

VILLA F

Balian Beach, Bali

Own a fully managed Bali villa - 180.000 USD

Plot 201 m² · 75.59 m² built · Start January 2027



2 bedrooms



2 bathrooms



Open-plan living



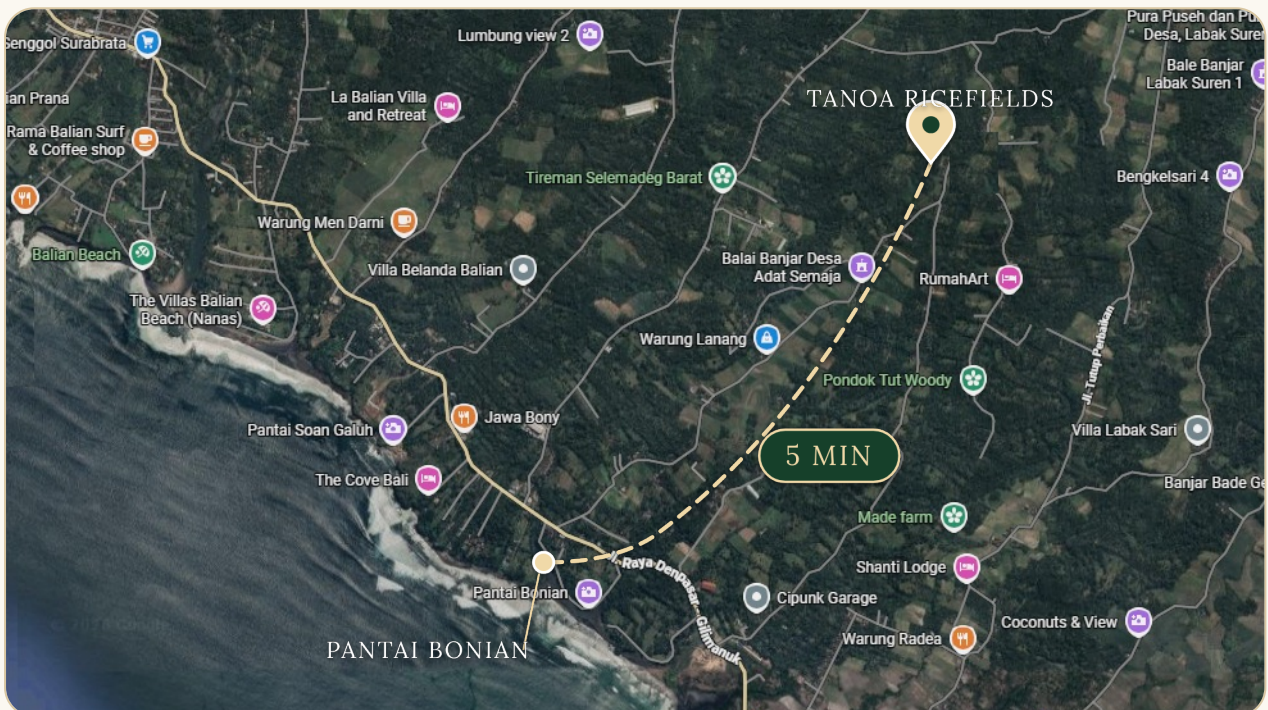
Private pool



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

EXPERIENCE



Why Villa F

Villa F brings together warm interior tones, clean architecture, and a quiet connection to outdoor living. The plan is compact and considered, with social spaces oriented toward natural light and the pool terrace.

● Tropical rhythm

Outdoor areas frame the daily experience with greenery, sun, and water.

● Efficient footprint

A 75.59 m² built area designed to feel open, calm, and practical.

● Private atmosphere

Controlled views, warm materials, and a villa scale suited to retreat living.

● Investment-minded

A clear commercial offer with confirmed price and planned January 2027 start.

TECHNICAL PLAN

Villa F Floor Plan

Architectural plan shown for visual and technical reference. Measurements must be read from the original approved drawing.



