

VILLA B

Balian Beach, Bali

Own a fully managed Bali villa - 190.000 USD

Plot 202 m² · 90.96 m² built · Start January 2027



2 bedrooms



2 bathrooms



Private pool



Fully managed

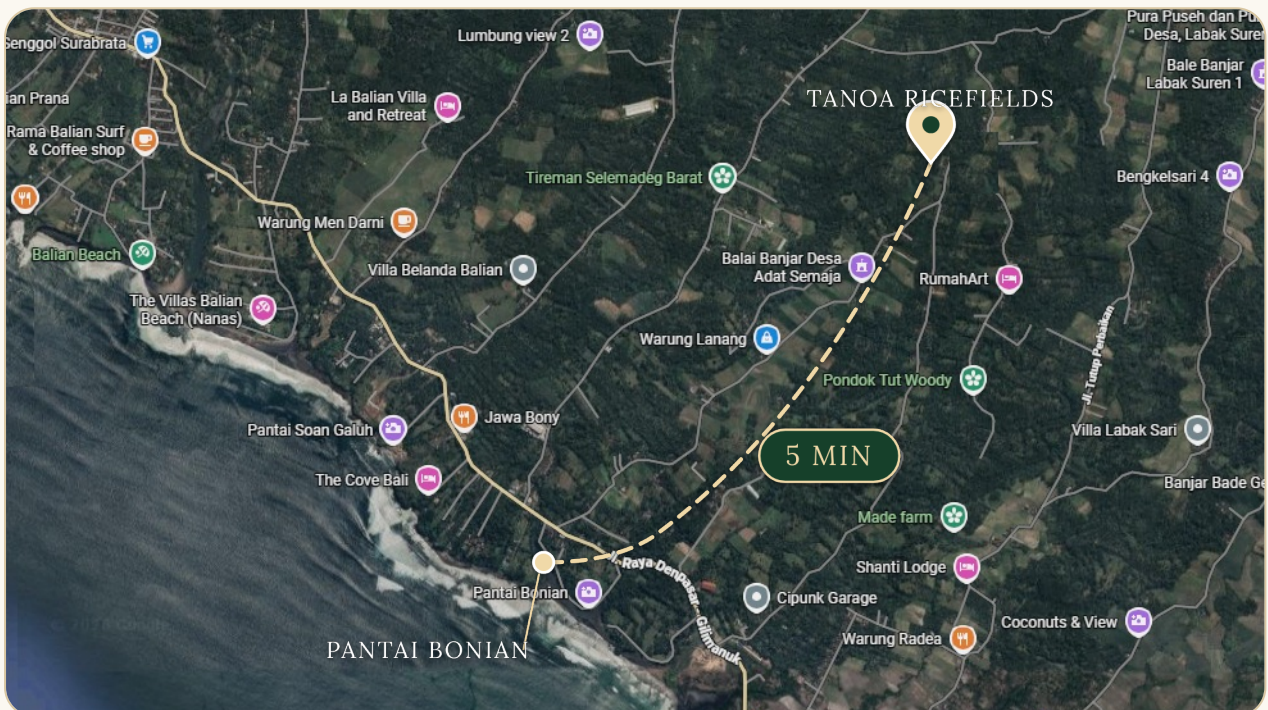


Tanoa Ricefields · Tabanan, Bali

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 space, privacy, rice field views and a calmer pace of life.



Poolside living

A private villa setting designed around water, terrace and outdoor comfort.



Ricefield outlook

Green surroundings create a calm tropical backdrop for longer stays.



Two-bedroom plan

A larger villa format suited to families, friends and guest flexibility.



Managed ease

A lifestyle asset designed for simple ownership and relaxed use.

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



Villa B Floor Plan



Architectural plan with visible dimensions and technical references,
kept clean for review and investment presentation.



