

Ahau Gardens by Arconique

12% in a project in a Project with a Strong Concept and Minimal Risks.

*Ahau Gardens combines the Mayan word "Ahau," meaning "sun" or "light," symbolizing warmth and energy, with "Gardens," representing harmony with nature and tranquility. This villa complex offers a peaceful retreat, blending natural beauty and serenity for relaxation and rejuvenation.

Project Description

Ahau Gardens — An exclusive complex of 9 villas, designed by a renowned Mexican architectural firm ranked in the AD100 global list. The unique blend of Mexican minimalism and Balinese aesthetics creates an atmosphere of comfort and coziness, offering an unforgettable tourist experience.

Each villa features unique details: access via a suspended bridge, a "sensory" shower with a 6-meter glass roof, two zen gardens, and custom interior pieces inspired by 1980s Mexico, all with high-tech features.

Ahau Gardens is more than just a place to stay; it is a space where every element is designed to foster harmony and inspiration. A yoga space, a children's playground, and a barbecue area ensure comfort and fun for the entire family.



Location Map

The project is in Southern Bali’s rapidly growing Bukit area, near the ocean and landmarks like Parq Blue, Melasti, Dreamland Beaches, and Bali Helicopter Pad. Close to cafes, spas, and shops, it also offers a peaceful, village-like atmosphere away from noisy roads, surrounded by friendly locals.

1	Melasti Beach	5 Minutes
2	Dreamland Beach	10 Minutes
3	Parq Blue	2 Minutes
4	Tarabelle	5 Minutes
5	Ohana	15 Minutes
6	Bingin	15 Minutes
7	Jimbaran Sidewalk Mall	15 Minutes
8	Pandawa Beach	10 Minutes
9	Karma Beach Club	7 Minutes



