

Eco Village

An aerial rendering of a modern villa complex built on a hillside. The villas are arranged in a terraced fashion, each featuring a flat roof with a green lawn area. The buildings have large glass windows and doors, and are surrounded by lush tropical landscaping, including numerous palm trees and other green plants. Each villa has a private swimming pool and an outdoor lounge area with furniture. A paved road with a few cars and a motorcycle is visible on the left side of the hill.

LUXURY 2 & 3 BEDROOM VILLA SANCTUARY WITH UNLOCKED OCEAN VISTAS...

LOCATION



AMED BALI

Airport  120min drive

Beaches  1min drive

Boutique Shops  2min Drive

Coffee Shops & Restaurants  2min Drive

Medical Clinic  2min drive

Supermarket  3min drive

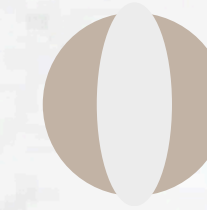
THE CONCEPT



A bespoke blend of:



- Natural woods
- Indoor plants
- Pottery, ceramic & glass accessories
- Open airy spaces
- Layered textiles
- Compact design



Description

- **Capacity:** 4 to 6 people
- **Land Size** – from 356 m² to 424 m²
- **Building Size** – from 102 m² to 220 m²
- **Under Roofed Terrace** – 20 m²
- **Green Roof** – ecological operation of villas



Engineering Networks

- **Air Conditioning** in all rooms – year-round comfort
- **High-Speed Internet** – perfect for remote work or streaming
- **Reliable Electricity** – built for modern living
- **Private Well + Filter Station** – clean, self-sufficient water supply
- **Eco-Friendly Septic System** – sustainable and low-maintenance



Exterior Features

- **Swimming pool** : 21 m² (3x7)
- **Sea View** – 360 C View with Sunrise
- **Parking** – from 102 m² to 220 m²

VILLA DESCRIPTION



Residential villa complex



Amed, Karangasem, Bali



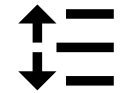
Freehold



4 x 2 Bedroom Ecco Villas



1 x 3 Bedroom Ecco Villas



Full Ocean Views



Site area from 311m² to 424m²



Building area from 117.60m²



Private swimming pool



Laundry / storage



Airconditioning



Wi-Fi access

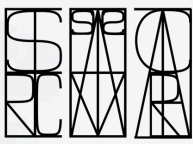


Bespoke hand crafted decor

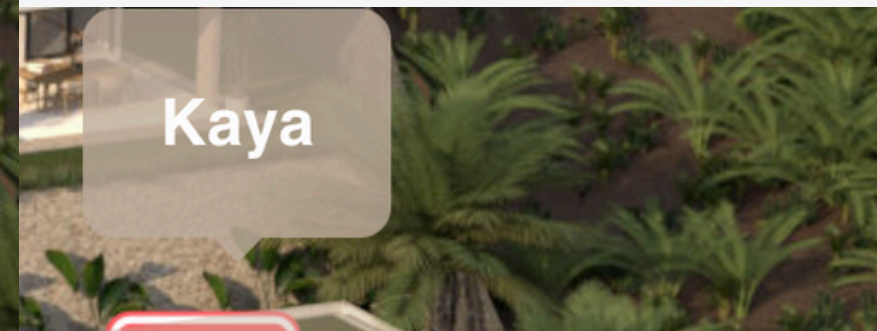
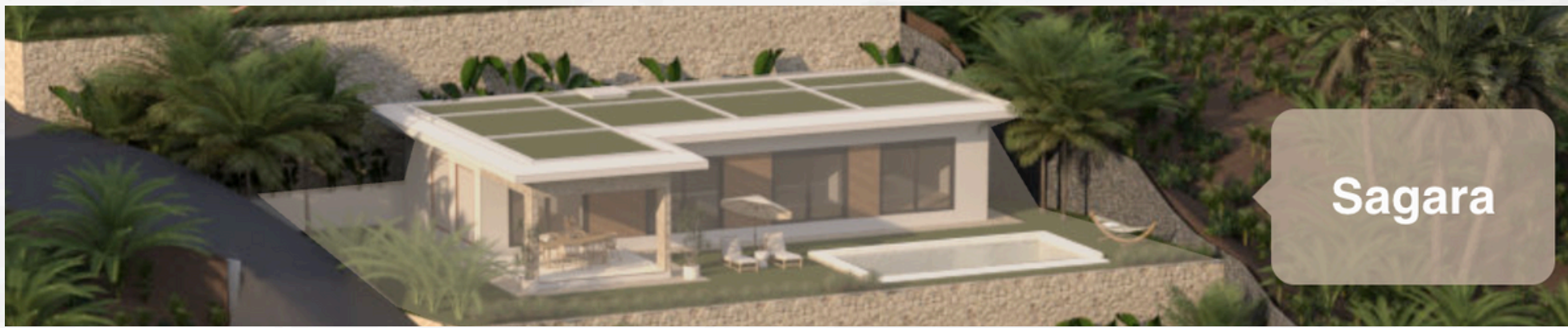