2 bedrooms



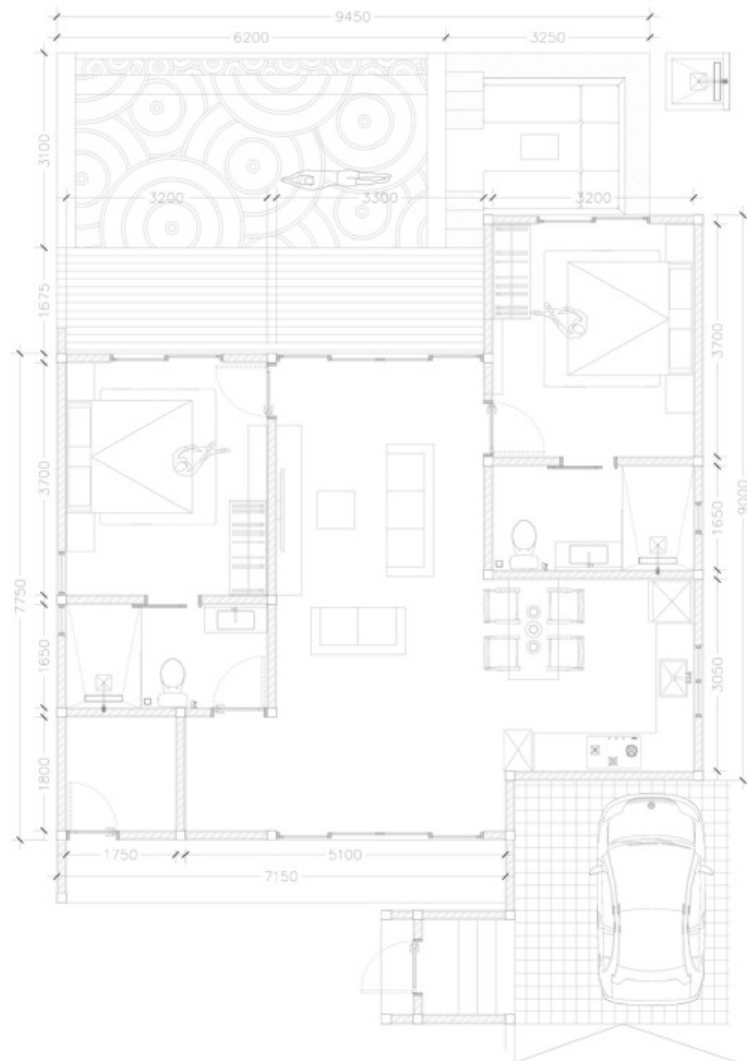
2 bathrooms



Pool shown



Car access



Plan shown from original architectural file. Dimensions remain as supplied.

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Private pool terrace



A generous outdoor setting designed around water, sun deck and warm tropical privacy.



Private pool

A larger pool zone creates a strong lifestyle and guest appeal.



Sun deck

Loungers and deck space support slow mornings and sunset moments.



Tropical outlook

Green edges and warm light bring a calm Bali atmosphere.



Villa privacy

Bedroom openings connect directly with the poolside scene.

A private outdoor scene made for slow Bali living.

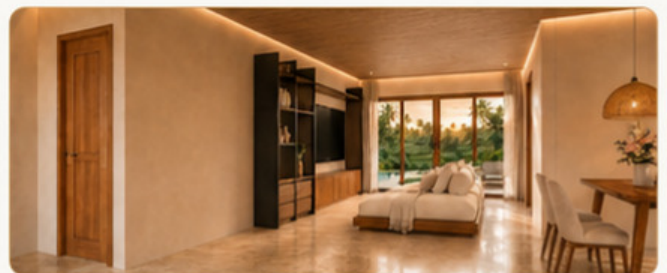




Open-plan living



A bright social area where lounge, dining and kitchen connect naturally with outdoor light.





Kitchen & dining



A compact kitchen and dining zone with warm cabinetry, soft light and an easy connection to the lounge.