Nearby Photos



Ohana



Bingin Beach



Pandawa Beach



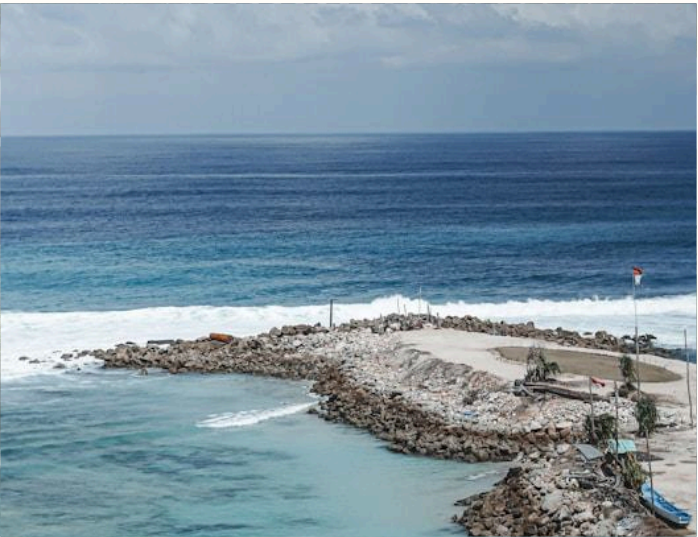
Parq Blue



Jimbaran Sidewalk Mall



Tarabelle



Melasti Beach

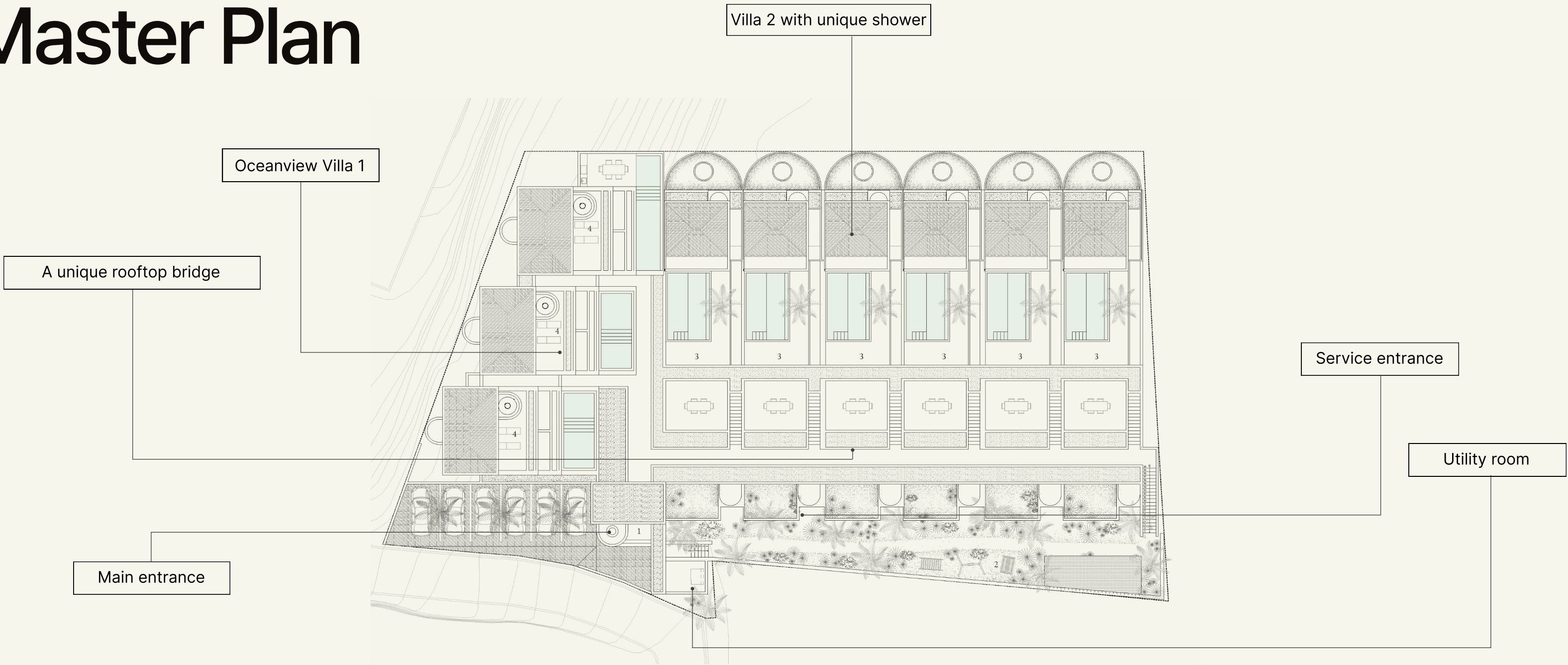


Karma Beach Club

Master Plan



Master Plan



The common areas of the complex are meticulously planned. Guests will enjoy spacious parking, and access to the villas is via a unique bridge that connects all zones. The complex features a children's playground, a yoga space, and a barbecue area. A 24/7 concierge service is available for maximum comfort..