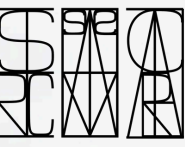
Onsite parking in front of unit





SITE PLAN





PERSPECTIVE VIEW
WITHOUT LANDSCAPING

POOL TERRACE



LOUNGE



KITCHEN & DINING



BEDROOM & EN-SUITE



BATHROOM IN SUITES



VILLA KAYA

2 BEDROOM VILLA – WITH OCEAN VIEW

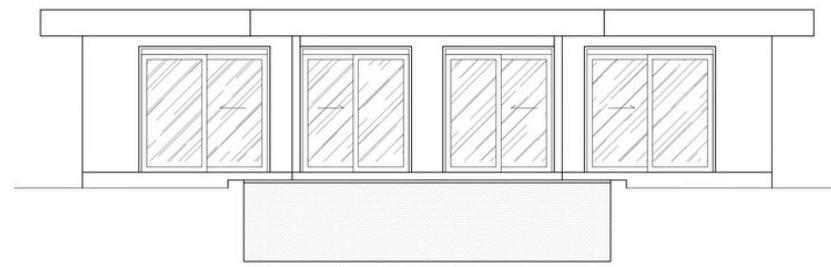
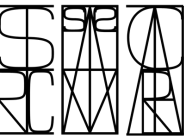