Open kitchen

Wood cabinetry and a clean worktop create a practical cooking zone.



Connected lounge

Dining and lounge sit together for simple everyday use.



Warm materials

Natural wood and soft neutral surfaces keep the palette relaxed.



Soft light

Warm ceiling light gives the room an intimate evening mood.

A practical social space with a warm Bali feel.

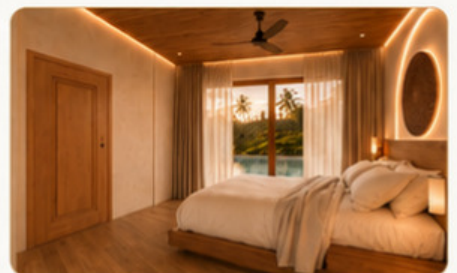
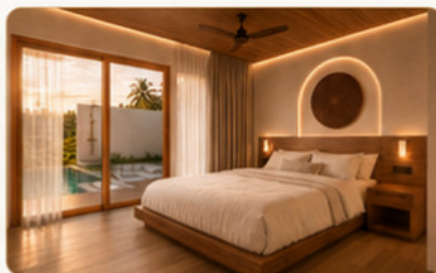




Private bedroom suites



Two calm bedroom suites designed for privacy, rest
and a comfortable longer-stay experience.





Bathrooms



Two elegant bathrooms with natural textures, warm lighting and quality finishes for everyday comfort.



Walk-in shower

Spacious glass-enclosed shower with rain head and premium brass fittings.



Quality finishes

Natural stone surfaces, wood cabinetry and durable elegant materials.



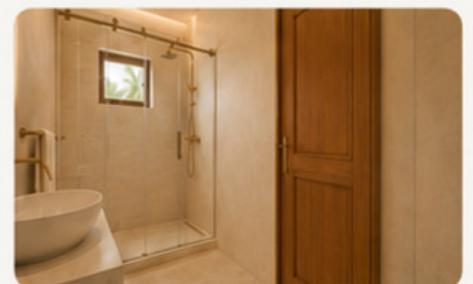
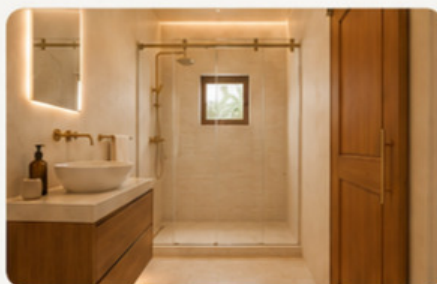
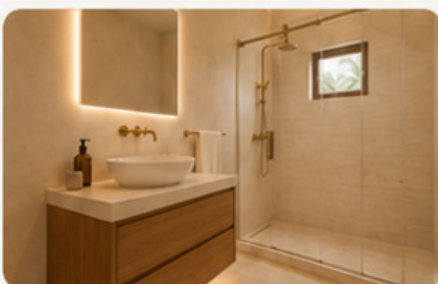
Warm lighting

Soft LED lighting creating a relaxing and welcoming atmosphere.



Functional design

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



Designed for comfort, built for easy living.





Entry garden



A landscaped arrival sequence with warm exterior lighting, wood details and a quiet tropical edge.



Garden edge

Planting softens the architecture and gives the villa a private feel.



Warm deck

Wood surfaces add warmth to the entry and outdoor circulation.



Easy access

The plan includes direct car access for simple arrival and use.



Evening mood

Subtle lighting gives the exterior a refined nighttime atmosphere.

A calm arrival experience for a larger villa format.



Villa B Investment



A larger two-bedroom Bali villa designed for lifestyle, guest flexibility and simple remote ownership.



Price

190.000 USD

Estimated construction start: January 2027



2 bedrooms



2 bathrooms



Living room



Kitchen & dining



Private pool 6.2 m x 3.1 m



Car access

90.96 m² built · 202 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.