Master Plan Renders

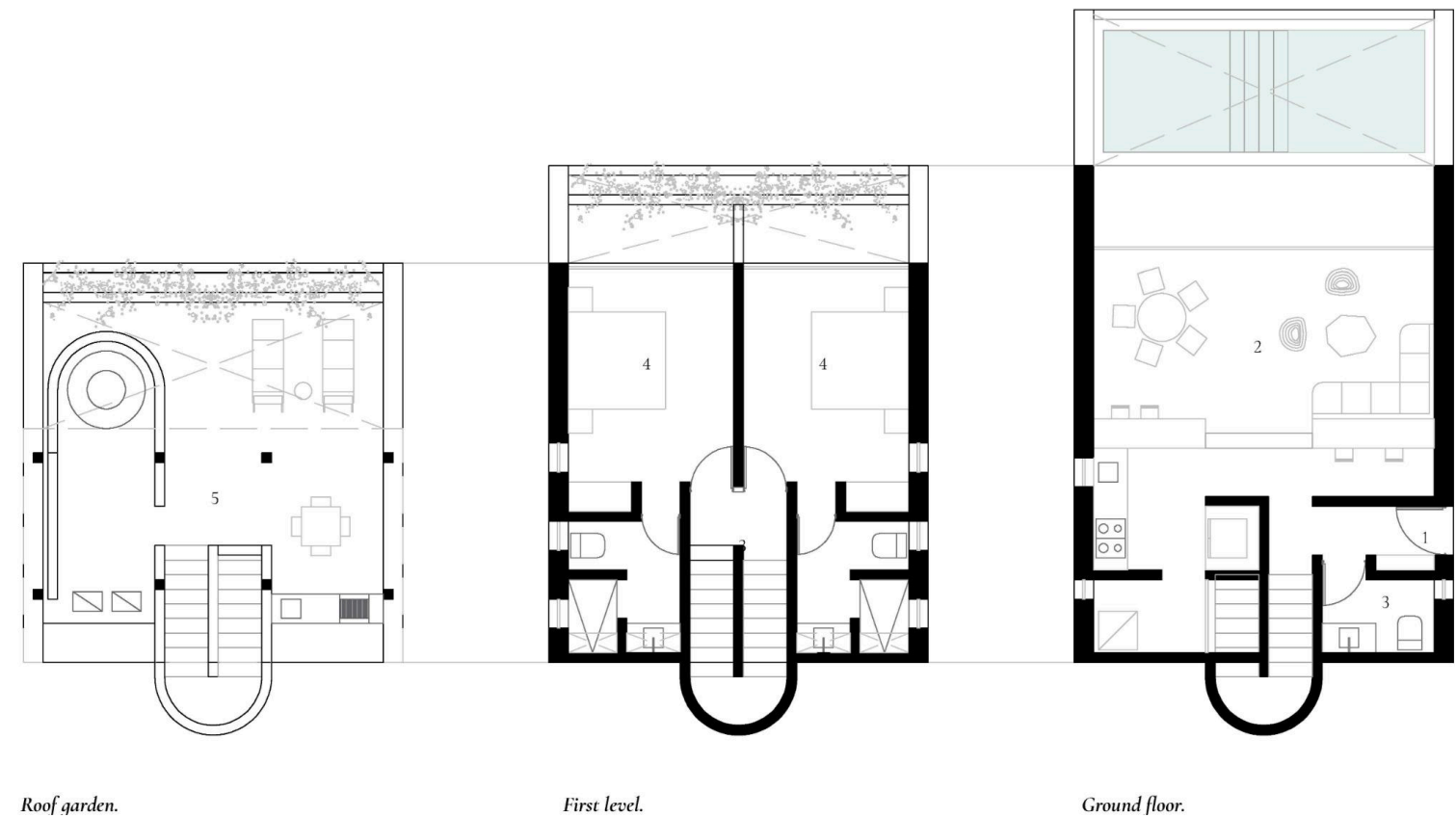


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-8.824471, 115.156850



Villa 1 features



Plot size	:	100,46m2
Building size	:	192m2
Pool size	:	24,57m2
Living room	:	63,79m2
Master-Bedroom 1-2	:	27,46m2
Rooftop	:	40,9m2



- Panoramic ocean view

➤ Guest restroom on the first floor

➤ Laundry room and storage room

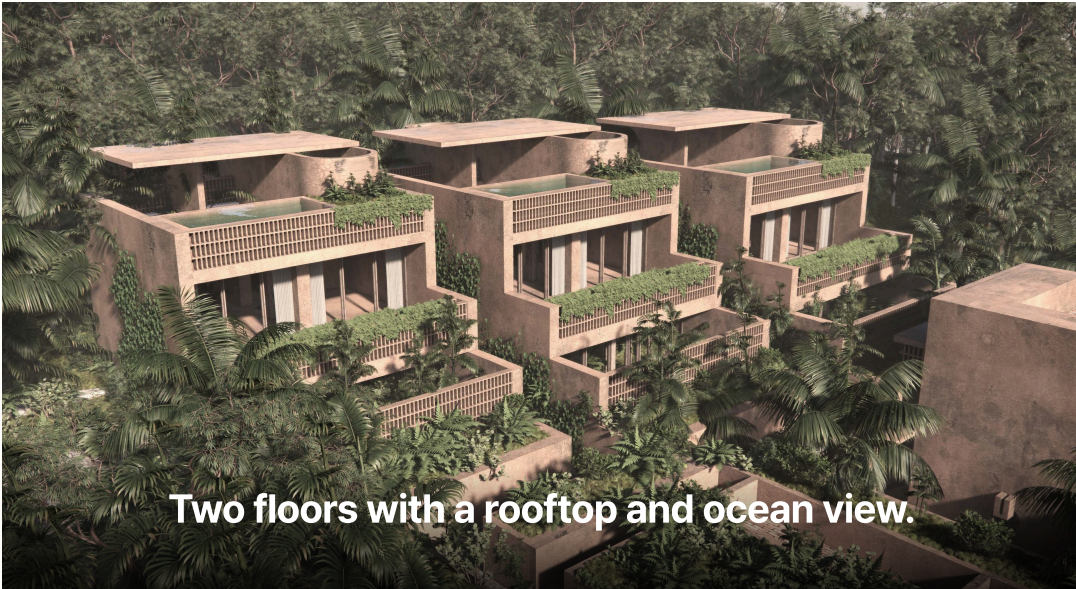
➤ 2 stories + rooftop with barbecue and sunbathing areas
- 2 isolated master bedrooms

