considered the fourth global investment destination after India, China, and the USA, and is known for being a very safe country politically. It is a democracy that has avoided political turmoil, ensuring a secure environment for investors.



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Contacts