ELISEO VILLAS

Eliseo Puri Gading

Luxury Living in South Bali’s Expat & Surf Community

01

About the project

Eliseo villas Puri Gading

02

Project

Eight villas

03

Villa type 1

4 units of 2-bedroom villas with rooftop terrace

04

Villa type 2

4 units of 2-bedroom villas

05

Payment plan

Flexible

06

Location

Key destinations nearby

07

Invest in Bali

Secure your share in Bali’s thriving real estate



01





About the Project

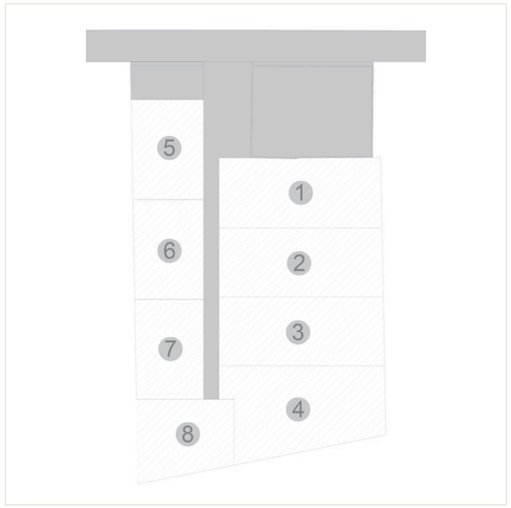
Located in a quiet corner, just minutes from South`s Bali most iconic beaches, our villas offer the perfect balance of tranquility and accessibility. Away from noisy roads, yet within walking distance to top restaurants, bars, shops, beach resorts, they are ideal for those seeking a stylish retreat or a rental investment in Bali - the worlds most recognized touristic destination.

These fully furnished luxury villas offer built areas between 145-247 sqm of exquisite living space, set on plots ranging between 118 - 229 sqm. Enjoy the seamless blend of indoor and outdoor living with an enclosed living area, serene gardens with private pools, and a parking area. Each villa features luxurious bedding, natural light, and modern decor that blends seamlessly with the tropical surroundings.

02

Master plan





Plot size

Villa 1 : 196.5 sqm (type 1)

Villa 2 : 195.4 sqm (type 1)

Villa 3 : 196.9 sqm (type 1)

Villa 4 : 229.2 sqm (type 1)

Villa 5 : 124 sqm (type 2)

Villa 6 : 120.9 sqm (type 2)

Villa 7 : 117.8 sqm (type 2)

Villa 8 : 125.5 sqm (type 2)

03 Villa type 1



Legend

1. Villa entrance
2. Kitchen, living and dining area
3. Powder room
4. Stair access
5. Outdoor seating and dining area
6. Swimming pool area
7. Pool deck area
8. Garden
9. Shower area



Lease period in years:	31 + 25
Sale price:	**€ 295 000**
Occupancy:	75%
Average day rate (€/night)	€ 250
Average annual rent:	€ 85 248
Annual operational costs, (OTA)	€ 4 218
Annual management fee:	€ 6 414
Annual Profit before tax:	€ 74 616
Annual ROI after tax:	15.26%
Payback period after tax (years):	9.52
Total income after tax:	**€ 1 143 638**





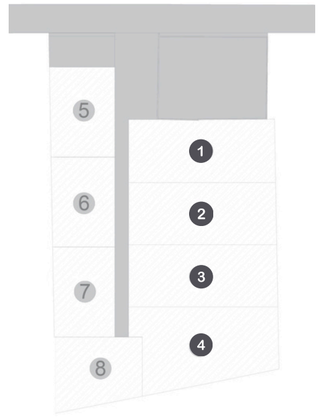
Plot size

196.5 SQM

195.4 SQM

196.9 SQM

229.2 SQM



03

Dimensions

Villa type 1

247 sqm.

Living area

incl. Rooftop 92 sqm.

129 - 163 sqm.

Outdoor area

incl Swimming pool 22.5 sqm.

Villa 1 : 130 sqm.
Villa 2 : 129 sqm.
Villa 3 : 130 sqm.
Villa 4 : 163 sqm.



Rooftop



Ground floor



First floor

03

Gallery

Villa type 1

Enjoy the seamless blend of indoor and outdoor living with an enclosed living area, serene gardens with private pools, and a parking area.





