

VILLA C

Balian Beach, Bali

Own a fully managed Bali villa - 270.000 USD

Plot 202 m² · 142.30 m² built · Start January 2027



2 bedrooms



2 bathrooms



Private pool



Balcony & lounge

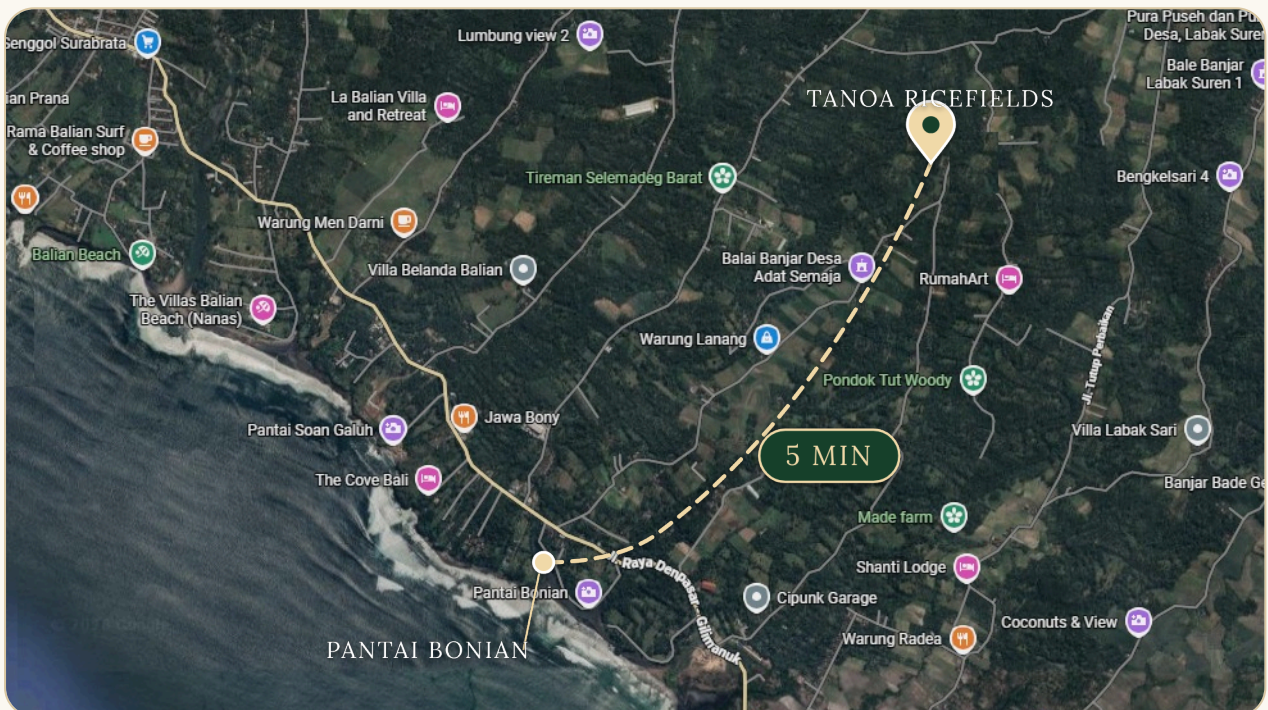


Tanoa Ricefields · Tabanan, Bali

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.



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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).



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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.



