

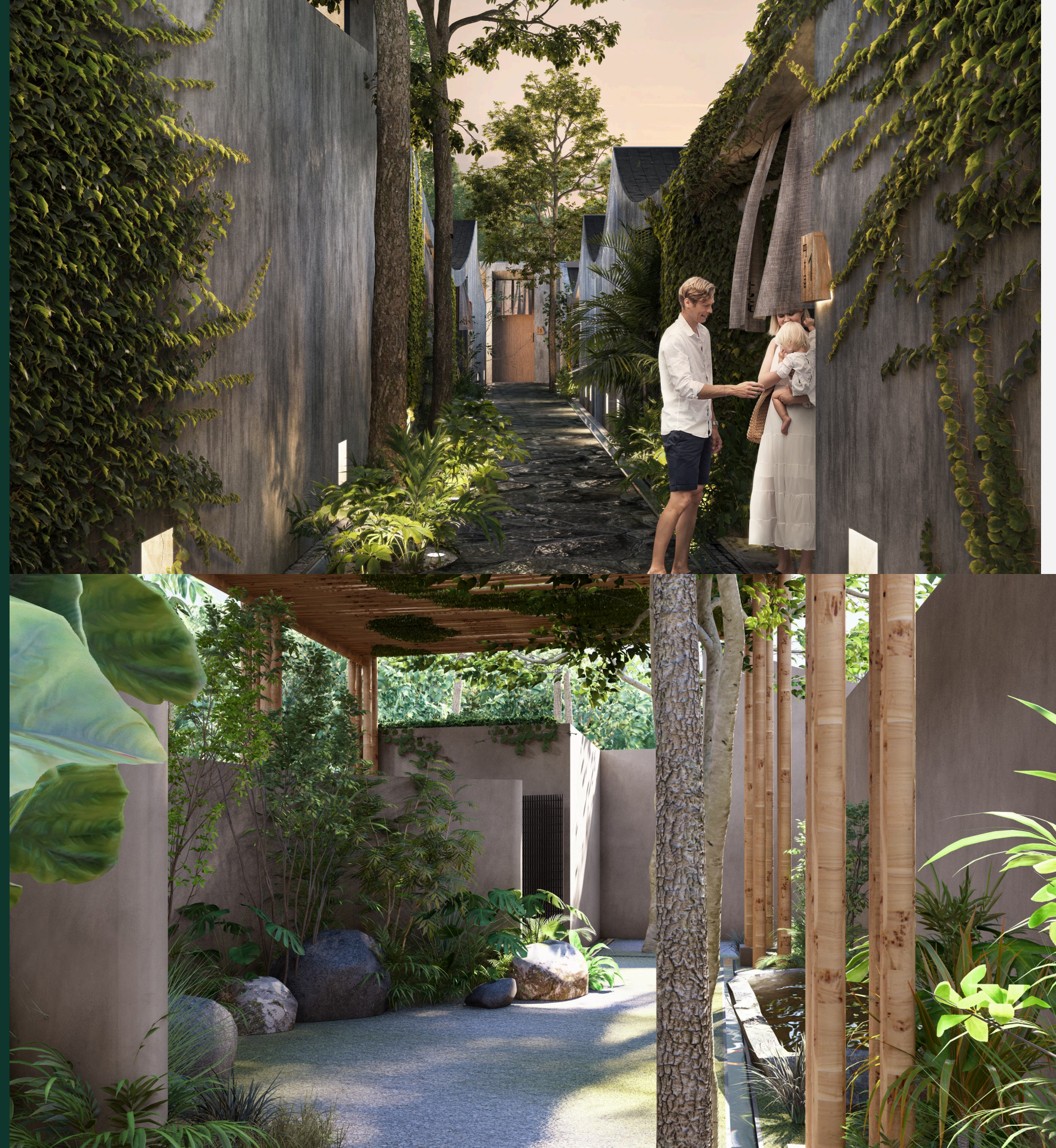
円相(ENSO) by Arconique

Annual returns starting at **12% in a project** with a strong concept and minimal risks, where your capital works in harmony with the future.