➤ Smart home feature : motion, leak and smoke detectors

➤ Pool with enhanced filtration & smarth lighting

➤ Access control, lighting, and curtain control via mobile app

Villa 1 Exterior and Interiors



Two floors with a rooftop and ocean view.



A kitchen-living room inspired by 1980s Mexican style.



A cozy kitchen for true gourmets.



Master entrance via a rooftop bridge.

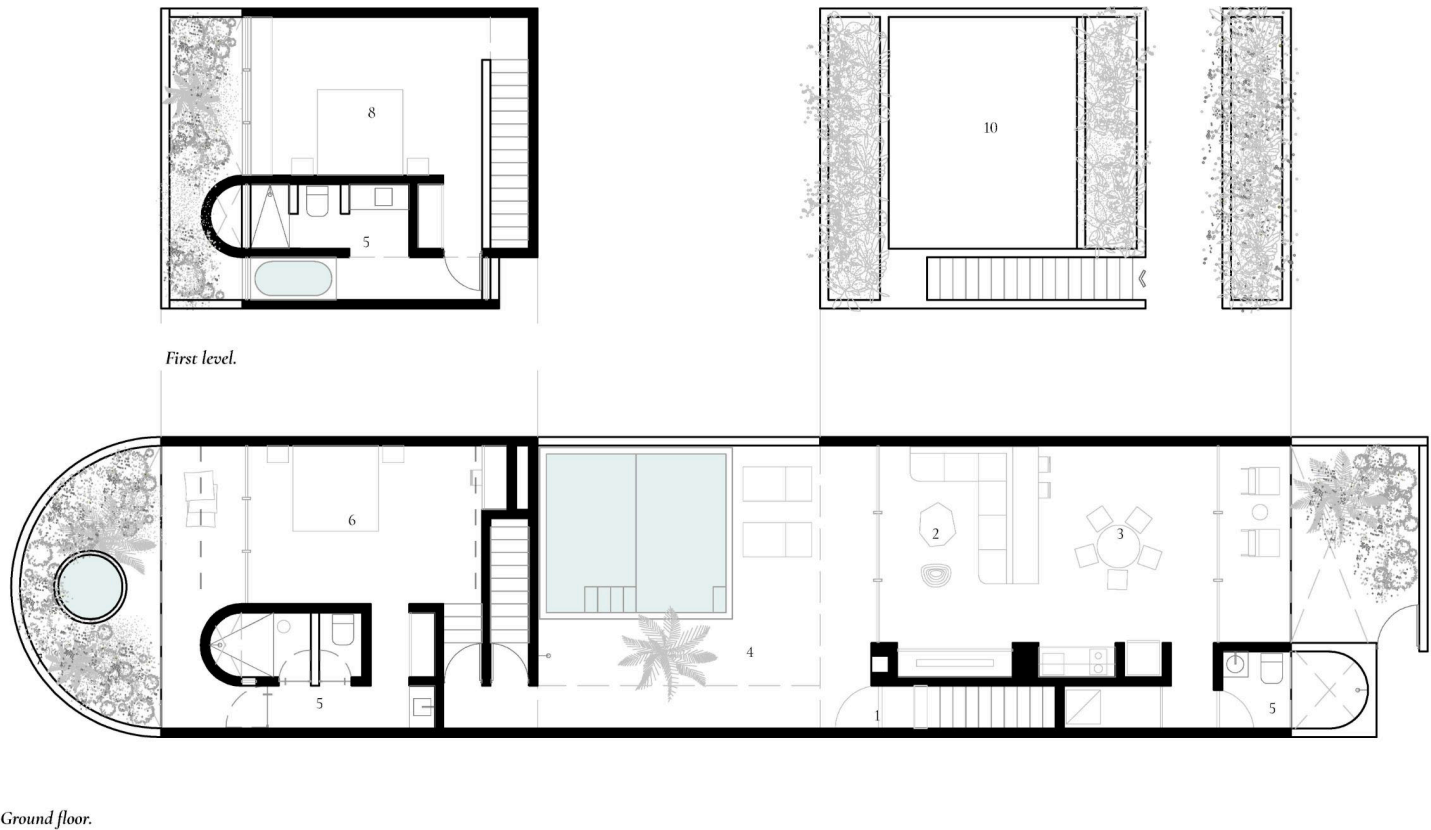


A bedroom with an ocean view and island landscape.



Staircases with warm lighting.

Villa 2 Features



Plot size	:	201,65m2
Villa size	:	142,67m2
Pool size	:	25m2
Living room	:	61,78m2
