



## Refined Two-Bedroom Designer Villa in Nyanyi Offering Rooftop Sky Bedroom and Premium Community Lifestyle



### 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 248,274.88

### Location

Country: Indonesia  
State/Region/Province: Bali  
City: Tabanan  
Posted: Mar 23, 2026

### Description:

Introducing an exciting off-plan leasehold villa opportunity in Tabanan – Nyanyi, one of Bali’s fastest-emerging lifestyle and investment destinations. Offered at a pre-sales price of USD 249,700, this contemporary two-bedroom villa is located within the visionary Nuanu Creative City — a groundbreaking creative ecosystem redefining modern living within the evolving Bali property market. With leasehold secured until 2061, this property presents a highly attractive entry point for buyers exploring real estate investment in Bali. Set on 104 sqm of land with a 104 sqm building size, the villa has been thoughtfully designed to maximize space, comfort, and architectural character. Scheduled for completion in Q2 2028, the residence will feature two bedrooms and three bathrooms, including a unique layout combining one standard bedroom and one elevated Sky Bedroom, creating a distinctive living experience rarely seen among Bali villas for sale.

The villa includes 81 sqm of interior space, complemented by a spacious private garden and swimming pool area, appealing to buyers searching for Bali property for sale with pool. The villa is offered fully furnished and designed with desert modernism architecture blended with Moroccan dune-style aesthetics, giving the property a striking identity within the broader Bali residential real estate landscape. Interiors feature an enclosed living area, modern kitchen, and seamless indoor-outdoor transitions that enhance both daily living and rental appeal. Located just 700 meters from the ocean and only three minutes from Nyanyi Beach, the development competes strongly with nearby beachfront properties for sale in Bali and select Bali beachfront real estate, while offering a more accessible price point compared to many luxury properties for sale in Bali.



The entire project spans 1.5 hectares, comprising 83 premium villas and a central building with 20 studio units, surrounded by five hectares of landscaped walking areas. Residents will enjoy exclusive amenities including a main Arabic cuisine restaurant, rooftop area (under development), lobby and reception, reflection pool, gardens, and parking areas. The project also provides direct access to Aurora Park and proximity to Aurora Media Park, while more than 30 restaurants, a kindergarten, and an international school are located within a one-minute walk inside Nuanu City. Built with anti-mould concrete panels developed with partners in Jakarta and steel frame technology from Unit Space's in-house manufacturing, the development prioritizes durability and sustainability. Developed by Unit Space, part of the Nuanu ecosystem integrating construction, manufacturing, and management, the project aligns with emerging Bali real estate trends that emphasize community, efficiency, and modern lifestyle infrastructure.

Pre Sales Price USD 249,700 until 2061

Completion date: Q2 2028

**Payment Plan:**

- \* USD 1,500 deposit
- \* 30% — after signing the Agreement
- \* 10% — land preparation and drainage works (May 15, 2026)
- \* 10% — upon confirmation of PBG approval (June 15, 2026)
- \* 10% — September 15, 2026
- \* 10% — upon confirmation of completion of the structural construction phase (December 15, 2026)
- \* 10% — March 15, 2027
- \* 10% — upon confirmation of completion of the “grey box” stage (June 15, 2027)
- \* 10% — upon confirmation of completion of the “white box” stage and furnishing stage (November 15, 2027)

Note: Prices include: Unit or Villa + furniture, VAT

New: Yes  
Built: 2028

**Common**

Bedrooms: 2  
Bathrooms: 3  
Finished sq. ft.: 104 sq m  
Lot Size: 104 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-T3340/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/RWEE-T3340/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bpv102917