* Enso Villas embodies harmony, balance, and natural beauty. Inspired by the Ensō (円相) symbol, it reflects enlightenment, strength, and the wabi-sabi philosophy—embracing imperfection as part of life. A serene retreat where nature and minimalism create the perfect escape.


Project Description


- Enso Villas is a harmonious blend of Japanese minimalism and Baltic elegance, featuring nine villas designed by an AD100-ranked architectural bureau. Each villa is a masterpiece where culture meets comfort, offering serene spaces filled with light, air, and sophistication.
- Every detail at Enso Villas transforms your stay into a memorable journey. Enjoy a starlit bath, a pool that becomes a greenhouse, and a living room exuding Japanese style. It's a sanctuary of peace, beauty, and unmatched comfort, where family vacations become deeply meaningful experiences.
- Enso Villas: more than a retreat, it's where every moment touches your soul.





Location Map




 **Jimbaran Sidewalk**
15 Minutes

 **Dreamland Beach**
10 Minutes


 **Tarabelle**
5 Minutes

 **Ohana**
6 Minutes

 **Parq Blue**
2 Minutes



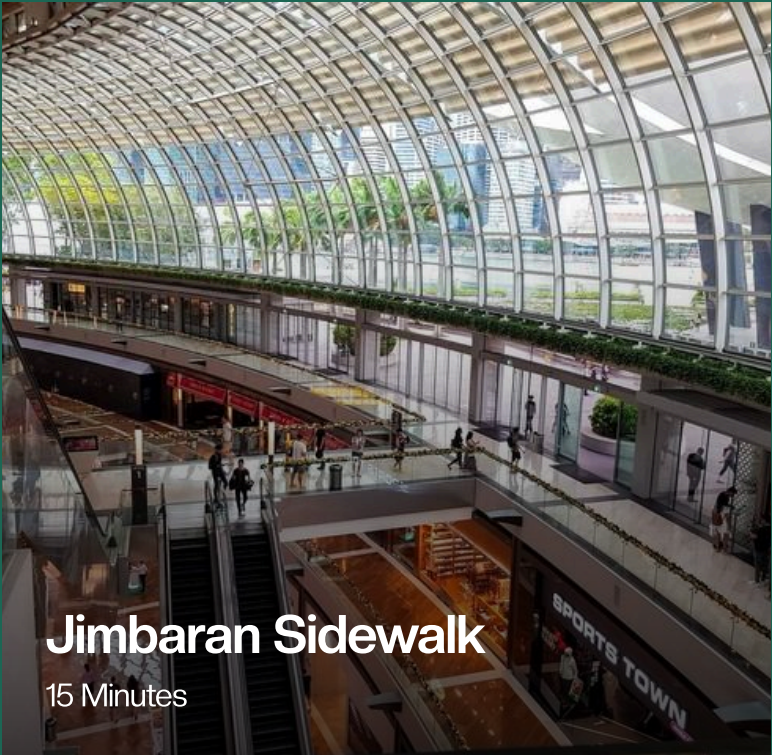
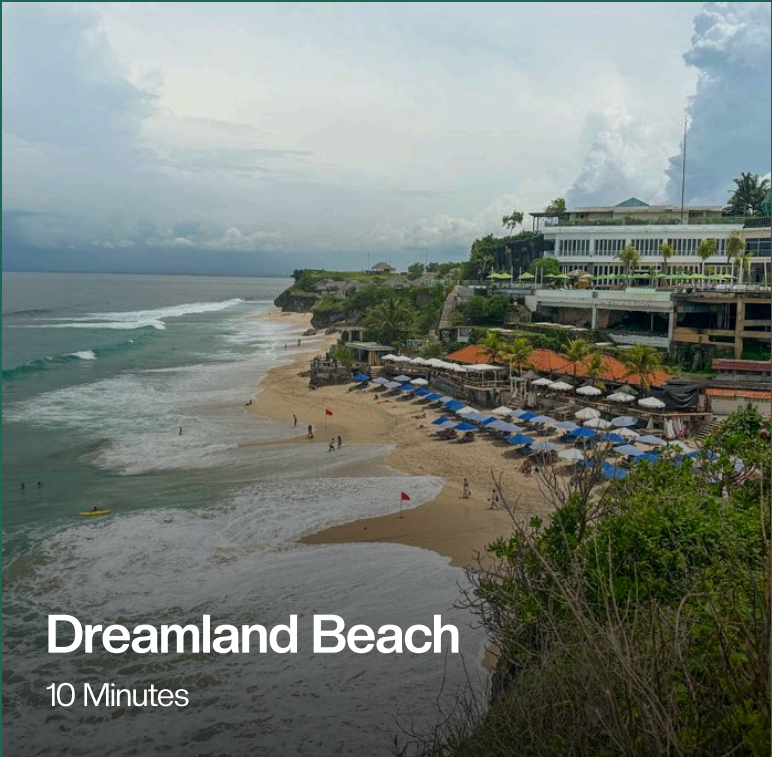
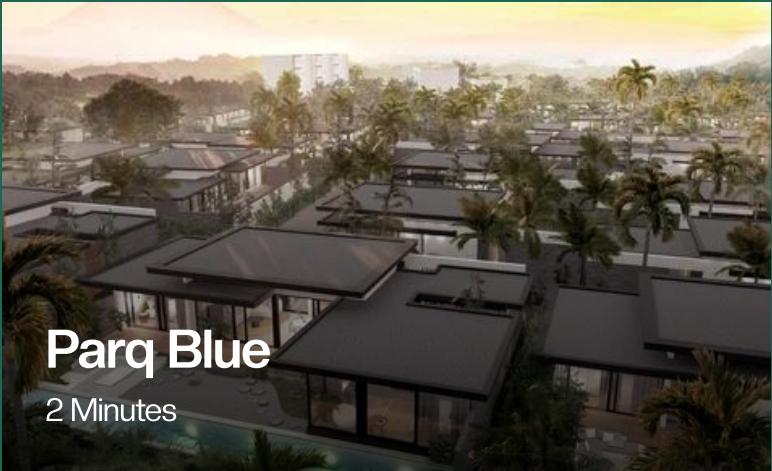
Enso Villas