\$ 275,470 USD

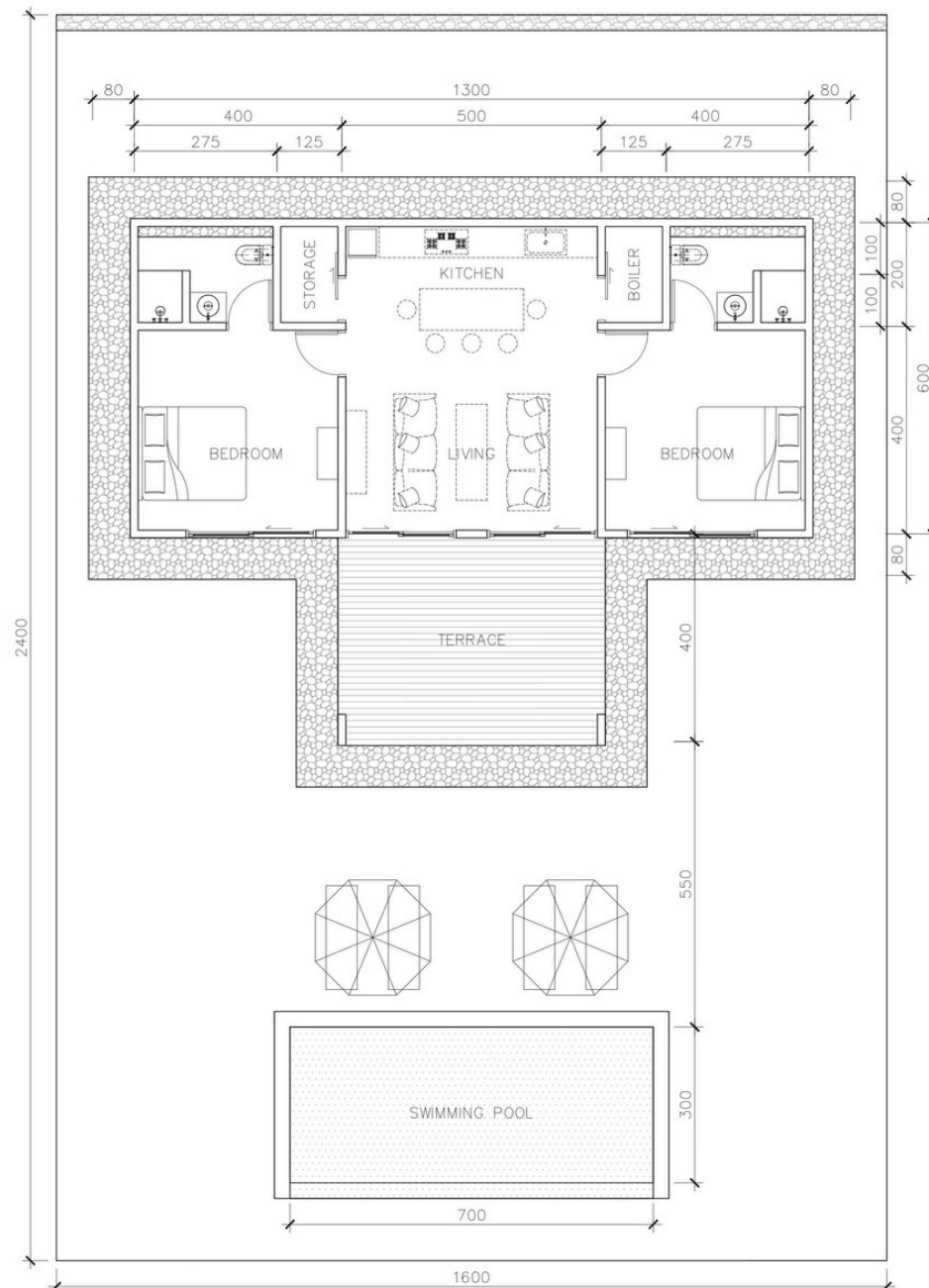
€ 235,000 EUR

RP 4,472,603,500 IDR

NOTE: Price excludes 1% Notary fee & Furnitures



VILLA 1 & 2
FRONT ELEVATION
Scale 1 : 100



Residential villa complex



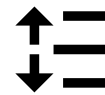
Amed, Karangasem, Bali



Freehold



2 Bedroom Ecco Villas



Full Ocean Views



Site area 340 m²



Building area 102 m²



Private swimming pool 3x7



Laundry / storage



Airconditioning



Wi-Fi access



Bespoke hand crafted decor



Onsite parking in front of unit

26,74%

ROI PA

PESSIMISTIC

Payback in 5 Years

(*based on occupancy rate of 60%)

Gross Revenue 39,420€

Rent per day 180€

Rental Income 11,74%

Property Value Growth per year
15%

Value Rental Growth per year
6 to 8%

28,70%

ROI PA

REALISTIC

Payback in 4 Years

(*based on occupancy rate of 70%)

Gross Revenue 45,990€

Rent per day 180€

Rental Income 13,70%

Property Value Growth per year
15%

Value Rental Growth per year
6 to 8%

30,65%

ROI PA

OPTIMISTIC

Payback in 3,6 Years

(*based on occupancy rate of 80%)

