



Your Dream Home In Paradise



*3 mins drive to
Balangan Beach, Bali*

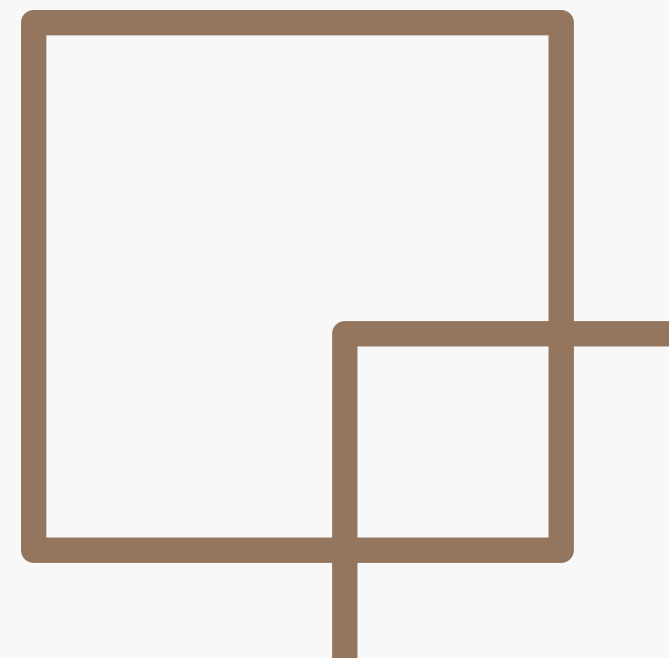




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About Us

With 18 years of industry expertise, we offer unparalleled knowledge across diverse property types. Our commitment to customer satisfaction is ingrained in our ethos, meeting the discerning standards of investors. Specializing in luxury-class properties and fully furnished buildings, we ensure exceptional experiences. Leveraging partnerships with stakeholders and local businesses, we extend comprehensive real estate and property management services, elevating your investment journey.



Why Invest in Bali?

- **Thriving Tourism Sector and Favorable Business Environment:** Bali is a renowned international tourist destination, attracting millions of visitors each year. Bali's government encourages investment and has policies to facilitate business activities. The region has a low tax burden, streamlined processes for establishing businesses, and incentives for investors such as tax holidays and investment allowances.
- **Growing Real Estate Market:** Bali's real estate market has experienced steady growth in recent years, making it an attractive option for property investment. Foreigners can lease land for long periods or establish partnerships with local businesses to navigate land ownership restrictions. There is a strong demand for vacation rentals, providing passive income potential for property owners.
- **High Return on Investment:** Bali offers the potential for attractive returns on investment, particularly in the tourism and hospitality sectors.
- **Strategic Location:** Bali's strategic location within Southeast Asia offers convenient access to other major tourist destinations in the region, such as Singapore, Thailand, and Australia. This proximity enhances Bali as a hub for regional tourism and vacation home ownership.

Balangan Beach

01

Balangan Beach is one of Bali's most scenic spots, featuring a gorgeous half-kilometer stretch of golden sand between vegetated limestone cliffs.



02

Balangan beach is just 18,3 km from I Gusti Ngurah Rai International Airport. 5 minutes drive to GWK (Garuda Wisnu Kencana) or 20 minutes to Uluwatu Temple.