 **Melasti Beach**
5 Minutes

Enso Villas
-8.824471, 115.156850

Nearby Photos

Quiet, secluded, and surrounded by the picturesque views of the Balinese hills, this is a space for true solitude, where friendly locals make this place truly special. Here, every moment is spent in unity with nature and culture, filled with peace and warmth.



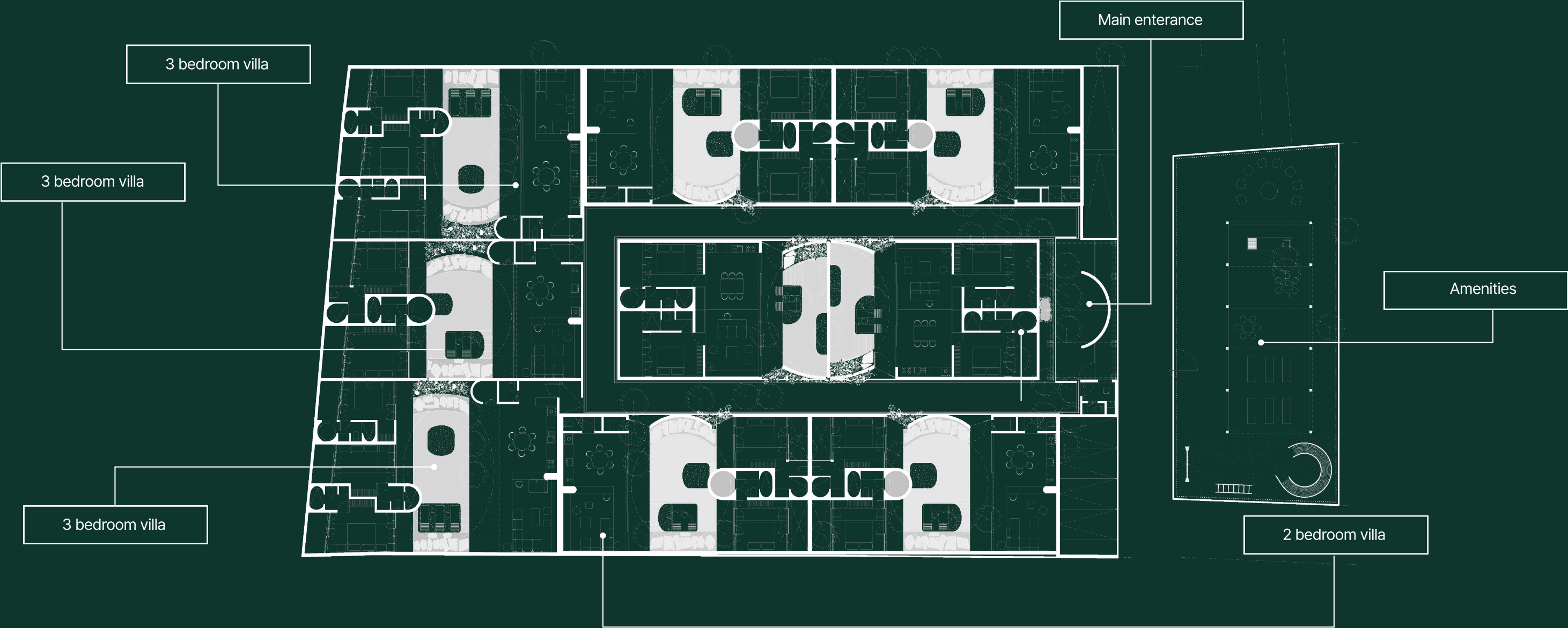
Master Plan Unique curved roofs



Master Plan

2300m²

The villa complex is designed for ultimate comfort and tranquility. A seamless circular access system ensures