



## An Iconic Four-Bedroom Luxury Villa in Nyanyi – A Masterpiece of Modern Design with Infinity Pool, Private Jacuzzi, and Riverside Serenity



### 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 1,447,687.67

### Location

Country: Indonesia  
State/Region/Province: Bali  
City: Tabanan  
Posted: Apr 13, 2026

### Description:

Nestled in the tranquil coastal enclave of Nyanyi, Tabanan, this extraordinary off-plan villa redefines modern tropical living and stands as a premier offering within the evolving Bali real estate market. With pre-sales prices starting from USD 1,456,000, this property exemplifies the pinnacle of Bali luxury real estate, while presenting a compelling opportunity for those seeking investment properties for sale in Bali with strong long-term value. Set on 186 sqm of land with an expansive 258 sqm of meticulously designed living space, this two-storey, fully furnished villa seamlessly blends architectural sophistication with natural serenity. Scheduled for completion in Q1 2027, the residence features four generously sized bedrooms and six elegantly appointed bathrooms, perfectly suited for both private living and entertaining.

The enclosed living area enhances comfort and usability, making it highly desirable among Bali residential real estate and ideal for real estate in Bali for foreigners seeking premium, turnkey homes. This villa is distinguished by an array of exceptional amenities that elevate it among luxury properties for sale in Bali. Enjoy an infinity pool with a built-in private jacuzzi, a serene yoga garden, and a private cabana designed for ultimate relaxation. A separate guest house with its own entrance and terrace ensures privacy and flexibility, while the outdoor dining area with exclusive river access creates a truly unique lifestyle experience. The covered rooftop terrace offers elevated views, aligning with the growing demand for Bali property for sale with ocean view and Bali beachfront real estate, all just a 3-minute ride to Nyanyi Beach.



Modern conveniences such as Starlink high-speed satellite internet, a private electric scooter (Alva) with charger, and full access to Nuanu citizenship benefits—including fitness, dining, and spa privileges—position this property at the forefront of Bali real estate trends. Residents also benefit from a lobby with lounge and restaurant, as well as 24/7 concierge service, ensuring effortless living. Offered under a secure leasehold title until 2051 with a 30-year extension option, this villa represents a strategic choice for those buying property in Bali or exploring Bali real estate investment opportunities. Whether you are browsing Bali villas for sale, evaluating Bali homes for sale, or searching for a Bali property for sale with pool and exceptional ROI potential, this residence stands out among curated Bali real estate listings.

Pre Sales Price starting from USD 1,456,000 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: 4  
Bathrooms: 6  
Finished sq. ft.: 258 sq m  
Lot Size: 189 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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