



PRONOIA
PREMIUM RETREAT AND RESIDENCE

Introduction

pronoia [noun] : /prɒˈnoɪ.ə/
the universe conspiring in your favor

Only 100 meters from the iconic white sand beach of Jimbaran and 10-minute drive from the airport, a rare and exceptional opportunity to invest in your own executive villa is waiting for you!

YOU will be part of the first exciting active holistic resort and residence in Bali where you can come to LIVE, LOVE, and LEARN. Surrounded by nature and warm Balinese people, you will feel at home at first sight.



 Find us on Google Maps
[CLICK HERE](#)



PRONOIA
PREMIUM RETREAT AND RESIDENCE

First in Bali

All-in-One Active Holistic Resort and Residence

Pronoia is adding limited 30 executive villas to the already completed stage 1 project that includes 5 villas and facilities.



500 m² pool



600 m² fitness center



kids games and classes



health & novel taste restaurant



200-seat auditorium and coworking space



20,000 m² landscaped tropical gardens

Janick Couturier

Founder

Janick is a former CEO of Finn's Group, Bali's leading hotel and beach club. He has uncompromising standards and a passion for hospitality. His hands-on approach consistently exceeds expectations, ensuring impressive returns on investments with innovative concepts that lead the industry.

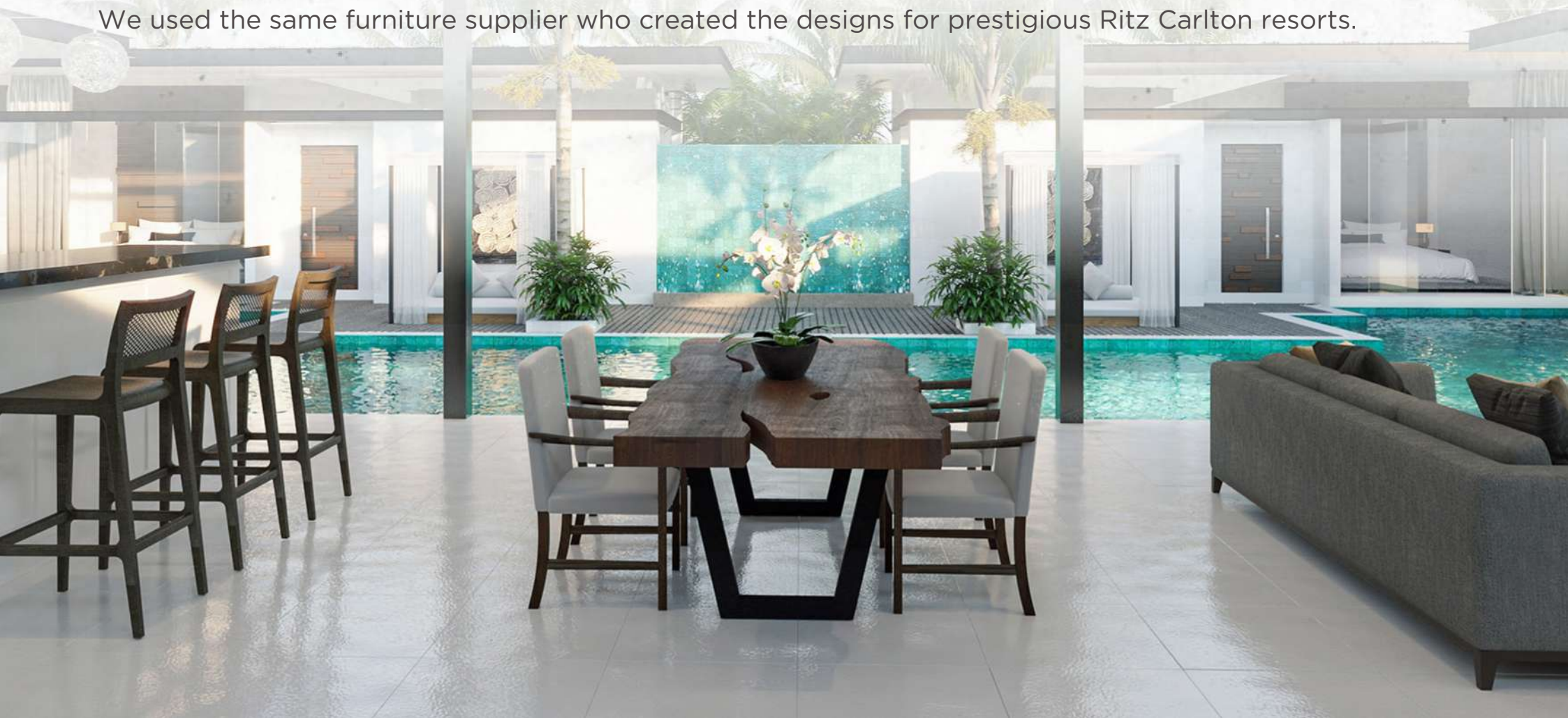
He has extensive experience with luxury hotel & club management across the globe such as the Ritz-Carlton, but most importantly, 8 years of experience in Indonesia. Janick has deep knowledge of hotel and resort design and construction, strong financial skills, a keen understanding of the Bali market and a vast network across the luxury hotel industry. He is always pushing limits and looking to improve.