03

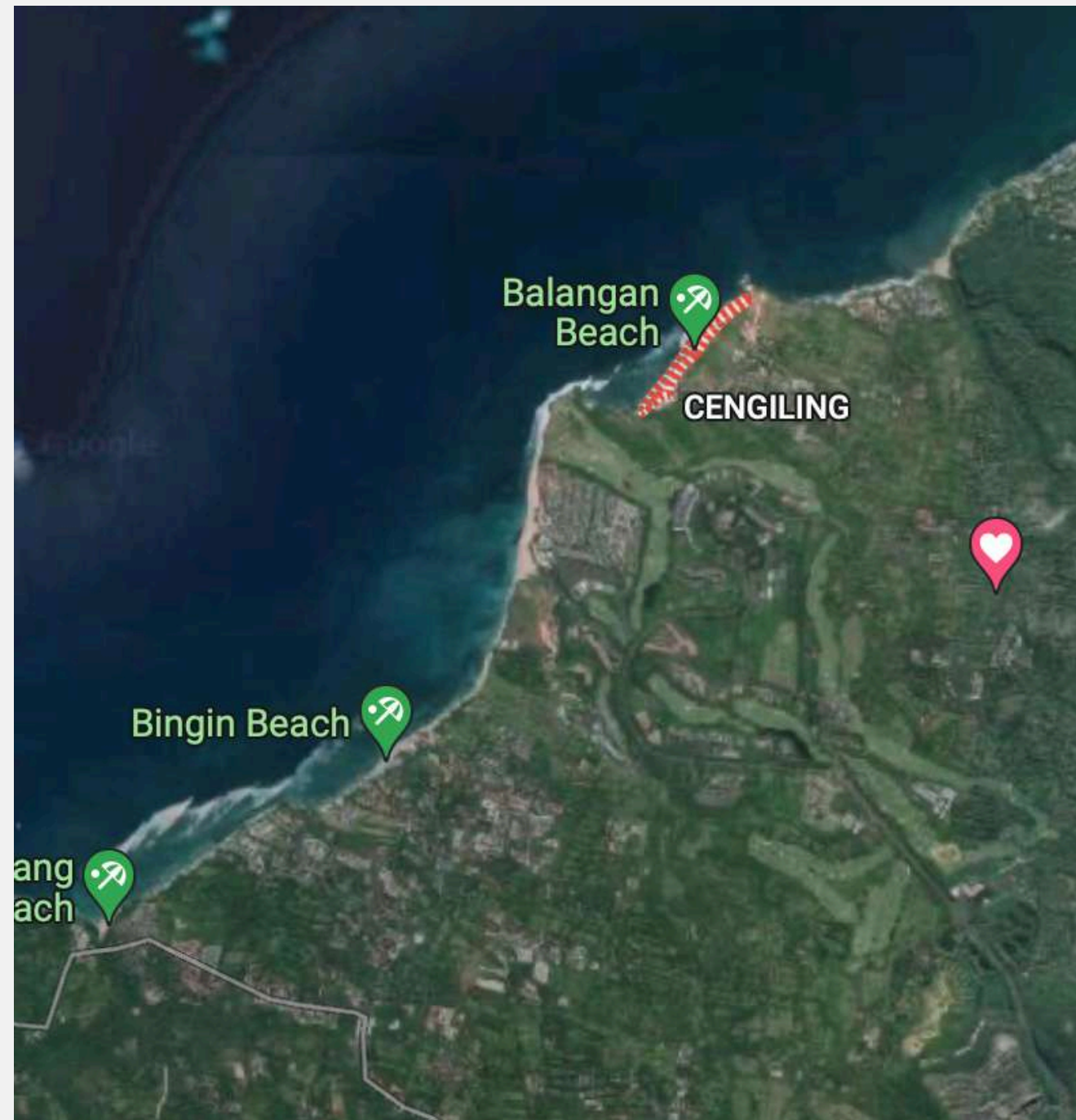
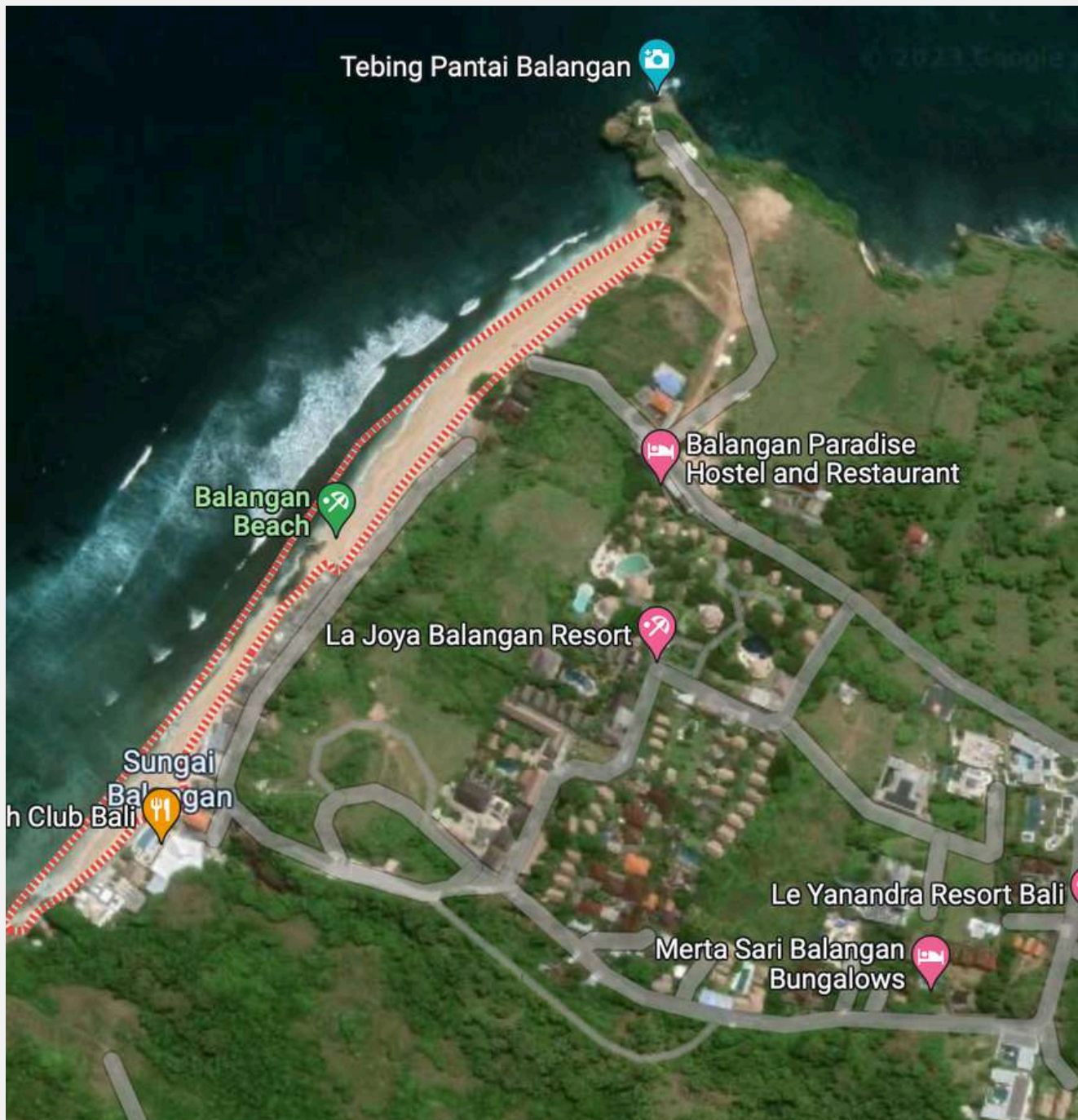
Prominent features within the vicinity of Balangan Beach. It is next to Bingin Beach and Dreamland Beach, one of the most wanted investment area in Bali in 2023