effortless movement, while the reception and shared spaces serve as vibrant social hubs. Guests can enjoy a children's playground, barbecue area, sports zone, yoga space, and a cozy terrace with a fire pit—perfect for starlit evenings. Our 24/7 concierge service guarantees impeccable assistance, ensuring a seamless and luxurious experience at all times.



Master Plan Renders

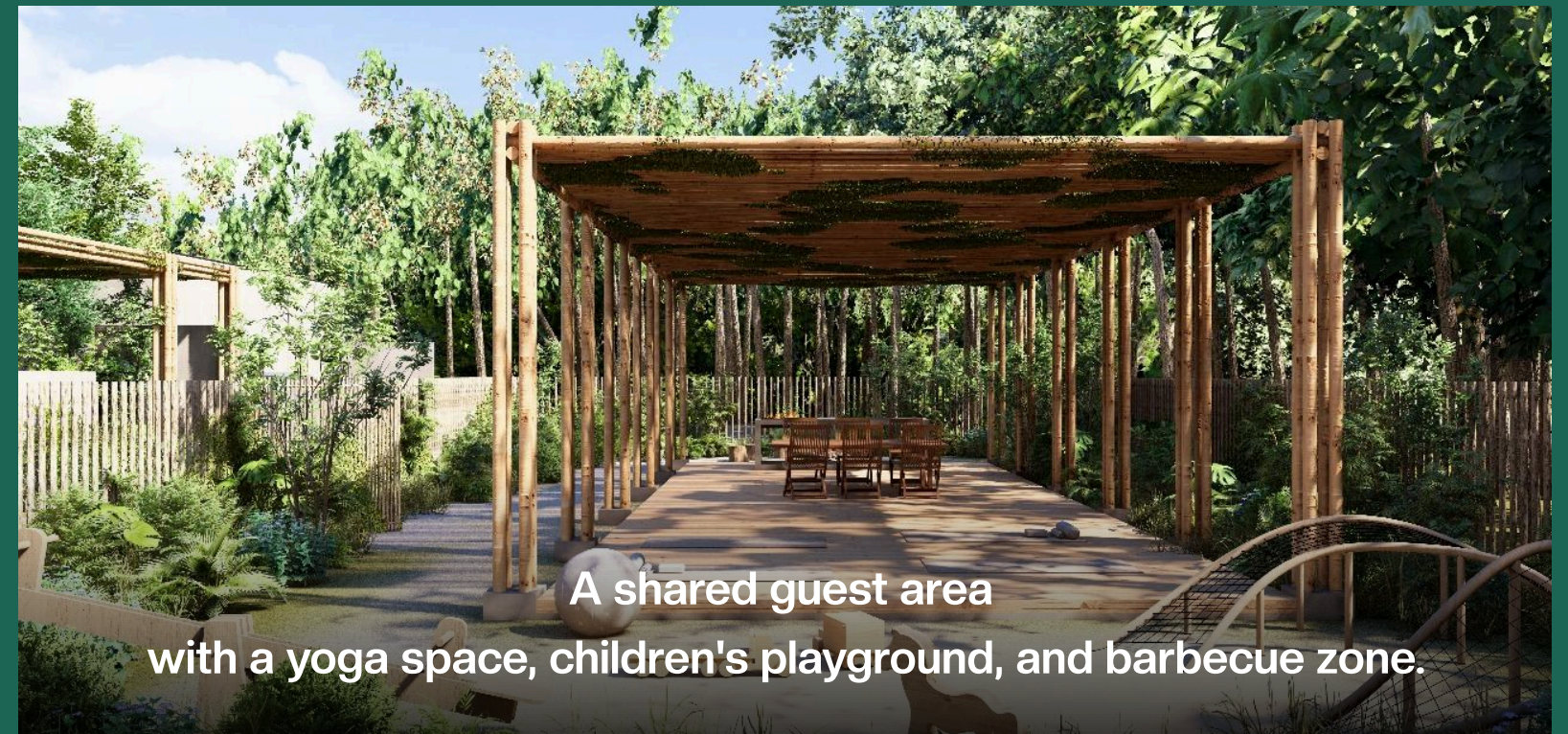
Unique Japanese-style roofs and 20-year-old teak trees, carefully preserved and seamlessly integrated into the living spaces.