Turnkey Fully Furnished Pronoia Residence

Surrounded by nature and white sand beach, our high end villas are designed with purity and simplicity for a timeless experience.

Each piece of furniture is handcrafted by local experts and uses the highest grade of natural material. We used the same furniture supplier who created the designs for prestigious Ritz Carlton resorts.



Kitchen



Roughly cut in its natural shape, our Suar wood dining table will complete your experience of enjoying local cuisine.

Wooden bar stools give a warmer impression when paired with natural granite.

The combination of black granite and white wood kitchen cabinets with a duco finish gives the impression of a luxurious contrast.

Table tops at the kitchen are made of the best black granite available for the looks and easy-maintenance purposes.

Living Room



Large glass exposure lets you enjoy the tropical sun throughout the villa. And ofcourse the nice view also.

Extensive use of wood furniture, finished in salak brown for an eye-pleasing natural feel.

Large comfortable sofa for coffee, card playing or just a lazy day enjoying your week.

This villa provides an elegant but luxurious combination of natural materials in the form of natural stone walls of Jogja stone and white polished cement terrazzo floors.

Bedroom

The swimming pool is right next to the room with a glass sliding door divider that brings a fresh atmosphere into the room.

The modular cut of white polish cement terrazzo on the floor makes an elegant ambiance to the bedroom.

The Ulin wood of the full height bed head with a three-dimensional random horizontal pattern gives a focal point at the surrounding of the minimalistic design of the bedroom

A single bed with a king size is placed in the middle of the room with enough space flexibility for the use of a double bed if needed. Two minimalist side tables in harmonious color with the bed head flanking the bed, complete this bedroom.

Bathroom



The sunken bathtub with a view and easy access directly to the swimming pool is certainly very pleasant.

This minimalist design space combined with sculpture displays and ethnic accessories provides a balance in design harmony.

The combination of white Jogja sand stone walls with white polish cement terrazzo floors gives a natural impression as well as luxury.

The selection of built in furniture that has a design in the form of a combination of wood and terrazzo materials provides a harmonious match in this bathroom space.

1 Bedroom Villa



1 Bedroom Villa

- Large 40 m² / 430 ft² private pool
- Spacious and flexible open-space living & dining room
- Full modern kitchen
- Bathtub, inside & outside shower
- 25 years lease paid + 25 years extension
- 20 lots available



LAND SIZE

200 m² / 2,152.8 ft²

INTERIOR AREA

82 m² / 889 ft²

POOL AREA

40 m² / 430 ft²

LOT NUMBER

8-17, 19-28

US\$ 345,000

2 Bedroom Villa



2 Bedroom Villa

- Rich 49 - 60 m² / 527 - 646 ft² private pool with 2 daybeds
- Spacious and flexible living & dining room with separate kitchen & pantry
- 2 double-bed bedrooms with separate bathrooms
- 8 lots available

LAND SIZE

250 - 286.7 m² / 2,691 - 3,086 ft²

INTERIOR AREA

122 - 126 m² / 1,315 - 1,359 ft²

POOL AREA

49 - 60 m² / 527 - 646 ft²

LOT NUMBER

1-5, 6, 7, 18

US\$ 495,000



4 Bedroom Villa



4 Bedroom Villa

Lot Number 29

- Superior 60 m² / 646 ft² private pool
- Spacious and flexible living & dining room with separate kitchen & pantry
- 4 double-bed bedrooms with separate bathrooms
- Only 1 lot available

LAND SIZE

530.9 m² / 5,714.3 ft²

INTERIOR AREA

236 m² / 2,546 ft²

POOL AREA

60 m² / 646 ft²

LOT NUMBER

29

US\$ 950,000



4 Bedroom Villa

Lot Number 30

- Luxurious 135 m² / 1,453 ft² private pool
- Spacious and flexible living & dining room with separate kitchen & pantry
- 4 double-bed bedrooms with separate bathrooms
- Only 1 lot available

LAND SIZE

538.9 m² / 5,800.5 ft²

INTERIOR AREA

247 m² / 2,658 ft²

POOL AREA

135 m² / 1,453 ft²

LOT NUMBER

30



US\$ 995,000

An aerial photograph of a premium community area. On the left, there is a large, irregularly shaped swimming pool with a blue-green hue, surrounded by a sandy deck and several lounge chairs. To the right of the pool is a large, rectangular sports field with green artificial turf and white markings, including a center circle and a goal area. In the foreground, there are several buildings with light-colored roofs. The background shows a road with a guardrail and some trees. A large, dark, semi-transparent oval is overlaid in the center of the image, containing white text.