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Villa C Floor Plan



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



2 bedrooms



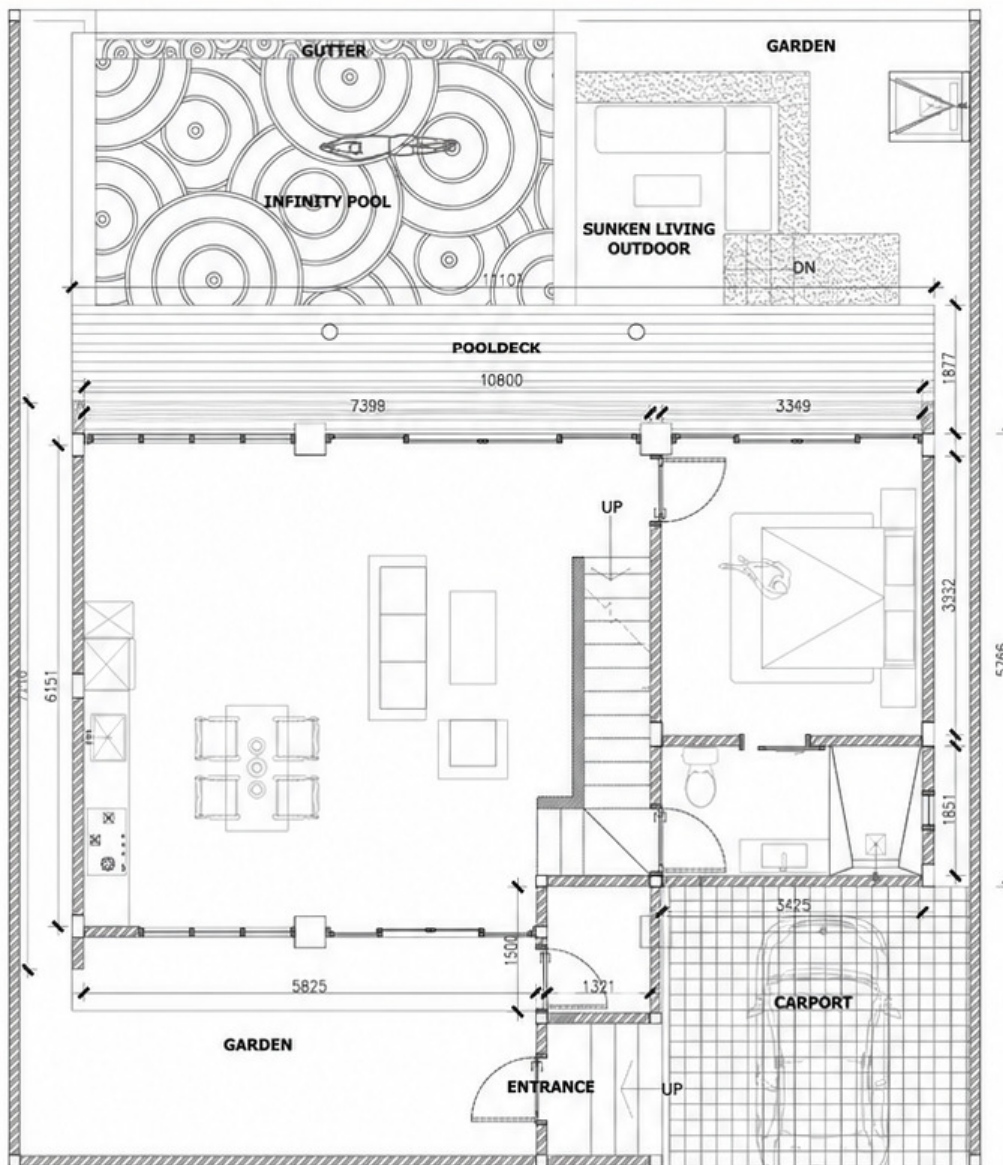
2 bathrooms



Pool shown



77.8 m² built



First-floor plan shown from original architectural file. Dimensions remain as supplied.