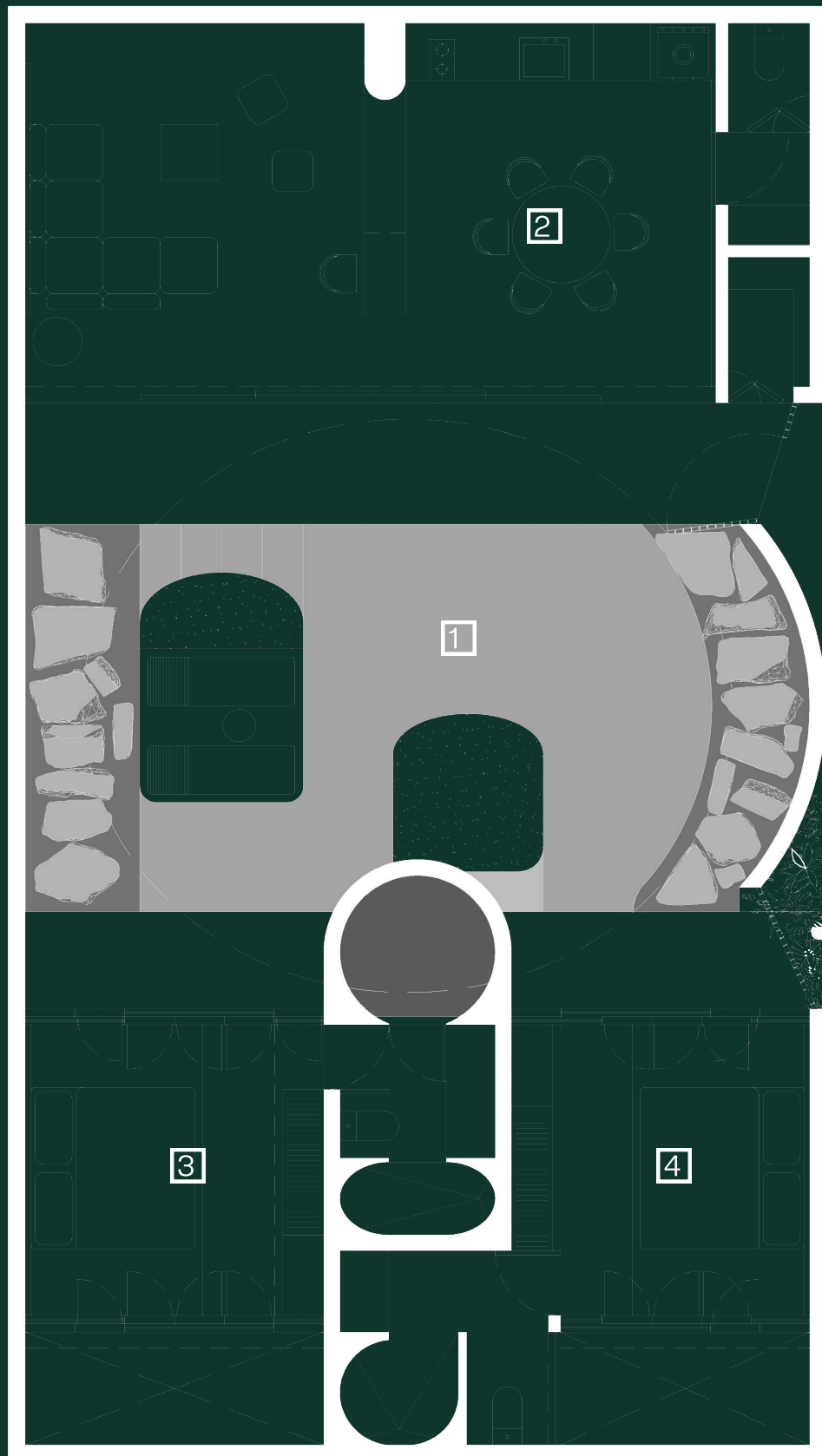
An incredible pathway to the villas
with views of Japanese architecture



