

VILLA A

Balian Beach, Bali

Own a fully managed Bali villa - 145.000 USD

Plot 163 m² · 63.22 m² built · Start January 2027



1 bedroom



1 bathroom



Open-plan living



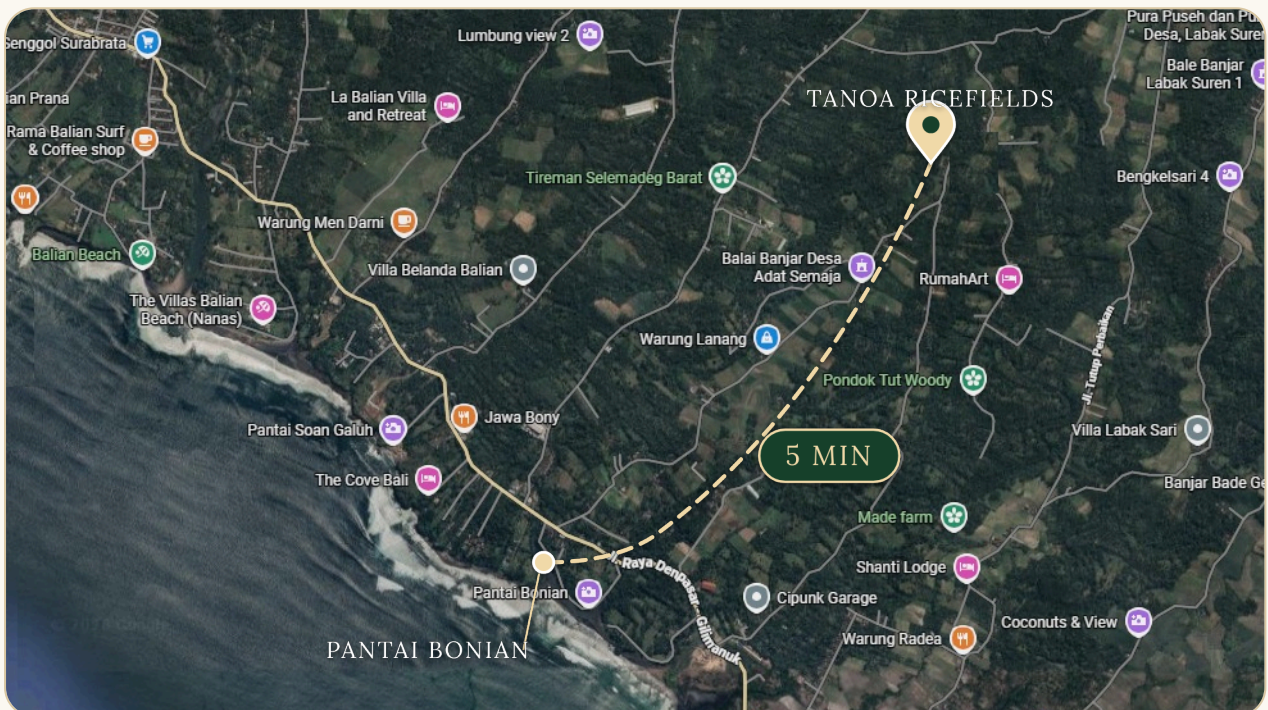
Private pool



FIVE MINUTES FROM THE BEACH



Pantai Bonian is a five-minute drive from Tanoa Ricefields — close enough for a morning swim, far enough to stay away from **beachfront land prices**.



Map data ©2026 Google · drive time approximate



5 minutes to the beach

A short drive down to Pantai Bonian: sand, surf and sunset.



No beachfront premium

Land a few minutes inland costs a fraction of an oceanfront plot.



More villa per dollar

The same budget buys a larger plot, a private pool and a full build.



Rice field setting

Green views, privacy and quiet that beachfront plots rarely offer.

The beach is five minutes away. **The beachfront price is not.**



A HIGH-VALUE INVESTMENT AREA



The growth of the Balian zone is not driven by speculation, but by **publicly announced planning**.

01



New Airport

North Bali International Airport included in the National Plan 2025–2029.

02



Theme Park

A large-scale theme park project linked to Paramount Pictures announced for the region.

03



New Highway

New road connections planned toward the west and the north of Bali.

Infrastructure comes first.
Value follows.



Inside the west-coast growth corridor



Backed by public planning documents



Early-stage entry into the area

Publicly announced projects. Timelines, final scope and delivery remain subject to government and developer confirmation.



Tanoa Ricefields · Tabanan, Bali

THE PRICE OF ENTRY



Balian is one of the last stretches of Bali's south-west coast still priced **well below**
the island's established hubs.

FORECAST LAND-VALUE GROWTH

UP TO 30%

PER YEAR · 2025–2028

INDICATIVE LAND PRICE · USD PER M²

Canggu ESTABLISHED HUB

\$580 – \$930



Balian CURRENT

\$140



\$0 \$250 \$500 \$750 \$1,000

TANOA RICEFIELDS · BALIAN, TABANAN

A 4× to 6× lower entry price

Same coast, same island — a fraction of the cost per square metre.

Growth figure is a forecast, not a guaranteed return. Source: (pending). Land prices are indicative market references for 2026 and vary by plot, access, zoning and legal status. Converted at 1 EUR = 1.158 USD (August 2026).



Tanoa Ricefields · Tabanan, Bali

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.**





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 EUR 2,000–2,500 · Notary/taxes 1–2%.



Villa A Investment



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

63.22 m² built area | 163 m² plot | estimated construction start: January 2027



Price

USD 145,000



1 bedroom



Living room



Kitchen & dining



1 bathroom



Private pool



Private parking



63.22 m² built · 163 m² plot



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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.

