



# Exquisite Island Living Redefined – Grand Three-Bedroom Villa with Private Cabana and Elevated Entertaining Spaces in Nyanyi



## 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 858,073.27

### Location

Country:	Indonesia
State/Region/Province:	Bali
City:	Tabanan
Posted:	Apr 14, 2026

### Description:

Nestled in the tranquil and highly sought-after enclave of Nyanyi, Tabanan, this exceptional three-bedroom villa presents a rare opportunity within the thriving Bali real estate market. Offered as a premium leasehold property valid until 2051 with a secure 30-year extension option, this off-plan residence—scheduled for completion in Q1 2027—embodies the future of Bali luxury real estate. With pre-sales prices starting from USD 863,000, it stands prominently among luxury properties for sale in Bali while delivering outstanding long-term value for discerning investors. Set on 186 sqm of land with an expansive 235 sqm build, this fully furnished two-storey villa has been meticulously designed to offer both elegance and functionality.

Featuring three spacious bedrooms and five beautifully appointed bathrooms, the villa is ideal for families, holidaymakers, or those seeking high-performing investment properties for sale in Bali. The enclosed living area ensures year-round comfort, aligning perfectly with the expectations of modern Bali residential real estate and appealing strongly to those exploring real estate in Bali for foreigners. Just a 3-minute ride from Nyanyi Beach, this residence benefits from proximity to one of Bali’s most untouched coastlines, tapping into the rising demand for Bali beachfront real estate and Bali property for sale near amenities. The villa itself is a sanctuary of relaxation and sophistication, featuring a private swimming pool, tranquil koi pond, and a serene yoga garden. A covered rooftop terrace and private cabana create elevated spaces for entertaining or unwinding, making it a standout among Bali villas for sale and Bali



homes for sale.

Residents enjoy exclusive Nuanu citizenship benefits, including access to fitness facilities, restaurants, and spa discounts, along with Starlink high-speed satellite internet, a private electric scooter (Alva) with charger, and a fully serviced environment with lobby, lounge, restaurant, and 24/7 concierge service. These features position the property at the forefront of Bali real estate trends and modern lifestyle expectations. For buyers navigating buying property in Bali or evaluating Bali real estate listings, this villa represents a compelling Bali property for sale leasehold and a strategic real estate investment in Bali. Whether compared to Bali property for sale freehold, Bali property for sale cheap, or high-end Bali property for sale luxury, this offering strikes a perfect balance of exclusivity, location, and ROI potential.

Pre Sales Price starting from USD 863,000 until 2051 + 30 Year Extension option  
Completion date: Q1 2027

Payment plan:

- Refundable reservation deposit: \$5,000
- 50% down payment
- Then two 25% payments until construction is complete
- Guaranteed 7% annual return in hard currency for 4 years

Flexible options to suit different investment goals.

New: Yes  
Built: 2027

### Common

Bedrooms: 3  
Bathrooms: 5  
Finished sq. ft.: 235 sq m  
Lot Size: 186 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



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Website URL:

[http://www.arkadia.com/RWEE-T3377/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/RWEE-T3377/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

**Contact information**

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