Main entrance with a reception and a service staff area



A shared guest area
with a yoga space, children's playground, and barbecue zone.



Villa 1

Features

Villa 1:

- 2 Bedroom villa
- Guest bathroom on the first floor
- Laundry room and storage room
- Mobile app control for access, lighting, and curtains
- Work zone for freelancers
- Pool greenhouse
- 2 Separate master bedrooms
- Smart home feature : motion, leak and smoke detectors
- Pool with enhanced filtration & smarth lighting
- Japanese-style open-air bath

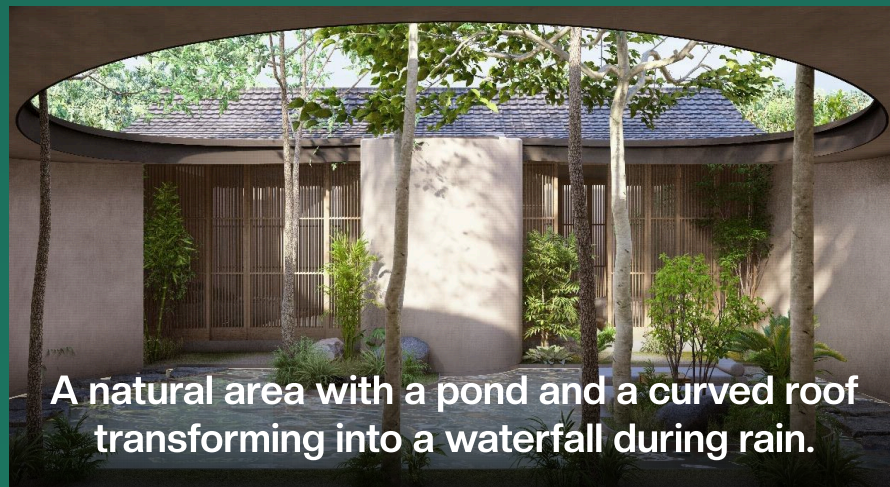
Plot size	:	179m2
Villa size	:	125m2
Pool size	[1]	: 25m2
Living room	[2]	: 55m2
Master-Bedroom -1	[3]	: 25m2
Master-Bedroom -2	[4]	: 30m2

Villa 1

Interior & Exterior



A cozy kitchen-living room with a platform sofa and Japanese textiles on the kitchen cabinetry.