Gross Revenue 52,560€

Rent per day 180€

Rental Income 15,65%

Property Value Growth per year
15%

Value Rental Growth per year
6 to 8%

VILLA VEDA

2 BEDROOM VILLA – WITH OCEAN VIEW

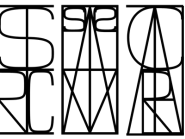


\$ 263,700 USD

€ 225,000 EUR

RP 4,281,837,000 IDR

NOTE: Price excludes 1% Notary fee & Furnitures



Residential villa complex



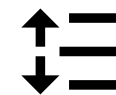
Amed, Karangasem, Bali



Freehold



2 Bedroom Ecco Villas



Full Ocean Views



Site area 309 m²



Building area 102 m²



Private swimming pool 3x7



Laundry / storage



Airconditioning



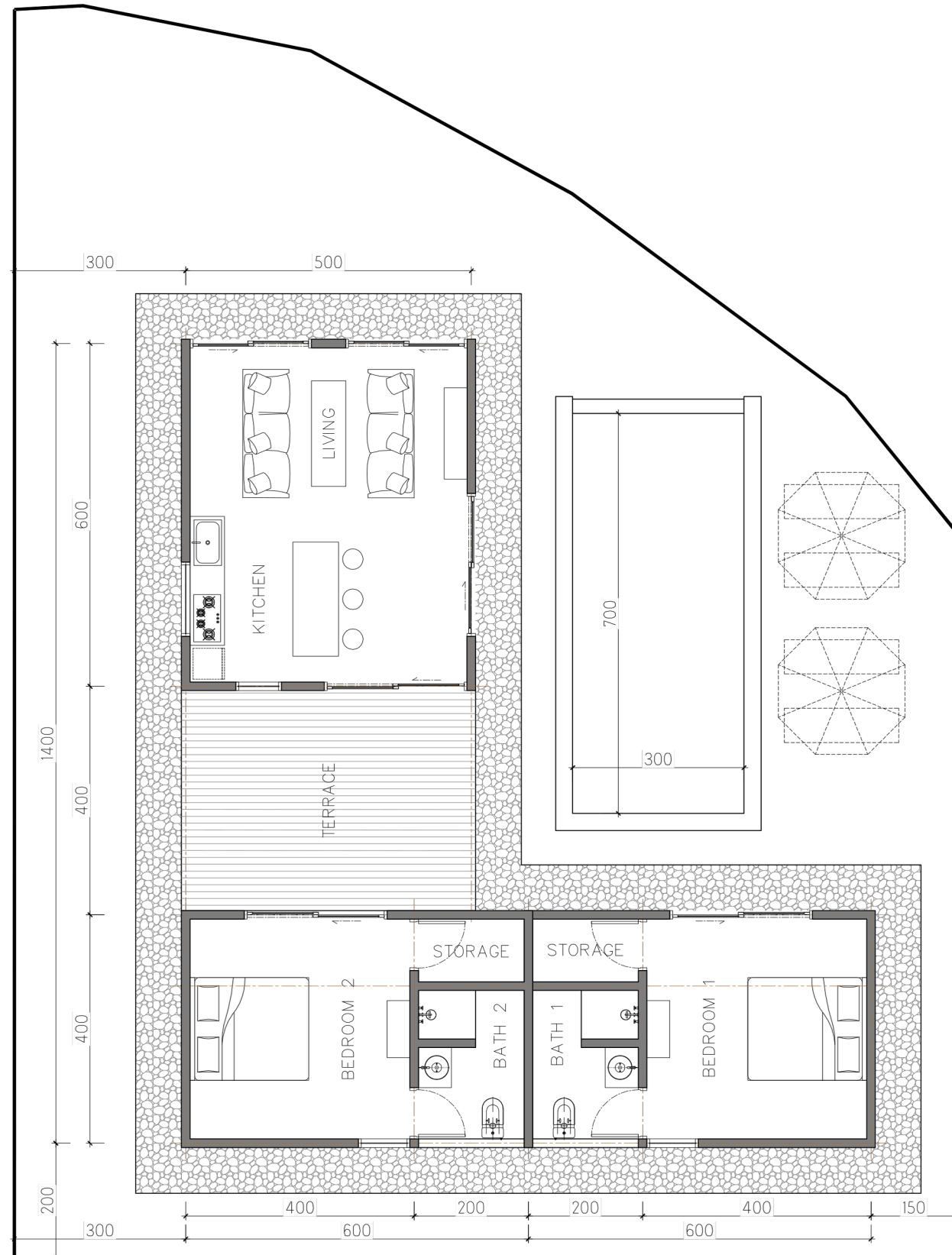
Wi-Fi access



Bespoke hand crafted decor



Onsite parking in front of unit



27,26%
ROI PA

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(*based on occupancy rate of 60%)

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Value Rental Growth per year 6 to 8%

29,31%
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(*based on occupancy rate of 70%)

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Rent per day 180€

Rental Income 14,31%

Property Value Growth per year 15%

Value Rental Growth per year 6 to 8%

31,35%
ROI PA

OPTIMISTIC
Payback in 3,5 Years
(*based on occupancy rate of 80%)