Master-Bedroom -1	:	34,2m2
Master-Bedroom -2	:	38,89m2



- Private garden with jacuzzi
- “Sensory” shower with a 6-meter skylight tunnel
- Pool with enhanced filtration and smart lighting
- Storage and laundry room
- Entrance area with a suspended bridge
- Guest restroom
- 2 isolated bedrooms
- Service entrance for staff
- Option to organize a 3rd master bedroom in the living room
- Zen garden for meditation
- Smart home: motion. leak, and smoke detectors

Villa 2 Renders



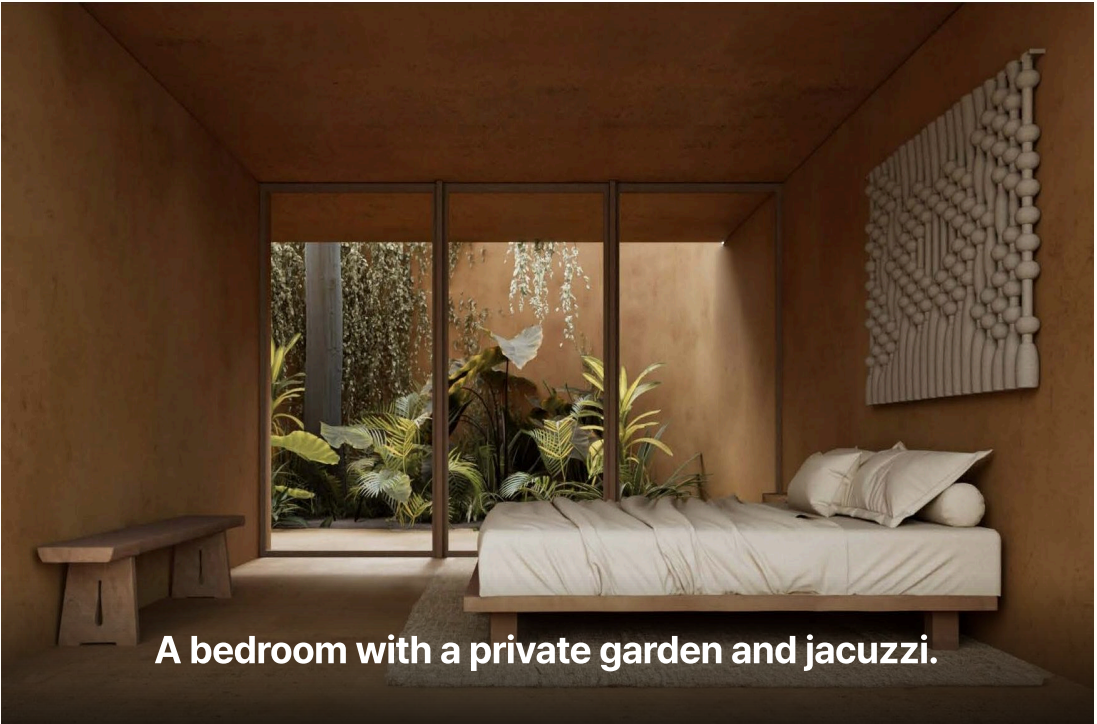
A stylish pool area with a unique tunnel window connecting the villa's spaces.