2 bedrooms



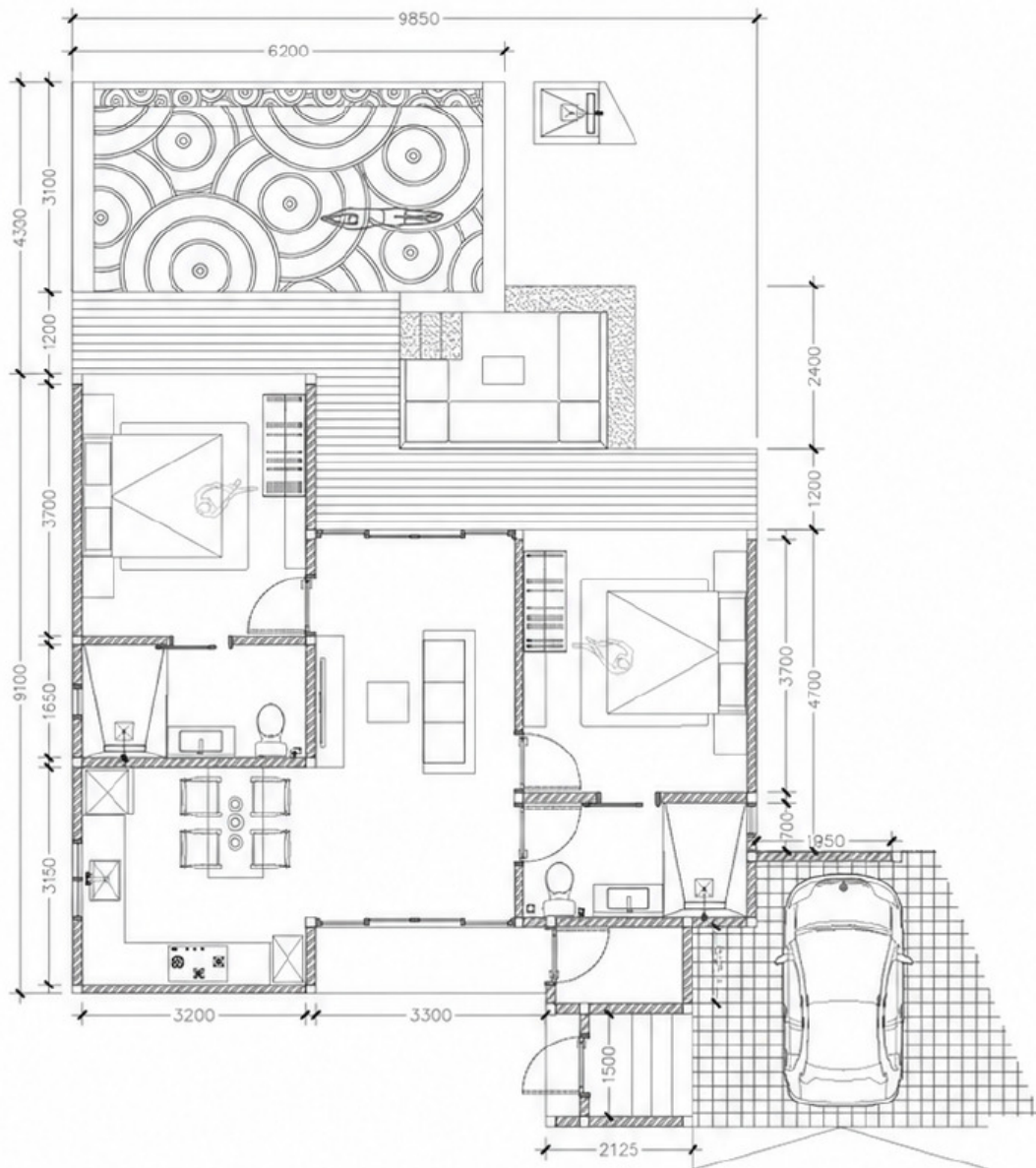
2 bathrooms



Pool shown



Car access



Plan shown from provided Villa F material. No dimensions have been modified or reinterpreted.



EXTERIOR



Architecture & Arrival

Low, clean volumes, warm finishes, and planted edges create a calm arrival sequence with a private residential character.



Facade presence

A contemporary tropical language with strong glazing and horizontal lines.



Soft landscape

Garden edges and controlled walls shape a private entry experience.



Natural light

Large openings connect indoor rooms with the exterior setting.



Premium restraint

The visual direction remains warm, minimal, and commercially elegant.



OUTDOOR LIVING



Pool Terrace

The pool terrace extends the villa outward, creating a relaxed setting for open-air living, quiet evenings, and direct bedroom or social-area connection where shown in the renders.

OUTDOOR FOCUS

Pool terrace

ATMOSPHERE

Private tropical

DESIGN

Indoor-outdoor





Open-plan living



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



Lounge area

Spacious lounge that connects seamlessly with the terrace.