Gross Revenue 52,560€

Rent per day 180€

Rental Income 16,35%

Property Value Growth per year 15%

Value Rental Growth per year 6 to 8%

VILLA ANANDA

2 BEDROOM VILLA – WITH OCEAN VIEW

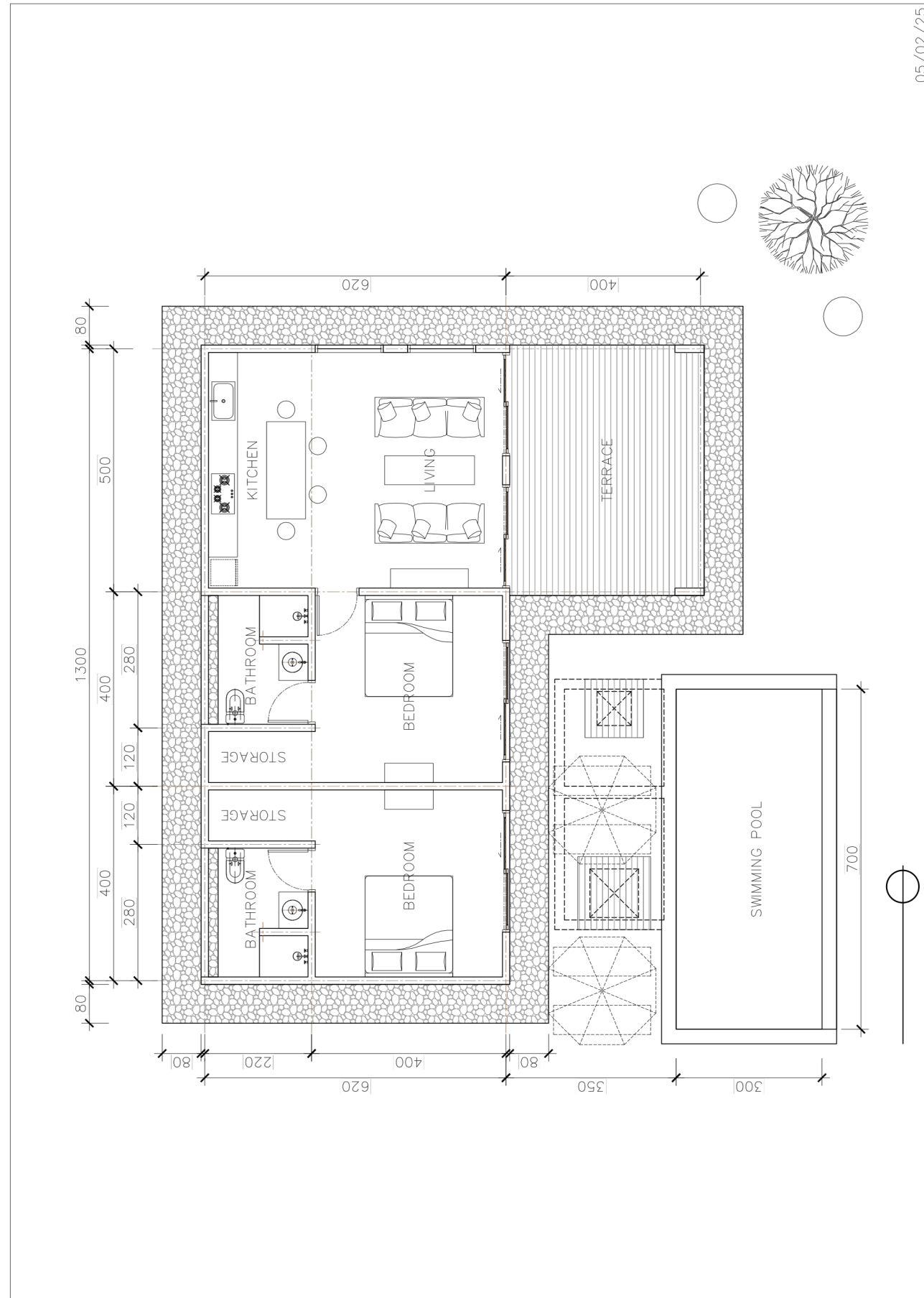
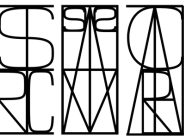