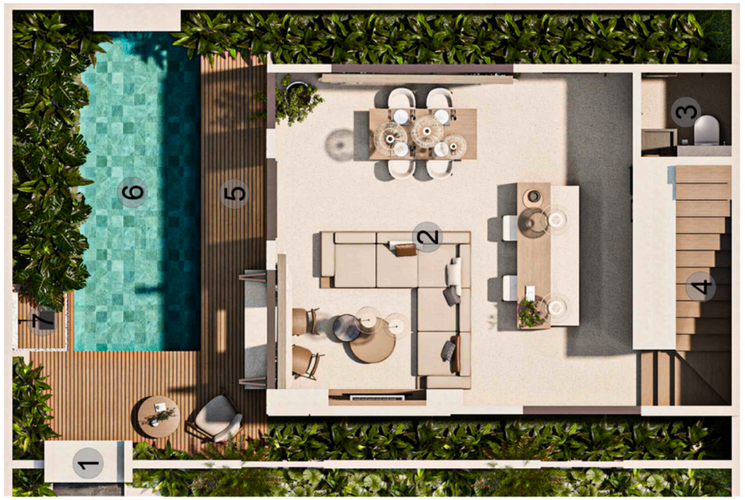






04

Villa type 2



Legend

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



Lease period in years:	31 + 25
Sale price:	**€ 265 000**
Occupancy:	75%
Average day rate (€/night)	€ 220
Average annual rent:	€ 74 864
Annual operational costs, (OTA)	€ 3 624
Annual management fee:	€ 5 646
Annual Profit before tax:	€ 65 594
Annual ROI after tax:	14.98%
Payback period after tax (years):	9.64
Total income after tax:	**€ 1 005 665**





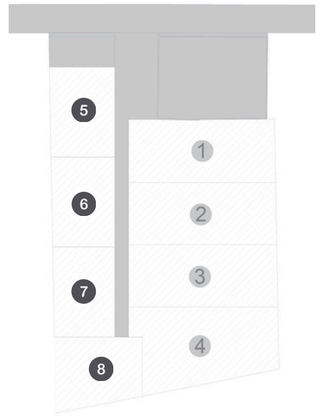
Plot size

124 SQM

120.9 SQM

117.8 SQM

125.5 SQM



04

Dimensions

Villa type 2

145 sqm.

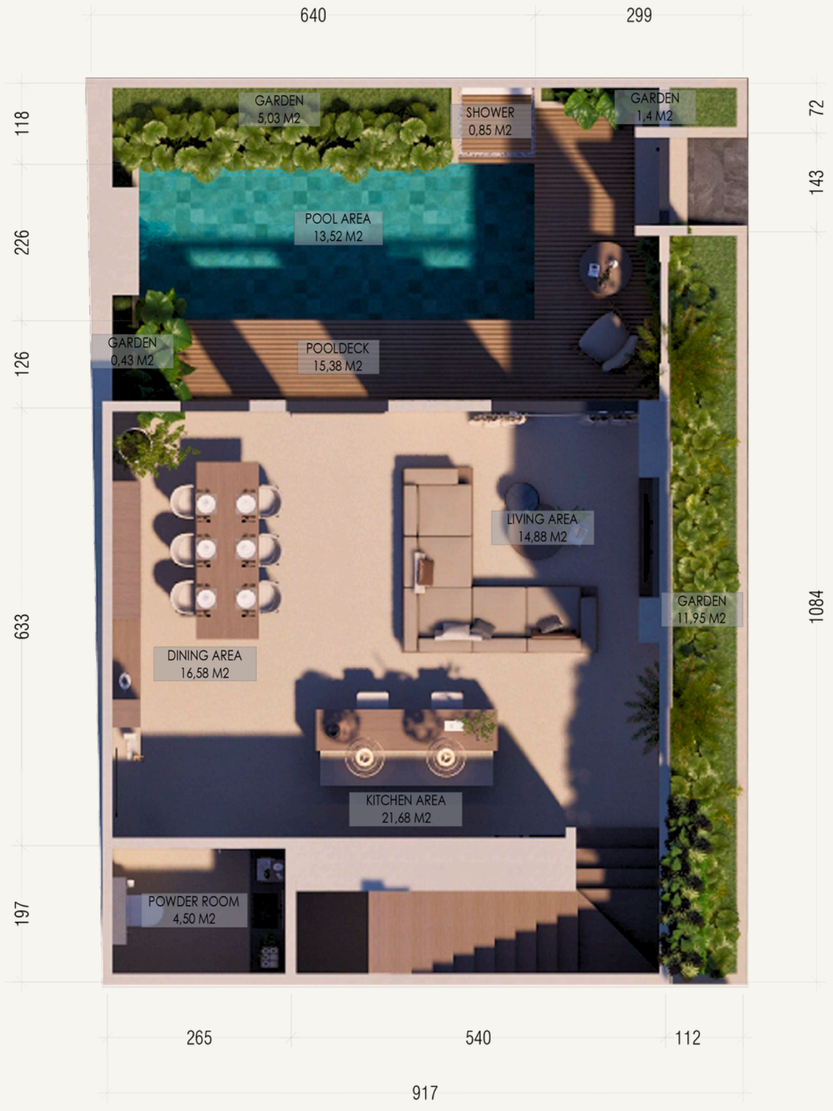
Living area

50 - 57 sqm.