A comfortable bathtub with a view of the Zen garden.



A bedroom with three types of ambient daylight, creating a sense of peace and relaxation.





A bedroom with a private garden and jacuzzi.

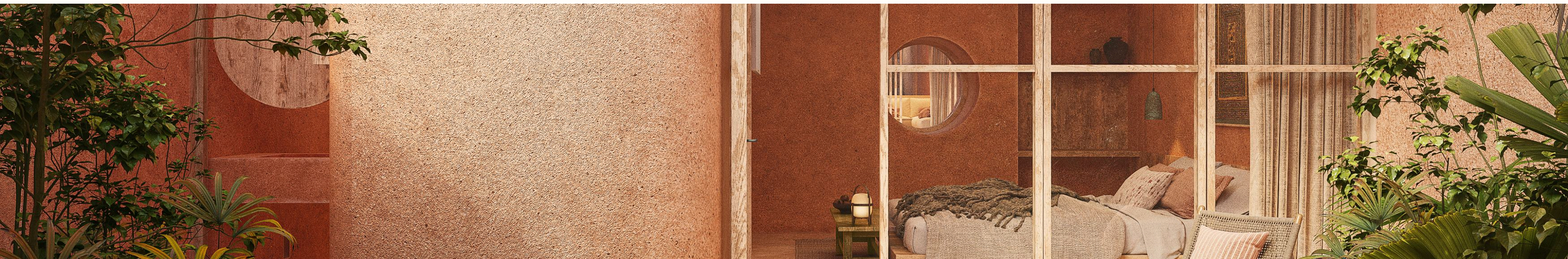


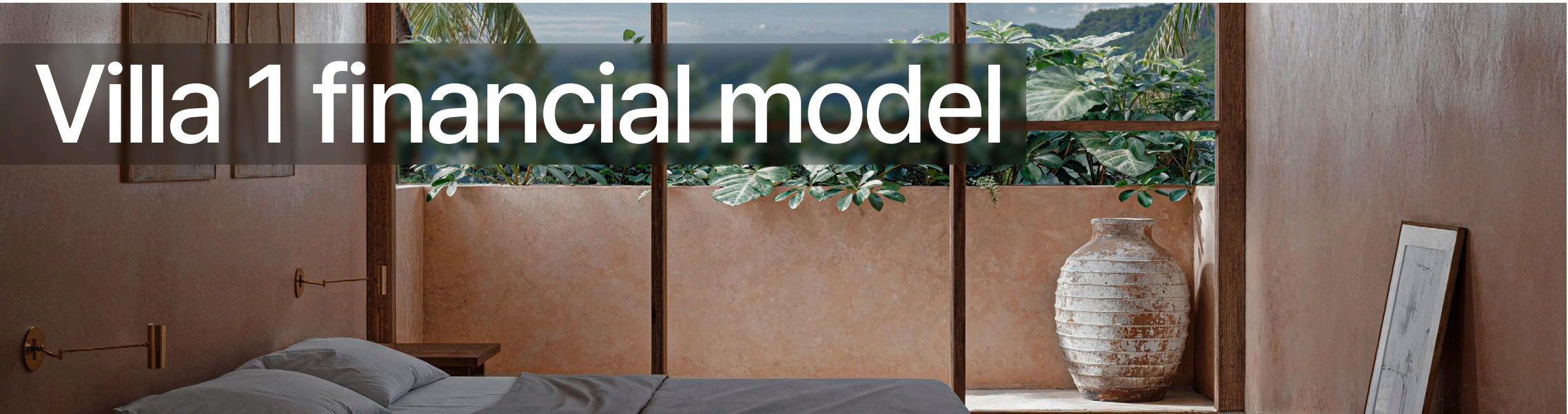
A comfortable kitchen-living room with a guest bathroom.


