





- Private luxury villas situated in serena surrounding.
- Creating a modern living with easy access to Canggu & Ubud.
- Each villa features 3 classy, comfortable and cozy ensuite bedrooms with stylist bathrooms.
- It will be delivered to you fully furnished with gorgeous furnishing and interior that provides great luxury and comfort.





A Prime Location in the Heart of Bali's Natural Beauty

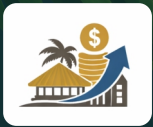
Nestled in the serene area of **Beraban, Tabanan**, this villa offers a perfect balance between tranquility and accessibility. Surrounded by lush landscapes and the authentic charm of Bali, the location provides a peaceful retreat away from the crowds, yet remains conveniently close to some of the island's most iconic destinations.

Just minutes away, you will find the breathtaking **Tanah Lot Temple**, one of Bali's most famous landmarks known for its stunning oceanfront setting and unforgettable sunsets. The vibrant area of **Canggu** is also within easy reach, offering trendy cafes, beach clubs, and a dynamic lifestyle scene.

For those seeking scenic coastal views, the beautiful **Abian Kapas Beach** and **Nyanyi Beach** are located nearby, perfect for relaxation or surfing. Additionally, the cultural heart of **Tabanan** is known for its picturesque rice fields and traditional Balinese atmosphere.

This strategic location makes the villa not only a peaceful sanctuary but also a highly desirable investment, with close proximity to Bali's most visited attractions.

Why Invest in Property in Bali?



1. Exceptional Return on Investment

Bali offers attractive rental yields driven by high demand for luxury villas, making it an ideal destination for both short-term and long-term investment growth.



2. World-Class Tourism Destination

Renowned globally for its breathtaking landscapes and vibrant culture, Bali continues to attract millions of visitors each year, ensuring consistent rental occupancy.



3. Strong Capital Appreciation

Property values in Bali have shown steady growth, offering investors excellent potential for long-term appreciation in a thriving market.



4. A Perfect Blend of Lifestyle and Income

Own a private sanctuary in paradise while generating passive income, an investment that offers both financial rewards and personal enjoyment.



5. Continuous Infrastructure & Market Growth

Ongoing developments in infrastructure and tourism facilities further enhance accessibility and increase the value of properties across the island.

KEY PROJECT HIGHLIGHT

LOCATION

Beraban, Tabanan

THE BUILD

Limited to 3 luxury villas

THE LEASE

*51 Year Leasehold
(26 years + 25 years extension - pre negotiated)*

THE MANAGEMENT

*Full-service property management, including
marketing, rentals, cleaning & maintenance*



POOL & SHOWER COCOON

Private Pool Oasis

Experience your own private sanctuary with this beautifully designed pool area, where modern aesthetics meet tropical charm. Surrounded by warm earthy tones and lush greenery, the space offers a serene and intimate atmosphere. A cozy lounge nook, soft ambient lighting, and natural textures create the perfect setting to unwind or entertain. This tranquil outdoor space captures the essence of Bali living—relaxed, stylish, and effortlessly inviting





GROUND FLOOR- LIVING

Warm & Elegant Living Space

A beautifully designed living room that combines modern comfort with natural warmth. Earthy tones, soft textures, and ambient lighting create a relaxing and inviting atmosphere. With its open layout and carefully curated details, this space is perfect for both quiet moments and entertaining. Offering a seamless blend of style, comfort, and Bali-inspired living.



GROUND FLOOR- LIVING

Cozy & Refined Living Area

A beautifully curated living space that embraces warmth and simplicity. Featuring natural textures, earthy tones, and handcrafted details, the room creates a calm and welcoming atmosphere. The combination of soft seating, warm lighting, and wooden accents enhances both comfort and style—perfect for relaxing moments or intimate gatherings, inspired by the timeless charm of Bali living.



GROUND FLOOR- KITCHEN

Elegant Kitchen & Dining Space

A seamless blend of functionality and style, this kitchen and dining area is designed for both everyday living and memorable gatherings. Clean lines, natural materials, and warm earthy tones create a sophisticated yet inviting atmosphere.

The open layout, complemented by soft lighting and handcrafted details, enhances the sense of space and comfort—making it perfect for intimate dining and shared moments in a beautifully curated setting.



GROUND FLOOR- BATHROOM

Serene Bathroom Retreat

A calming bathroom space with warm tones, natural textures, and soft lighting. Featuring a freestanding bathtub and tropical touches, it offers a relaxing, spa-like experience inspired by Bali living.



GROUND FLOOR- BEDROOM

Tranquil Bedroom Sanctuary

A serene bedroom designed with warm tones, soft lighting, and natural textures. The minimalist yet refined design creates a peaceful retreat, perfect for rest and relaxation in a calm, Bali-inspired atmosphere.





TOP FLOOR- BALCONY







TOP FLOOR- LIVING

Stylish Upper Living Lounge

A refined upper-level living space featuring artistic details, warm textures, and natural light. Designed for comfort and relaxation, this cozy lounge offers a perfect spot to unwind in a sophisticated, Bali-inspired setting.





TOP FLOOR- BEDROOM

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