



## Refined Freehold Living in Nyanyi – A Sophisticated Two-Bedroom Luxury Villa Designed for Elevated Bali Lifestyles



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 446,605.89

### Location

Country: Indonesia  
State/Region/Province: Bali  
City: Tabanan  
Posted: Jan 04, 2026  
Description:

Discover an exceptional opportunity to own premium Bali real estate with this stunning freehold, off-plan luxury villa located in the highly desirable Nyanyi area of Tabanan. Priced at USD 450,000 per unit, this exclusive development offers a rare balance of contemporary luxury, serene surroundings, and strategic location—making it equally compelling as a private residence or a high-performing investment asset. Designed with modern minimalist elegance, the villa features two spacious bedrooms and three beautifully appointed bathrooms, delivering comfort, functionality, and refined aesthetics.

Set on 176 sqm of land with an enclosed living area spanning 176 sqm, the layout creates a seamless blend of openness and privacy, ideal for both daily living and entertaining. Floor-to-ceiling panoramic windows standing at an impressive 2.8 meters invite abundant natural light while framing lush views, enhancing the sense of space and sophistication throughout the home. One of the villa's most captivating features is its private rooftop terrace, offering breathtaking sunset views and an elevated retreat for relaxation or social gatherings. Complementing the indoor living spaces, the villa also boasts a private swimming pool with deck area and a dedicated outdoor barbecue space—perfect for hosting guests or enjoying tranquil evenings beneath the stars.

Situated just five minutes from Nyanyi Beach, this villa enjoys close proximity to renowned restaurants, boutique shopping destinations, and essential amenities, while remaining immersed in a peaceful coastal



environment. The property includes full-size private parking for both car and motorbike, ensuring everyday convenience and practicality. Whether you are seeking a secure investment in Bali's steadily growing real estate market or a refined home in one of the island's most promising locations, this freehold villa represents a compelling opportunity. Combining strong capital potential with lifestyle-driven design, it stands out as a smart and stylish entry into Bali luxury property ownership.

Pre Sales Price: USD 450,000

Completion date: Q2 2027

Payment plan:

\* 40% Down payment

\* 30% After construction

\* 30% Handover

Note: inclusive VAT + 1% notary fee

New: Yes

Built: 2027

## Common

Bedrooms: 2

Bathrooms: 2

Finished sq. ft.: 176 sq m

Lot Size: 176 sq m

## Room details

Indoor Features: Fitted kitchen

## Building details

Parking: Yes

Outdoor Amenities: Pool

Number of Floors: 2

## Rental details

Furnished: Yes

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/RWEE-T3142/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/RWEE-T3142/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bpvf02667



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