

VILLA D

Balian Beach, Bali

Own a fully managed Bali villa - 140.000 USD

Plot 160 m² · 60.17 m² built · Start January 2027



Private pool



Indoor-outdoor



Rental-ready



Fully managed

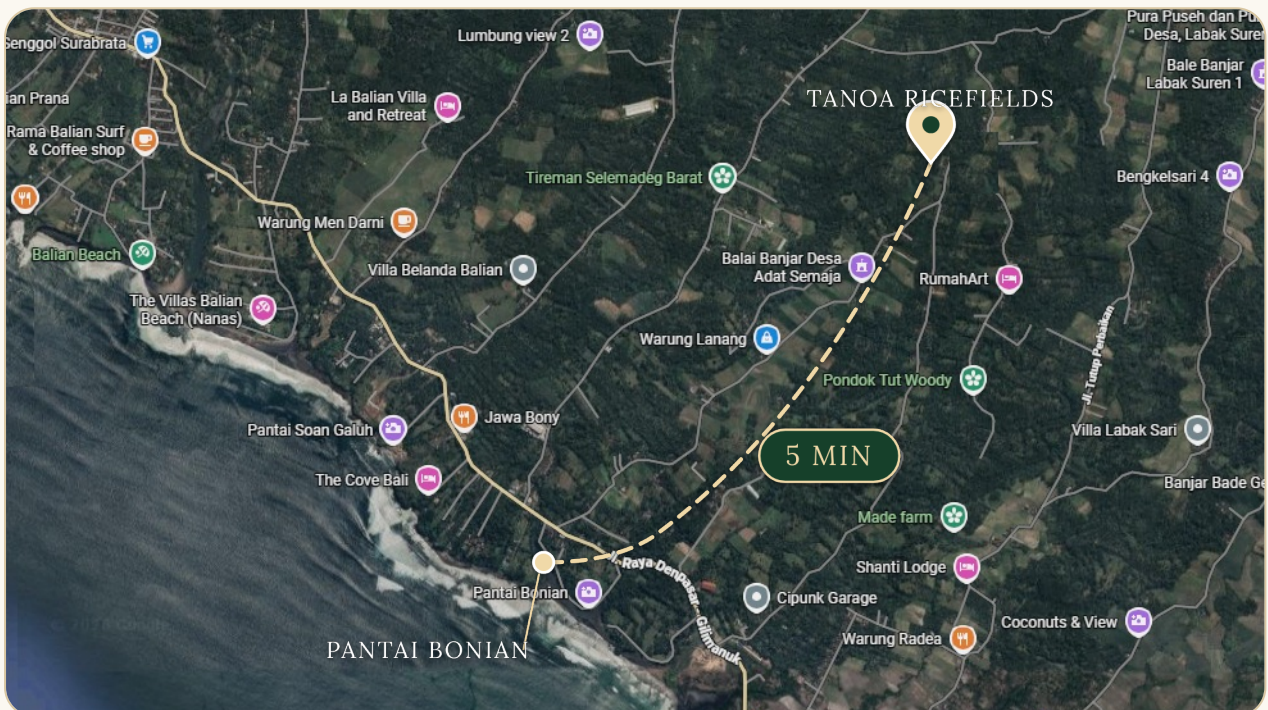


Tanoa Ricefields · Tabanan, Bali

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



TANOA PROPERTIES
REAL ESTATE

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 poolside villa
experience made for
slow mornings.



Lifestyle appeal

A destination suited to
relaxed visits and
repeat guests.



Managed ownership

Local operations help
make remote
ownership simple.

