



🏠 156 m<sup>2</sup> 📄 Bali, Indonésie 💰 279 000 USD / 5 770 278 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7948</b>	Price	<b>279 000 USD / 5 770 278 CZK</b>
Address	<b>Bali, Indonésie</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>156 m<sup>2</sup></b>
Number of rooms	<b>3 rooms</b>	Land area	<b>85 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Yes</b>
Balcony	<b>Yes</b>	Terrace	<b>15 m<sup>2</sup></b>
Swimming pool	<b>Yes</b>		

## About real estate

We offer for sale a premium villa located in the      and up-and-coming area of Nyanyi on the island of Bali, Indonesia. The boutique Six Oases project consists of only six independent villas, creating a harmonious environment that combines privacy, aesthetics, and long-term investment value.

The villas are designed in an elegant modern style with an emphasis on clean lines, functional layouts, and maximum comfort for everyday living. Each two-storey villa, with a total area of approximately 149 sqm, features two bedrooms, two bathrooms, a private infinity pool, a teak wood terrace, and a balcony overlooking lush greenery. The layout also includes a dedicated workspace and an open-plan living area connected to a fully equipped kitchen.

The standard comes fully turnkey, including furniture, appliances, décor, air conditioning in all living areas, and modern technologies such as smart home solutions, high-speed fiber internet, CCTV, and smart security systems. The property is ready for immediate use as well as hassle-free short-term rental.

The project is designed as an investment property optimized for rental income, with a focus on high-quality materials suitable for the tropical climate (such as travertine, teak wood, and Green Sukabumi stone) and long-term operational sustainability. Each villa has its own independent technical infrastructure with no shared systems.

Project completion is scheduled for 2027. The villas are offered under a leasehold structure of 29 + 30 years with нотариально secured contracts.

Nyanyi (Tabanan) is one of Bali's fastest-growing coastal areas, steadily establishing itself as a prime real estate destination. With limited new development, ongoing infrastructure growth, and increasing investor demand, the area offers strong potential for long-term value appreciation. At the same time, it retains the authentic charm of Bali, with views of rice fields and open landscapes.

Located close to the ocean and within walking distance of the iconic LUNA Beach Club, the project offers an ideal balance between peaceful residential living and convenient access to services, beaches, and social life.