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Residential villa complex



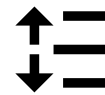
Amed, Karangasem, Bali



Freehold



2 Bedroom Ecco Villas



Full Ocean Views



Site area 348 m²



Building area 102 m²



Private swimming pool 3x7



Laundry / storage



Airconditioning



Wi-Fi access



Bespoke hand crafted decor



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Rental Income 15,65%

Property Value Growth per year
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Value Rental Growth per year
6 to 8%

VILLA SAGARA

3 BEDROOM VILLA – WITH OCEAN VIEW

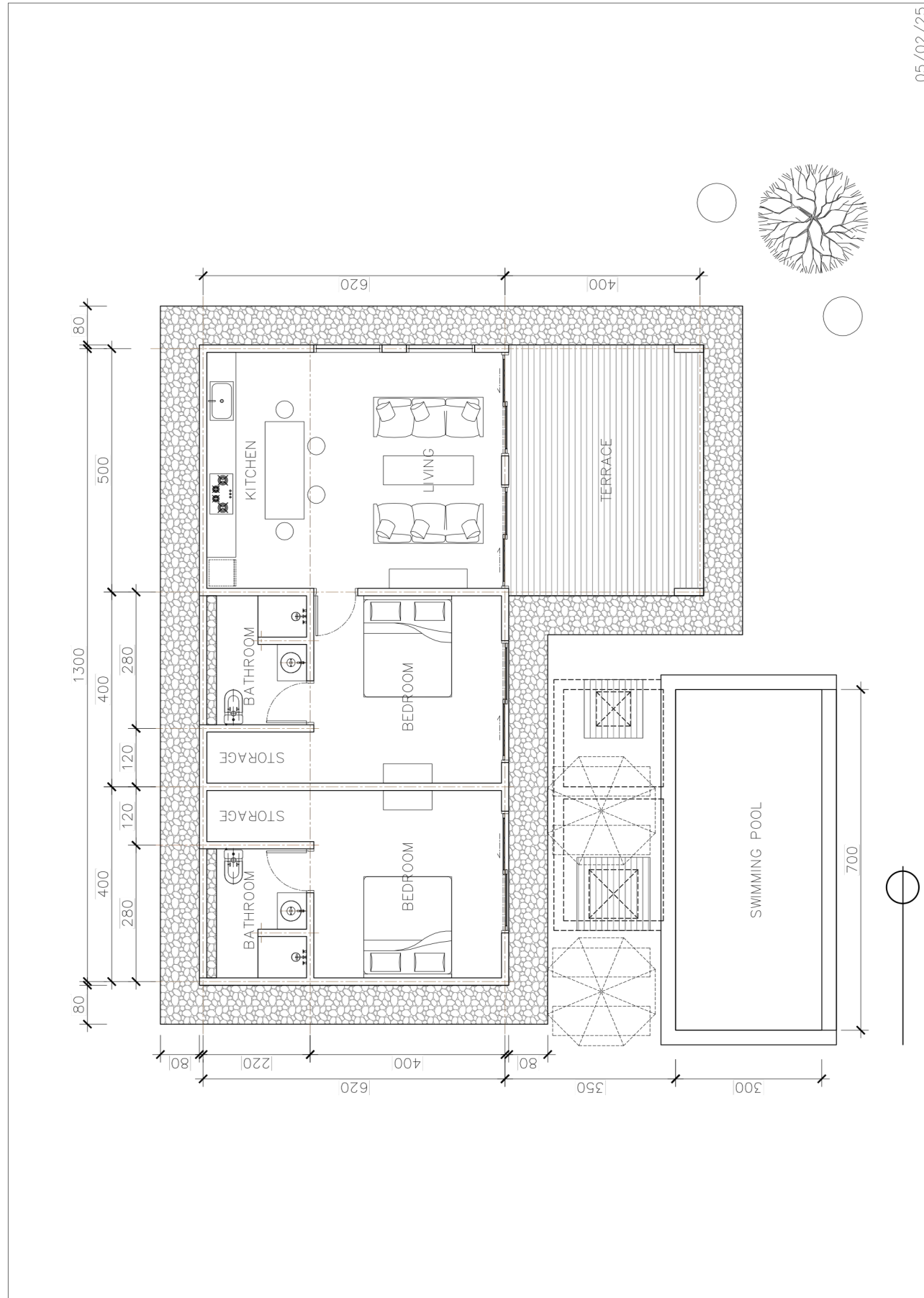
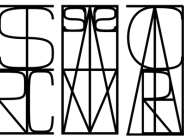