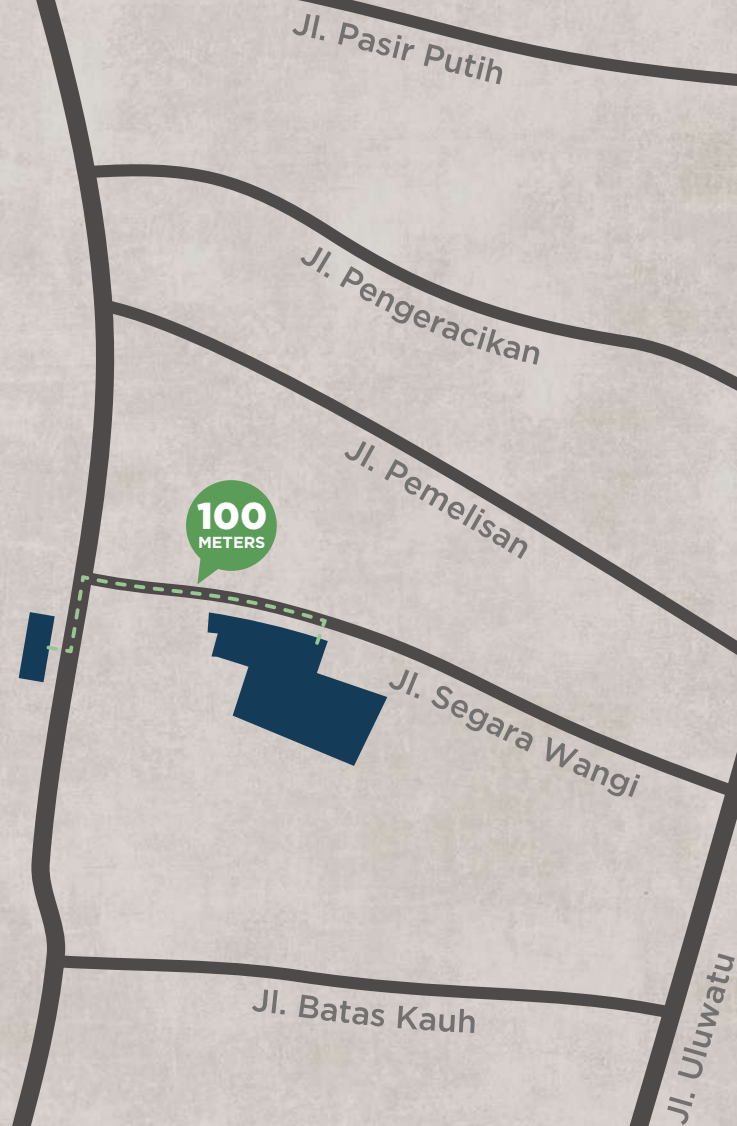
100% COMPLETED PREMIUM COMMUNITY AREA

VILLA CONSTRUCTION LEAD TIME - 12 MONTHS FROM DEPOSIT

Pronoia Beach Club

With construction on the way, our future beach club will also be available for all Pronoia members and villa owners.

Just a 100 meters walk from the Resort & Residence, the beach club will offer the most beautiful sunset in Bali with all the luxury you can expect and even more.



5 Star Services and Facilities

Led and operated by a successful, international hotelier team, services will feature premium housekeeping, high level of security and world class maintenance.

All those with the convenience of choosing which lifestyle suits you the best:

Pronoia Letting Pool Services

With business and individual retreat contracts on hand, Pronoia Letting Pool Services will ensure a high and safe return on investment.

Our professional team will take care of marketing, bookings, check-ins, guest services, accounting and administration, ensuring owners generate the best possible return on investment with no effort required.

Owners will be provided 60 days per year to stay in their piece of paradise.

Live at Pronoia Residence

Home owners are entitled to LIVE an exclusive life within Pronoia Premium Retreat and Residence, with the highest level of facility access and membership benefits included.

Villa owners are entitled to our 5 star resort facility access and benefits.



Financial



1 Bedroom Villa
Lot 8-17, 19-28



2 Bedroom Villa
Lot 1-5, 6, 7, 18



4 Bedroom Villa
Lot 29



4 Bedroom Villa
Lot 30

VILLA COST

\$ 345,000

\$ 495,000

\$ 950,000

\$ 995,000

YEARLY REVENUE

\$ 58,400

\$ 87,600

\$ 160,600

\$ 160,600

PROFIT

\$ 43,796

\$ 65,700

\$ 120,510

\$ 120,510

ROI RETURN ON INVESTMENT

7.8 years / 12.7%

7.5 years / 13.3%

7.8 years / 12.7%

8.2 years / 12.1%

IMPORTANT NOTES

- All information provided is based on real historical holiday letting data in pre Covid-19 conditions
- Return on investment calculations are highly conservative but not guaranteed and are based on market conditions
- Return on investment calculations are net after agent commissions, marketing costs, letting fees, pooled expenses, membership costs and maintenance fees



**SECURE YOURS TODAY
FOR JUST A 30% DEPOSIT**

CRYPTO AND OTHER PAYMENT FORMS ACCEPTED



PRONOIA
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