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



Tanoa Ricefields · Tabanan, Bali

Villa D Floor Plan



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



Raw plan view



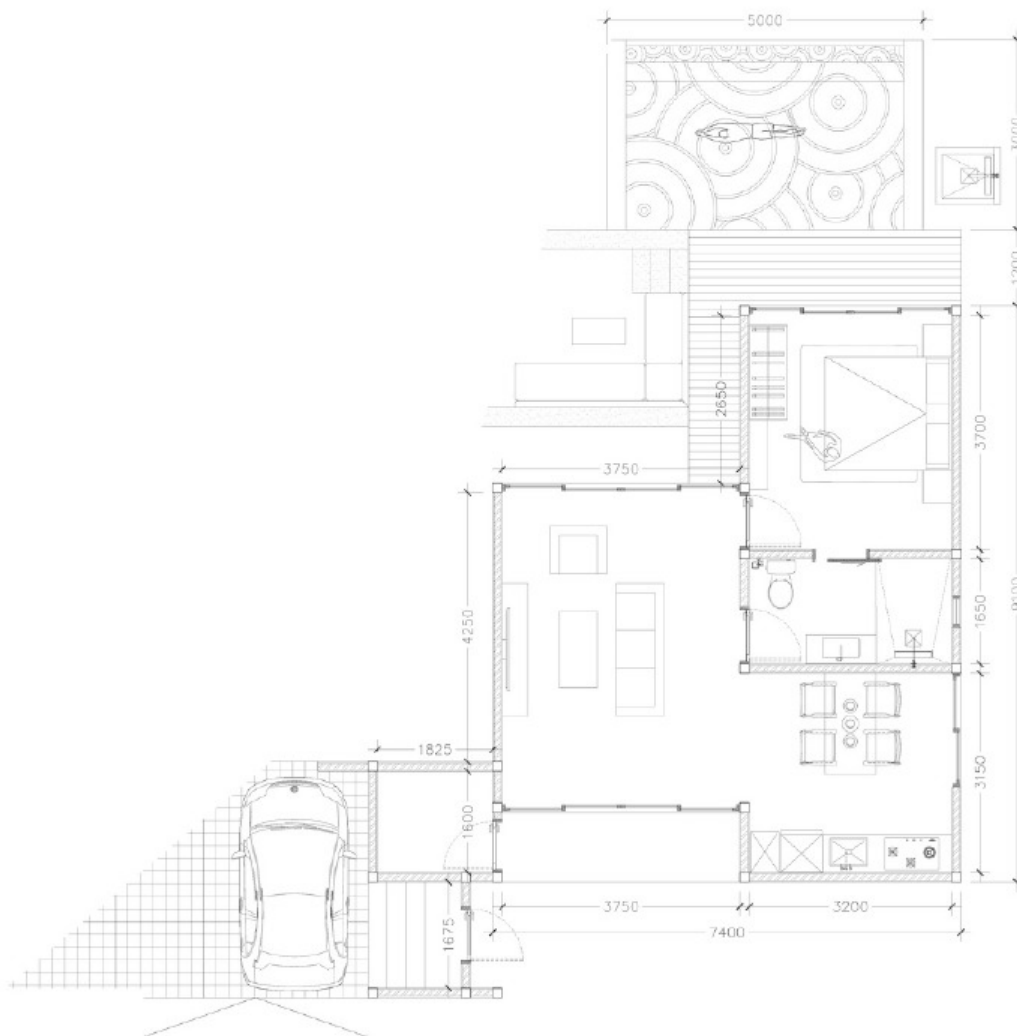
Visible dimensions



Pool zone shown



Car access shown



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

admin@tanoaproperties.com





Private Pool Terrace



An open-air setting designed around water, warm materials and a calm connection to the tropical landscape.



Private pool

A cooling centerpiece for daily use and guest appeal.



Sun deck

A warm outdoor platform for dining, lounging and sunset moments.



Ricefield outlook

A green tropical backdrop that adds privacy and atmosphere.



Evening ambiance

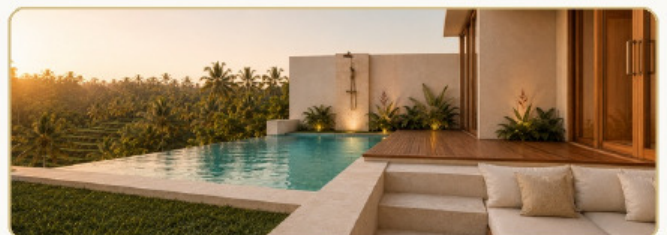
Soft lighting and natural textures create a relaxed villa mood.

A private outdoor scene made for slow Bali living.





Open-plan living





Bathroom sanctuary



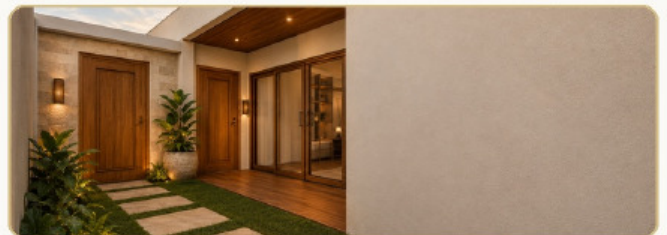
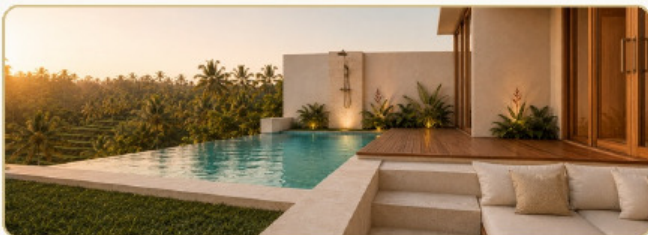


Private bedroom suite





Kitchen & dining



Villa D Investment



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

60.17 m² built area | 160 m² plot | estimated construction start: January 2027



Price

140.000 USD



1 bedroom



Living room



Kitchen



Bathroom



Private pool 5.0 m x 3.0 m



Car access



60.17 m² built · 160 m² plot



admin@tanoaproperties.com

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.