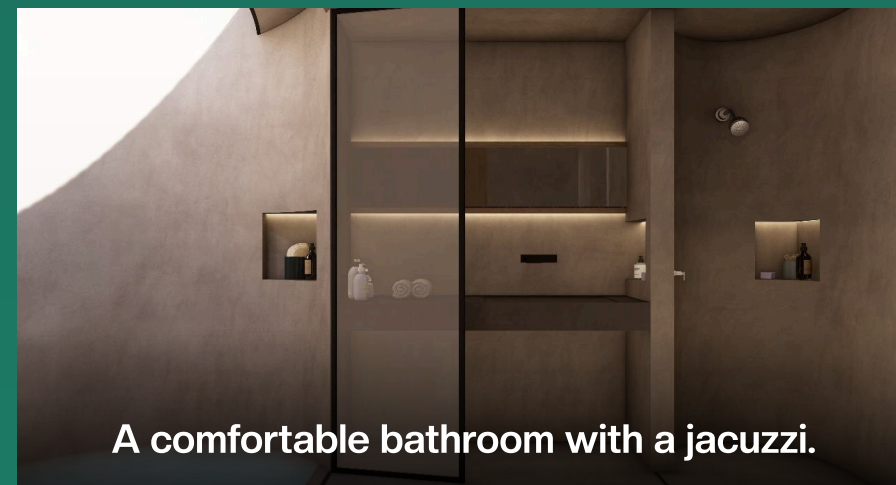
A natural area with a pond and a curved roof transforming into a waterfall during rain.



A wardrobe with Japanese textiles



A bedroom with a Japanese futon and a teak tree



A comfortable bathroom with a jacuzzi.



