

# VILLA G

Balian Beach, Bali

Own a fully managed Bali villa - 180.000 USD

Plot 202 m<sup>2</sup> · 75.14 m<sup>2</sup> 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.



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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 M<sup>2</sup>

**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.



# Villa G Floor Plan



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



2 bedrooms



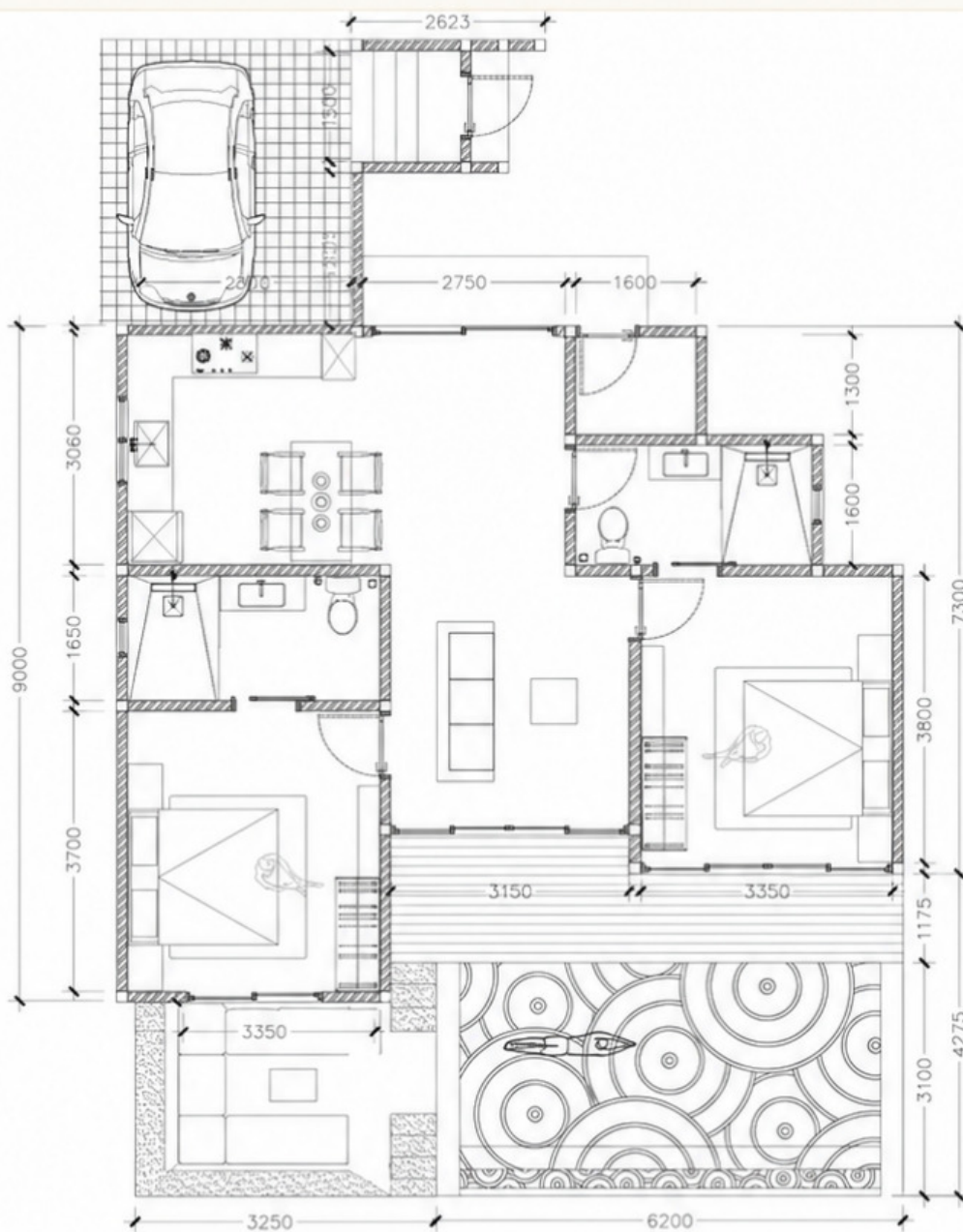
2 bathrooms



Pool shown



Car access



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

admin@tanoaproperties.com



# 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.



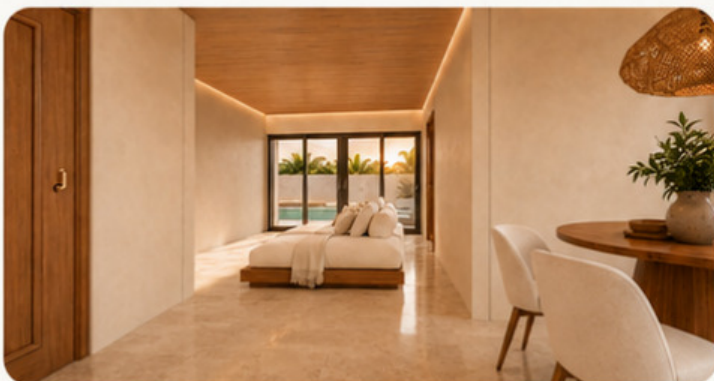
### Warm materials

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.



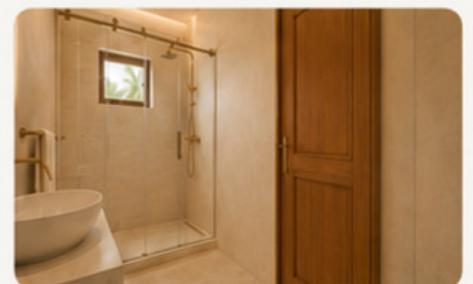
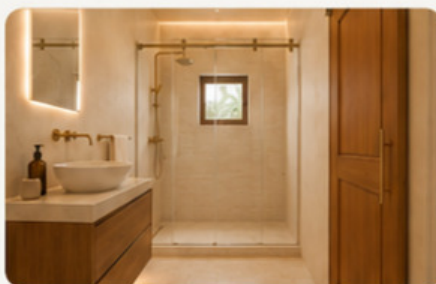
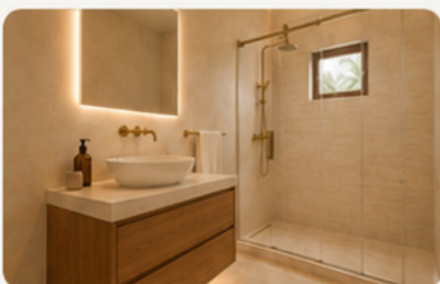
## Warm lighting

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.



# Villa G Investment



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



Price

**180.000 USD**  
Estimated construction start: January 2027



2 bedrooms



2 bathrooms



Living room



Kitchen & dining



Private pool



Car access

75.14 m<sup>2</sup> built



admin@tanoaproperties.com



Plot 202 m<sup>2</sup>

**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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