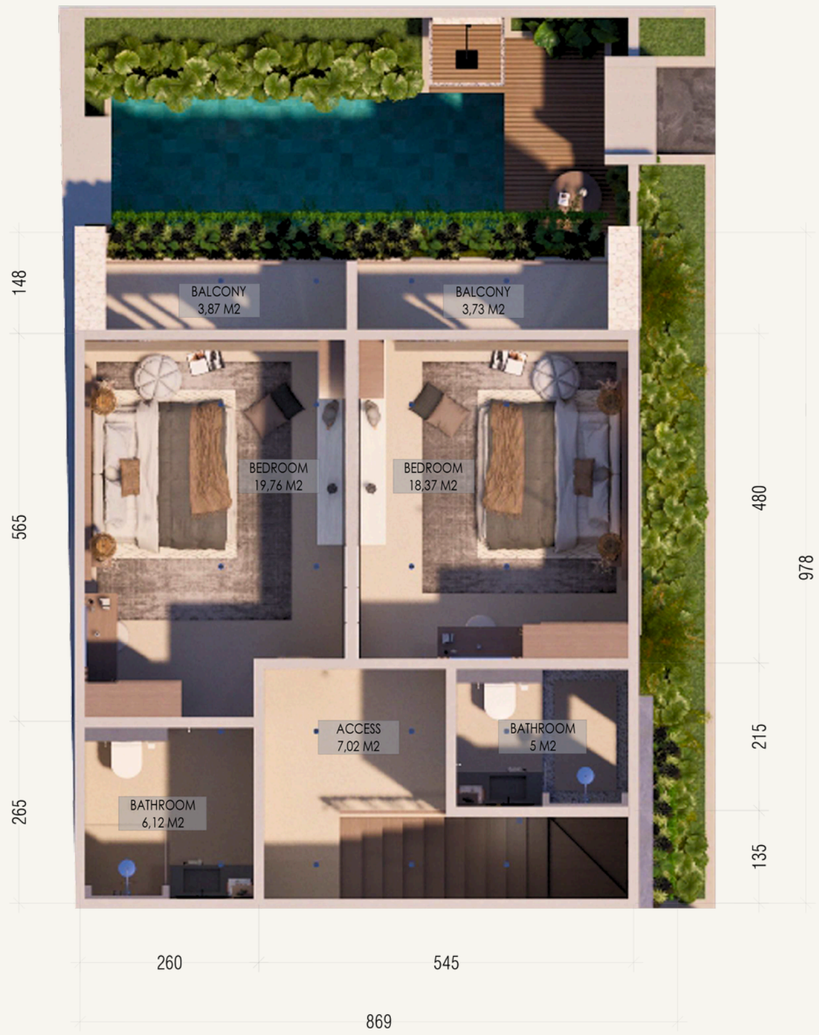
Outdoor area

incl Swimming pool 13.5 sqm.

Villa 5 : 56 sqm.
Villa 6 : 53 sqm.
Villa 7 : 50 sqm.
Villa 8 : 57 sqm.



Ground floor



First floor

04

Gallery

Villa type 2

Modern design, spacious interiors, and floor-to-ceiling windows, this home is flooded with natural light. Step outside to your private oasis – a sparkling pool surrounded by a lush garden.











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 Security Deposit (deducted from the first payment).
- 30% upon signing the contract (includes the security deposit).
- 20% upon completion of the ground floor structure.
- 20% upon completion of the first-floor structure.
- 20% completion of the construction works including floors and bathrooms.
- 10% upon final handover of keys

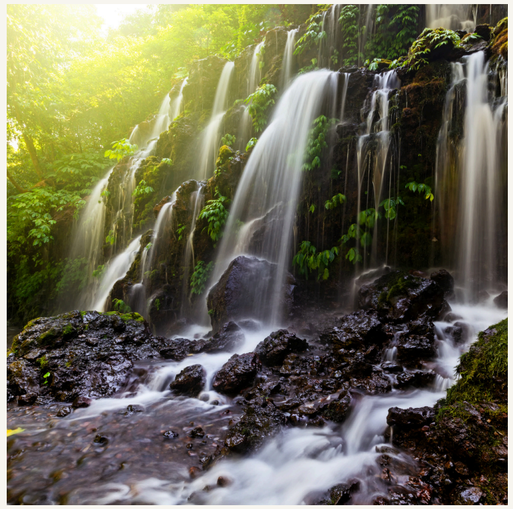
A structured payment plan designed for clarity, confidence and peace of mind from reservation to handover.



06







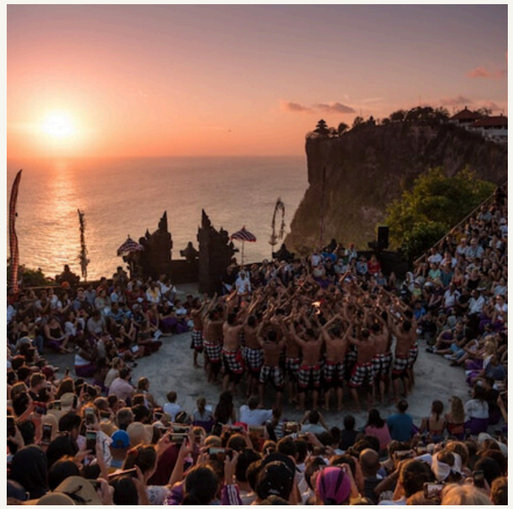
Location

Key destinations nearby



- Dreamland beach 15 min.
- Jimbaran fish market 3 km.
- Padang padang beach 25 min.
- Balangan beach 10 min.
- Pepito Market 300 m.
- Coco Mart 150 m.
- Hospital 15 min.
- International school 1 min.
- Ngurah Rai International Airport 20 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