Wooden Japanese-style doors

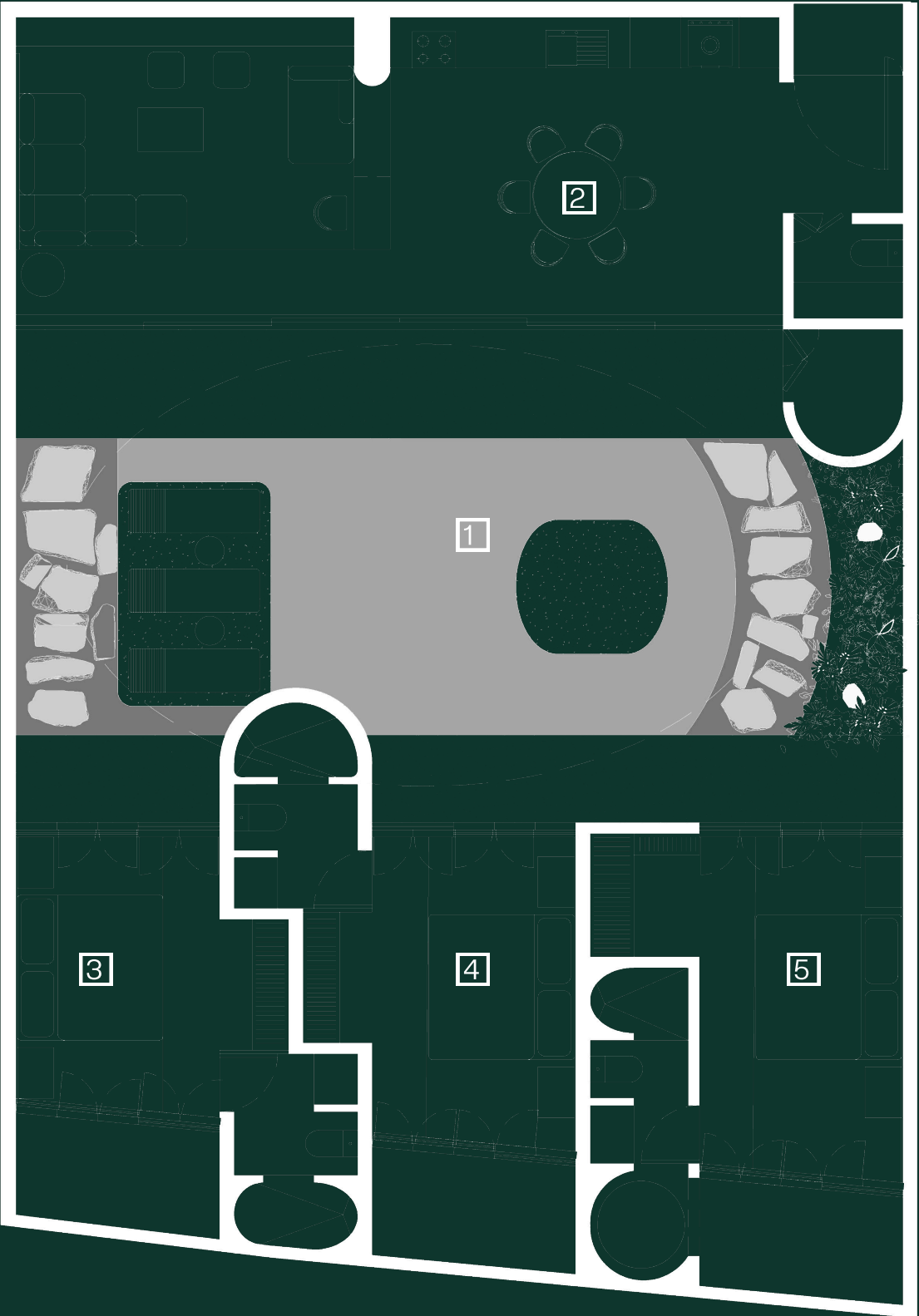
Villa 2

Features

Villa 2:

- Guest bathroom on the first floor
- 3 Bedroom villa
- Laundry room and storage room
- Mobile app control for access, lighting, and curtains
- Work zone for freelancers
- 3 Separate master bedrooms
- Pool greenhouse
- Smart home feature : motion, leak and smoke detectors
- Pool with enhanced filtration & smarth lighting
- Japanese-style open-air bath

Plot size	:	229m2
Villa size	:	168m2
Pool size	[1]	25m2
Living room	[2]	55m2
Master-Bedroom -1	[3]	25m2
Master-Bedroom -2	[4]	25m2
Master-Bedroom -3	[5]	30m2



Villa 2

Interior & Exterior



An air-conditioned area in the kitchen-living room








A natural oasis with a pond-shaped pool and 20-year-old teak trees seamlessly integrated into the landscape.



A bedroom with a Japanese futon and a teak tree

Financial Model Overview

We understand how important it  to make the right decision in the world of investments, 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.

Financial Model

2 bedrooms

\$220,00

Daily rate

72%

Occupancy

\$48.180,00

Net annual rental profit

\$4.015,00

Average monthly rental profit

7.2 Net

Sales income

7.2 Net

ROI in years

13.83%

ROI from renting

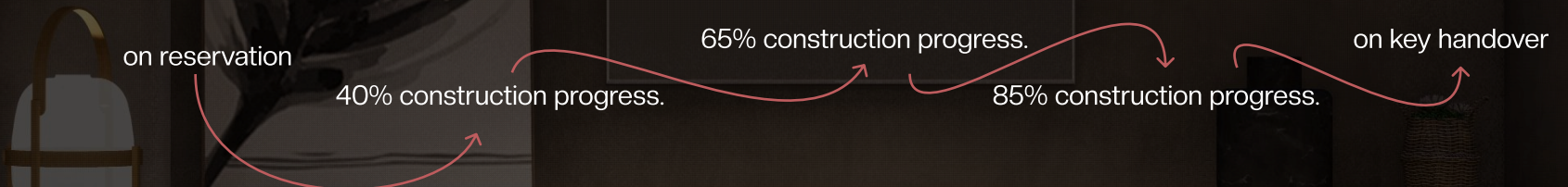
120.26%

total ROI: from renting and selling in 2029



Standart payment plan

30% - 30% - 25% - 10% - 5%



2 payment option

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

20% - 20% - 15% - 15% - 30%



Financial Model

3 bedrooms

\$300,00

Daily rate

70%

Occupancy

\$61.320,00

Net annual rental profit

\$5.110,00

Average monthly rental profit

7.2 Net

Sales income

7.2 Net

ROI in years

13.83%

ROI from renting

123.26%

total ROI: from renting and selling in 2029



Standart payment plan

30% - 30% - 25% - 10% - 5%



2 payment option

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

20% - 20% - 15% - 15% - 30%



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

STEP 1

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.

STEP 2

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.

STEP 3

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.

STEP 4

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.

STEP 5

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.