



TANOA PROPERTIES
REAL ESTATE

VILLA D

Balian Beach, Bali

Own a fully managed Bali villa from 130.000\$AU

Estimated construction start: January 2027



Private pool



Indoor-outdoor



Rental-ready



Fully managed



Tanoa Ricefields · Tabanan, Bali

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.**



Villa D Layout



A poolside tropical villa layout with open-plan interiors, private outdoor living and direct car access.



Private bedroom



Private pool



Open-plan living



Kitchen & dining



Outdoor lounge



Car access



Lote 160 m2



60,17 m2 construidos



Open-plan living



Pool terrace & lounge



Private suite zone



Entry courtyard & car access

A clear layout built for lifestyle, guest appeal and easy ownership.



Villa D Floor Plan



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



Raw plan view



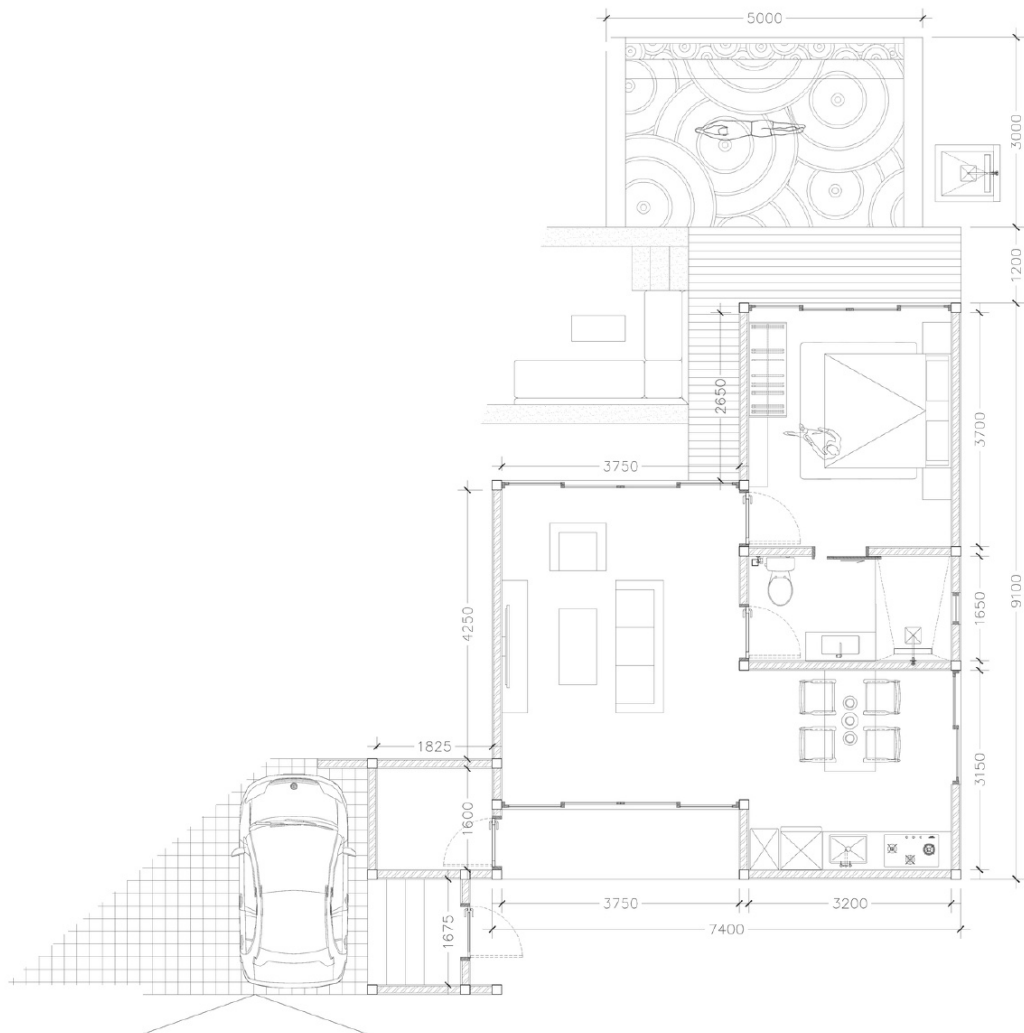
Visible dimensions



Pool zone shown



Car access shown



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

carlos@tanoapropertiesbali.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 ambience

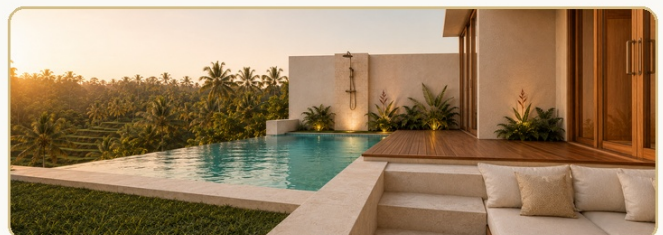
Soft lighting and natural textures create a relaxed villa mood.

A private outdoor scene made for slow Bali living.





Open-plan living





Bathroom sanctuary



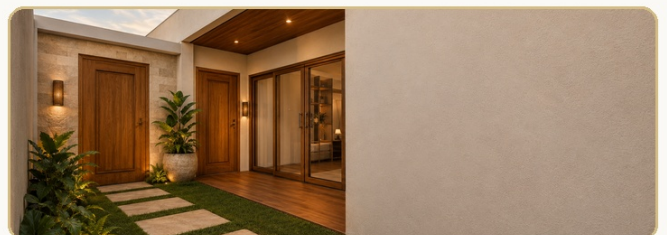
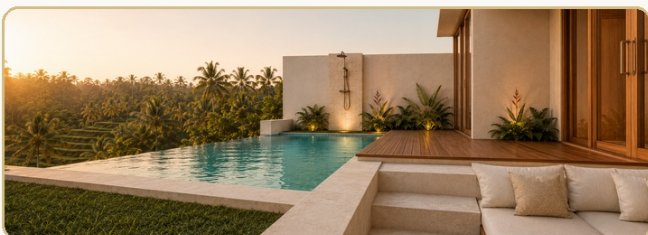


Private bedroom suite





Kitchen & dining



Villa D Investment



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

60.17 sqm built area | 160 sqm lot | estimated construction start: January 2027



Price

130.000\$AU



1 bedroom



Living room



Kitchen



Bathroom



Private pool 5.0 m x 3.0 m



Car access



160 sqm lot



carlos@tanoapropertiesbali.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.



Project Location — Tanoa Ricefields

**ADDRESS:**

Balian Beach Area, Kecamatan Selemadeg,
Kabupaten Tabanan, Bali 82162, Indonesia

**COORDINATES:**

-8.499899, 114.996474

(centroid of the approved polygon, 12 points — OSS/BSrE-BSSN)

**MAP URL:**

<https://www.google.com/maps?q=-8.499899,114.996474>

