

VILLA A

Balian Beach, Bali

Own a fully managed Bali villa from **USD 137,500**

Estimated construction start: January 2027

-  Private pool
-  Fully furnished
-  Rental-ready
-  Fully managed



WHY BALIAN BEACH



A quieter side of Bali for buyers who value beauty, **privacy, rice field views** and a calmer pace of life.



Rice field setting

A tropical backdrop that feels private, green and memorable.



Private retreat

A one-bedroom villa with its own pool and relaxed outdoor living.



Lifestyle appeal

A destination suited to slow mornings, long stays and repeat guests.



Managed ownership

Local operations help make remote ownership simple.

Use it when you visit. **Rent it when you are home.**



Villa A Layout



A one-bedroom villa of 63.22 m² set on a 160 m² plot, designed for efficient tropical living with a strong indoor-outdoor connection.



1 bedroom



1 bathroom



63.22 m² built



160 m² plot



Private pool



Private parking



Furniture included



18-month delivery



Open-plan living, dining & kitchen



Sun deck, pool & outdoor lounge



Private bedroom suite



Entry courtyard and car access

A compact layout built for lifestyle, guest appeal and easy ownership.





Living room



A bright, open living space with natural materials, high ceilings and large openings that connect seamlessly to the outdoors.



Open & airy

High ceilings and wide openings create a sense of space and calm.



Natural materials

Wood, stone and soft textures bring warmth and balance.



Indoor-outdoor flow

Living, dining and terrace connect with lush tropical surroundings.



Relaxed ambiance

Neutral tones, warm light and thoughtful details for everyday comfort.

The perfect space to unwind, gather and enjoy Bali.





Kitchen & dining



A bright open kitchen, natural materials and a connected dining area create an easy, welcoming space for stays, visits and everyday tropical living.



Open-plan layout

Kitchen, dining and lounge flow naturally together.



Natural finishes

Warm wood cabinetry and soft stone textures.



Guest-ready

Functional, fully furnished and easy to maintain.



Indoor-outdoor light

Large openings bring in sun, greenery and calm.

Functional design with a warm Bali feel.





Private bedroom suite



A calm, well-proportioned bedroom designed for rest, privacy and daily comfort, with direct connection to the villa's tropical atmosphere.



Restful retreat

Quiet, private and comfortable for longer stays.



Warm materials

Soft tones, natural textures and a serene palette.



Rental appeal

Designed to feel welcoming, elegant and easy to enjoy.



Move-in ready

Fully furnished and prepared for immediate use.

A peaceful suite designed for slow living.





Bathroom sanctuary



A calm bathroom with natural textures, warm lighting and quality finishes for everyday comfort.



Walk-in shower

Glass-enclosed shower with rain head and brass fittings.



Quality finishes

Natural stone surfaces, wood cabinetry and durable materials.



Warm lighting

Soft LED lighting creating a relaxing atmosphere.



Functional design

Smart layout with ample storage and a clean, minimal aesthetic.

Designed for comfort, built for easy living.



OWNERSHIP & NEXT STEPS



Foreign buyers typically use legal structures rather than direct freehold.
Tanoa Ricefields offers clear paths, with more detail available in the full investment pack.



PT PMA STRUCTURE

You control the Indonesian company that holds the asset.



90-YEAR CONTRACT

Structured as 30 + 30 + 30 years.

WHAT THE PRICE INCLUDES



Land rights



Construction



Private pool



Full furniture package

Request the investment pack

Plans, legal structure, payment details and full financial scenarios — free, no pressure.



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Legal setup approx. EUR 2,000–2,500 · Notary/taxes approx. 1–2%.



Villa A Investment



A compact Bali villa designed for lifestyle, guest appeal and simple remote ownership.

63.22 sqm built area | 160 sqm plot | estimated construction start: January 2027



Price

USD 137,500



1 bedroom



Living room



Kitchen & dining



1 bathroom



Private pool



Private parking



63.22 m² built



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Request the full investment package and next steps.

Technical references are taken from the supplied architectural plan.
Final commercial terms and availability to be confirmed with Tanoa Properties.