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Villa C Floor 2 Plan



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



1 bedroom



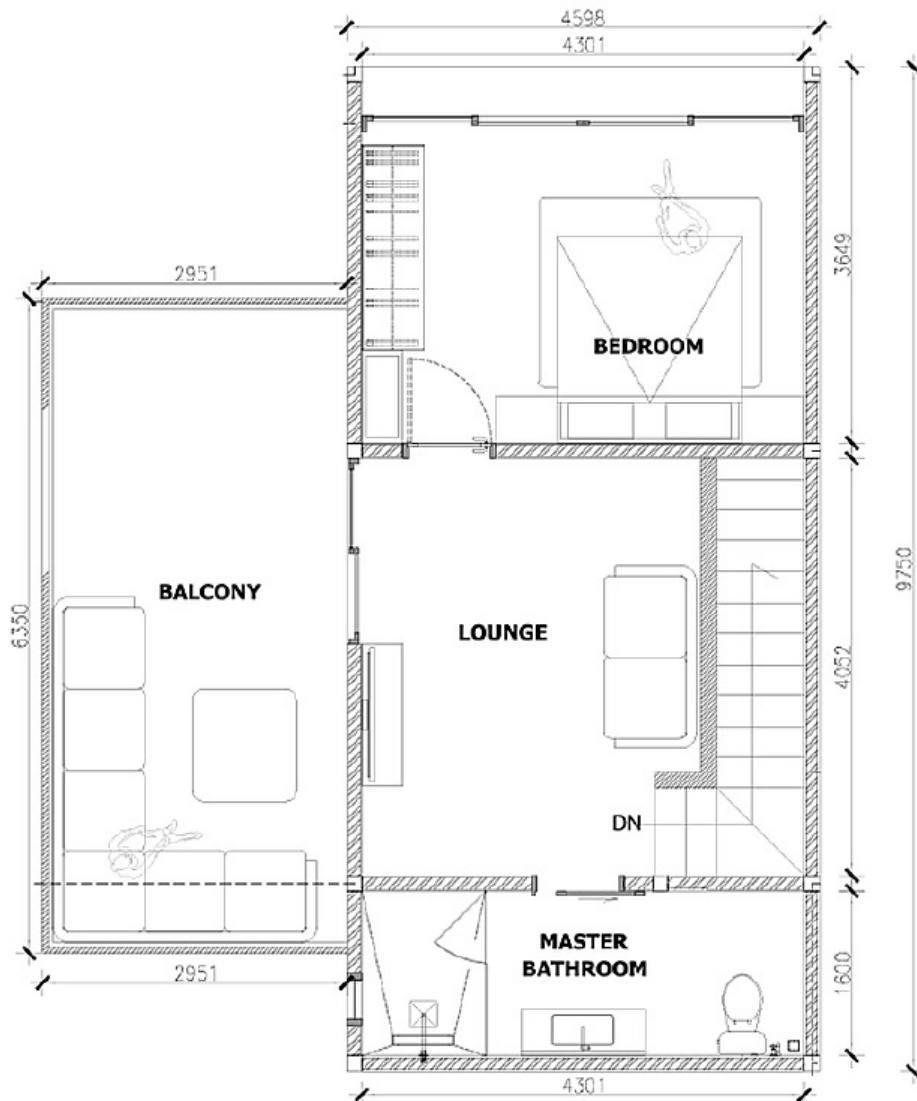
1 bathroom



Upper lounge



64.5 m² built



Second-floor plan shown from original architectural file. Dimensions remain as supplied.

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TANOVA PROPERTIES
REAL ESTATE



Private pool terrace



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



Private pool

A large 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.



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TANOA PROPERTIES
REAL ESTATE



Open-plan living



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



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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.

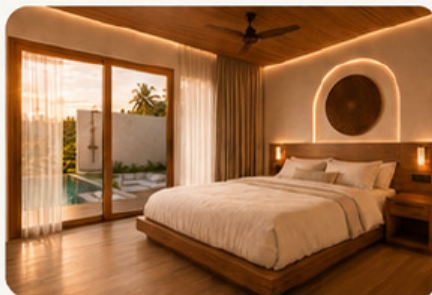




Ground-floor bedroom suite



A serene first-floor bedroom designed for privacy, warm comfort and a direct connection to the poolside terrace.

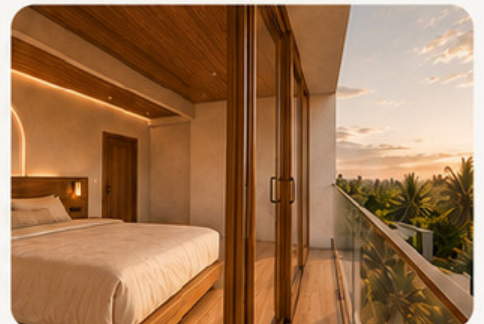




Upper-floor bedroom suite



A peaceful second-floor bedroom with elevated views,
soft natural light and a private retreat feel
above the tropical landscape.





Bathrooms



Thoughtfully designed spaces that combine natural materials, warm lighting and refined details for everyday comfort.



Bathroom – First Floor

Warm and elegant, featuring a spacious shower and golden details that bring a touch of sophistication.



Bathroom – Second Floor

Bright and serene, with quality finishes and a calm atmosphere designed for relaxation and well-being.





Private Balcony



A peaceful outdoor retreat designed to capture natural light,
fresh breezes and breathtaking sunset views.



Outdoor Lounge

Comfortable seating
area perfect for
relaxing moments.



Tropical Views

Open views of lush
nature and stunning
sunsets.



Natural Ambience

Surrounded by nature
for a calm and serene
atmosphere.



Sunset Experience

The ideal spot to enjoy
golden hour and unwind
at the end of the day.

Villa C Investment



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



Price

270.000 USD

Estimated construction start: January 2027



2 bedrooms



2 bathrooms



Living room



Kitchen & dining



Private pool



Balcony & lounge



142.3 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.



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