Financial Model Overview

We understand how important it's  to make the right investment decision, so we've developed a detailed financial model that takes into account over ten factors influencing profitability. Every decision is carefully thought out to help you confidently  and safely invest in the future.

Our project holds additional opportunities for growth — a unique concept developed by a renowned architectural bureau  with international recognition, as well as several "wow factors"  that are sure to surprise and inspire. We deliberately have not included these elements in the calculations, so the additional returns will be a pleasant surprise for you, an unexpected bonus  that will unfold over time.







Contact your personal broker for a detailed financial model and favorable installment plan.

► Get your best offer from broker

\$300,00

Daily rate

77%

Occupancy

5,6 years

Full payback period

\$64.922,00

Net annual rental profit

\$5.410,00

Average monthly rental profit

12.34 %

ROI in years

Standart payment plan

Ultra-payment plan with a 1-year post-handover payment plan.

30%

on reservation

20%

on reservation

30%

40% construction progress.

20%

20% progress

25%

65% construction progress.

15%

75% progress.

10%

85% construction progress.

15%

90% progress.

5%

on key handover

30%

in equal installments over 12 months after the project is completed.



Villa 2 financial model



Contact your personal broker for a detailed financial model and favorable installment plan.

► Get your best offer from broker

\$360,00

Daily rate

74%

Occupancy

6,2 years

Full payback period

\$77.788,00

Net annual rental profit

\$6.482,00

Average monthly rental profit

13.18 %

ROI in years

Standart payment plan

Ultra-payment plan with a 1-year post-handover payment plan.

30%

on reservation

-



30%

40% construction progress.

-



25%

65% construction progress.

-



10%

85% construction progress.

-



5%

on key handover

20%

on reservation

-



20%

20% progress

-



15%

75% progress.

-



15%

90% progress.

-



30%

in equal installments over 12 months after the project is completed.

Team and Construction Quality



About the company

We are a team of creators crafting unique villa complexes in Bali, blending youthful ambition with over 20 years of expertise. Collaborating with top global architects, we redefine modern living spaces, aiming to inspire and leave a lasting legacy in architectural history.

Using premium materials and advanced technologies, we ensure comfort, durability, and exclusivity in every project. Our meticulous attention to detail and commitment to excellence transform investments into timeless masterpieces that offer both profit and aesthetic pleasure.



Quality Control and Transparency

We carefully monitor every step of construction, conducting daily quality control on-site, and offer you online access to video footage of all stages of the work. Transparency and honesty are our foundation, upon which your trust is built.

Every detail, every material is meticulously outlined in the contract, so you can be sure no changes will occur during construction. We don't just build homes; we build confidence that won't let you down..



Our Materials

- Enhanced waterproofing for the entire building
- 7-layer plaster finish with moisture protection
- Imported aluminum windows
- Belgian smart home system
- German sanitary ware with corrosion-resistant coating
- Furniture made of natural teak wood
- American pool equipment
- In-house glass production in Jakarta



Investor Path

Intent to Purchase

To take the first step toward your dream, make a refundable deposit of \$2000, and receive the full documentation package for legal review.

Legal Review

After receiving a positive legal review, we will sign a preliminary agreement for the lease of the land and the construction of the property. At this stage, you will need to pay 30% of the villa's cost, unlocking the realization of your project.

Flexible Payment Plan

We offer a convenient payment plan throughout the construction period, ensuring each stage is clear and affordable:

- 30% — upon signing the agreement
- 30% — upon 30% construction completion
- 20% — upon 50% construction completion
- 15% — upon 80% construction completion
- 5% — upon receiving the keys and signing the main land lease agreement and agreement with the management company.

Project Launch

Upon completion of construction, the property will be put into operation within three months, and you will begin receiving the first income payments.

Stability Guarantee

We are confident in the timely execution of the project



Thank You

Take the first step and become part of something meaningful and valuable!

 Contact your personal broker for more detailed information.