Dining space

Integrated dining area perfect for family meals or entertaining.



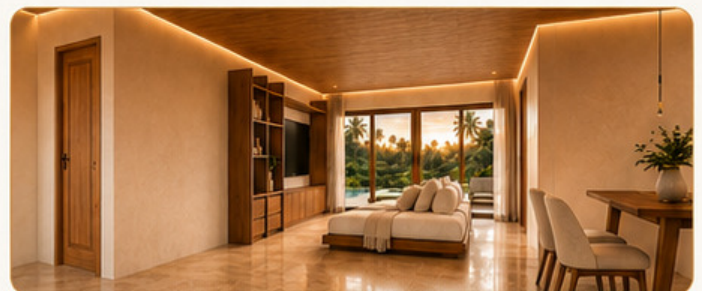
Kitchen connection

Functional kitchen with direct flow to dining and living.



Natural light

Large openings bring in warm daylight throughout the day.





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

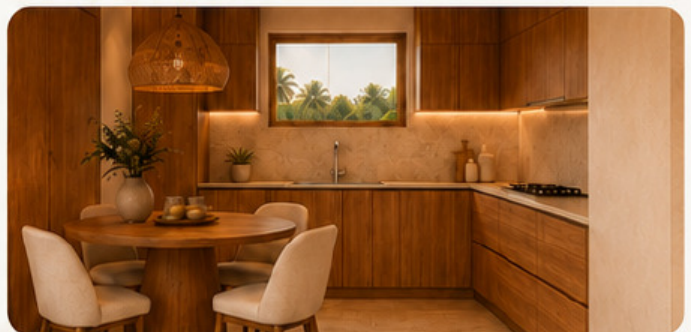
Natural wood and soft neutral surfaces keep the palette relaxed.



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.



Calm & private

Peaceful bedrooms created for deep rest and total privacy.



Natural light

Large openings bring in warm daylight and tropical views.



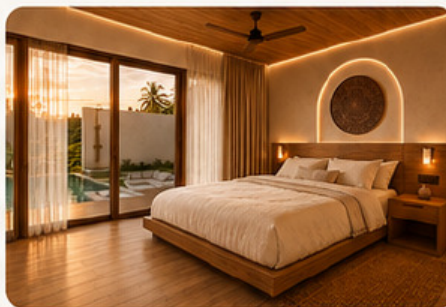
Warm materials

Wood, soft textures and natural tones create a cozy, relaxing atmosphere.



Comfort & space

Thoughtful layout with ample space for a comfortable longer stay.





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.



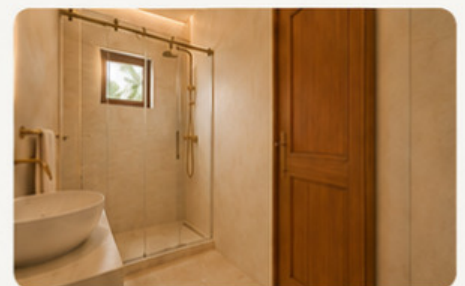
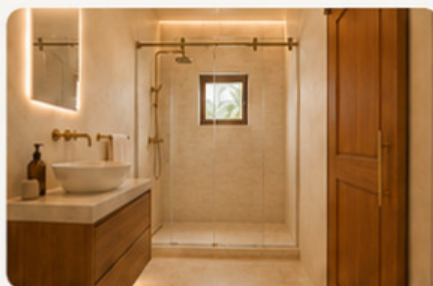
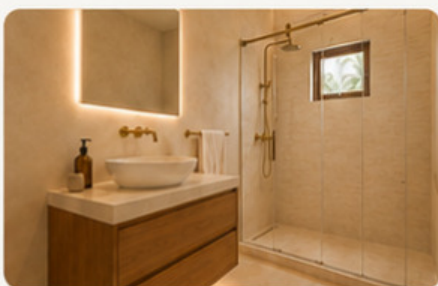
Warm lighting

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 compact villa format.



Villa F Investment



A refined tropical villa with confirmed price, compact built area, generous plot scale, and planned construction start in January 2027.



PRICE

180.000 USD

BUILT AREA

75.59 m² built

PLOT

201 m²

START

January 2027



Request

Full investment package and confirmed commercial conditions.



Review

Original architectural plans, renders, and technical documentation.



Confirm

Build area, plot size, price, and planned January 2027 start.



Next step

Contact Tanoa Properties for availability and next steps.

Request the full investment package and next steps.

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