\$ 298 827 USD

€ 255,000 EUR

RP 4,852,105,000 IDR

NOTE: Price excludes 1% Notary fee & Furnitures



Residential villa complex



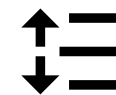
Amed, Karangasem, Bali



Freehold



3 Bedrooms Ecco Villas



Full Ocean Views



Site area 392 m²



Building area 122,77 m²



Private swimming pool 3x7



Laundry / storage



Airconditioning



Wi-Fi access



Bespoke hand crafted decor



Onsite parking in front of unit

27,02%

ROI PA

PESSIMISTIC

Payback in 5 Years

(*based on occupancy rate of 60%)

Gross Revenue 43,800€

Rent per day 180€

Rental Income 12,26%

Property Value Growth per year
15%

Value Rental Growth per year
6 to 8%

29,03%

ROI PA

REALISTIC

Payback in 4 Years

(*based on occupancy rate of 70%)

Gross Revenue 51,100€

Rent per day 180€

Rental Income 14,31%

Property Value Growth per year
15%

Value Rental Growth per year
6 to 8%

31,03%

ROI PA

OPTIMISTIC

Payback in 3,5 Years

(*based on occupancy rate of 80%)

Gross Revenue 58,400€

Rent per day 180€

Rental Income 16,35%

Property Value Growth per year
15%

Value Rental Growth per year
6 to 8%

VILLA ARUNA

2 BEDROOM VILLA – WITH OCEAN VIEW

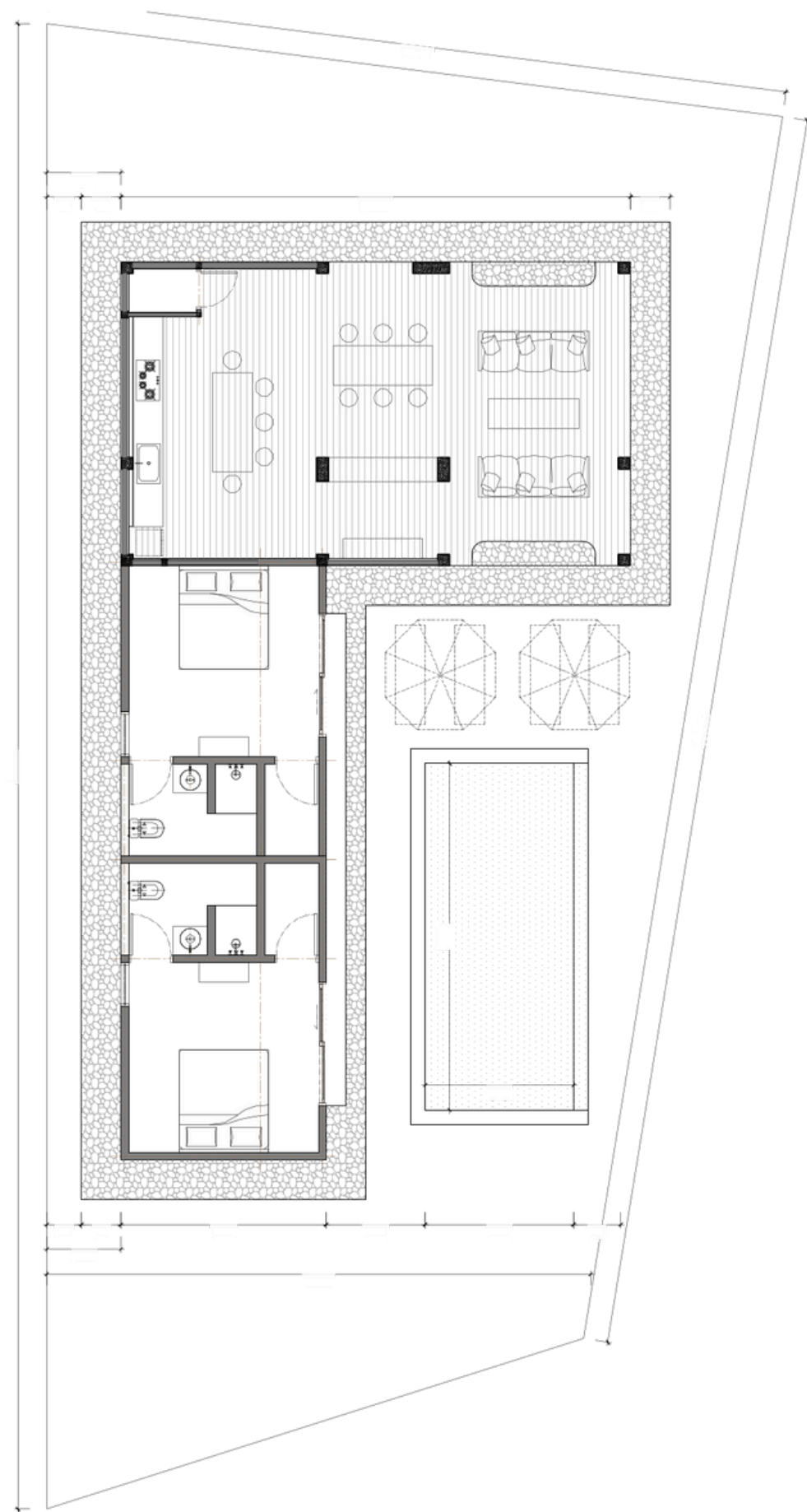
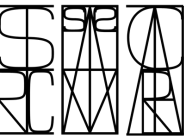


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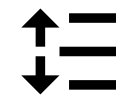
Amed, Karangasem, Bali



Freehold



2 Bedrooms Ecco Villas



Full Ocean Views



Site area 380 m²



Building area 112,24 m²



Private swimming pool 3x7



Laundry / storage



Airconditioning



Wi-Fi access



Bespoke hand crafted decor



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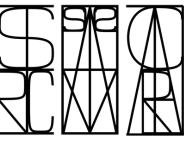
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Rent per day 180€

Rental Income 16,35%

Property Value Growth per year
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Value Rental Growth per year
6 to 8%



Ecco Village

PAYMENT PLAN & PROCESS

Our payment process is structured to ensure a seamless and stress-free experience. To enhance convenience for our customers, we offer a flexible payment plan that is distributed across the duration of the construction process.

Preliminary agreement

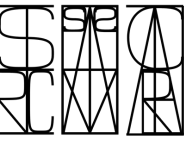
- 15% - Deposit Payment to Escrow/ start of legal due diligence process
- 35% - First Instalment/ on signing/ start of construction
- 25% - 2nd Instalment (subject to building progress)
- 20% - 3rd Installment (subject to building progress)
- 5% - 4th Instalment (due 2 weeks after key handover)



THE ECCO PROJECT HAS STARTED

Ecco Village

ON GOING





ABOUT US



A development, project consulting/management and investment advisory firm, located in Amed, Bali. Offering a combination of local and international expertise.

At Secret Happiness Cartel, we offer comprehensive, all inclusive land acquisition, architectural and landscape design, construction, project management, real estate and PT-PMA company consultation services. Catering for all your investment, relocation and construction needs under one roof.

Land acquisition and development in any country comes with its own set of restrictions, regulations and limitations and Indonesia is no exception. Let us guide you through your investment options, business structures and immigration processes. We've done the homework so that you don't have to.

ADVANTAGES



DEVELOPING AREA



The Bingin area is actively developing and promising significant potential in the coming years through extensive construction of new leisure recreational facilities

QUALITY OF CONSTRUCTION



Strict control over compliance with international construction norms guarantees quality results. Moisture protection and seismic resistance of buildings ensure reliability, safety and comfort

FUNCTIONAL DESIGN



Stylish minimalistic interiors and quality finishes combined with full functional equipment provide maximum comfort for both long term living and for short term holiday accommodation rental

CONVENIENT ACCESS



Centrally located distance to all amenities. Surrounded by world class beaches, coffee shops, restaurants, designer boutique stores, beach clubs, golf course and much, much, much more

GET IN TOUCH WITH US



WhatsApp: +62 877 6439 1478
WhatsApp: <http://wa.me/6287764391478>



hello.secrethappinesscartel@gmail.com



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CHOOSE TRUST. CHOOSE US.