VISION BALI PROPERTY

Balangan Beach



Situated atop a gentle rise, it commands panoramic views of lush landscapes and azure horizons, offering a haven of tranquility that effortlessly merges with its surroundings.

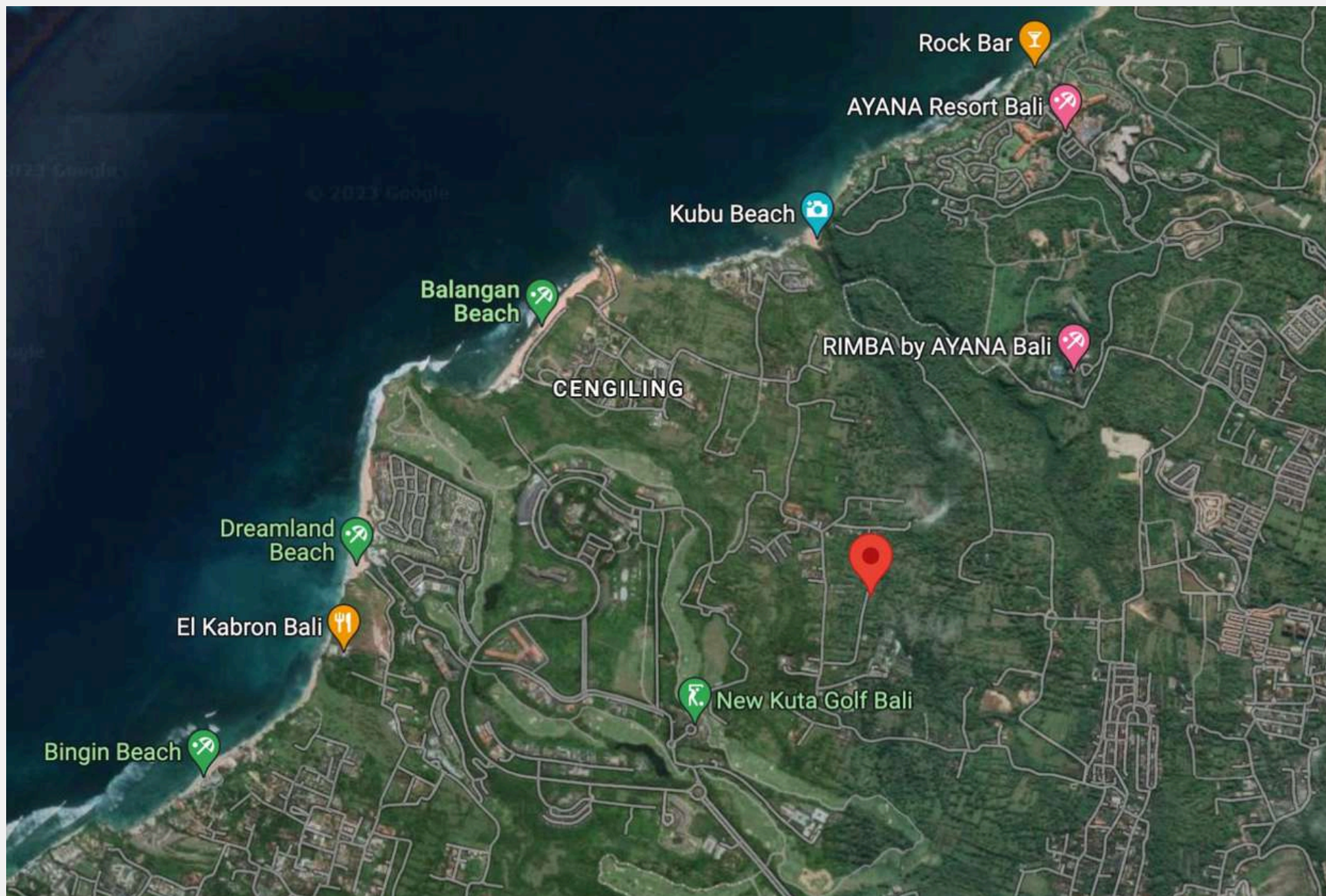


Scan Location



Scan Location

Villa Project location



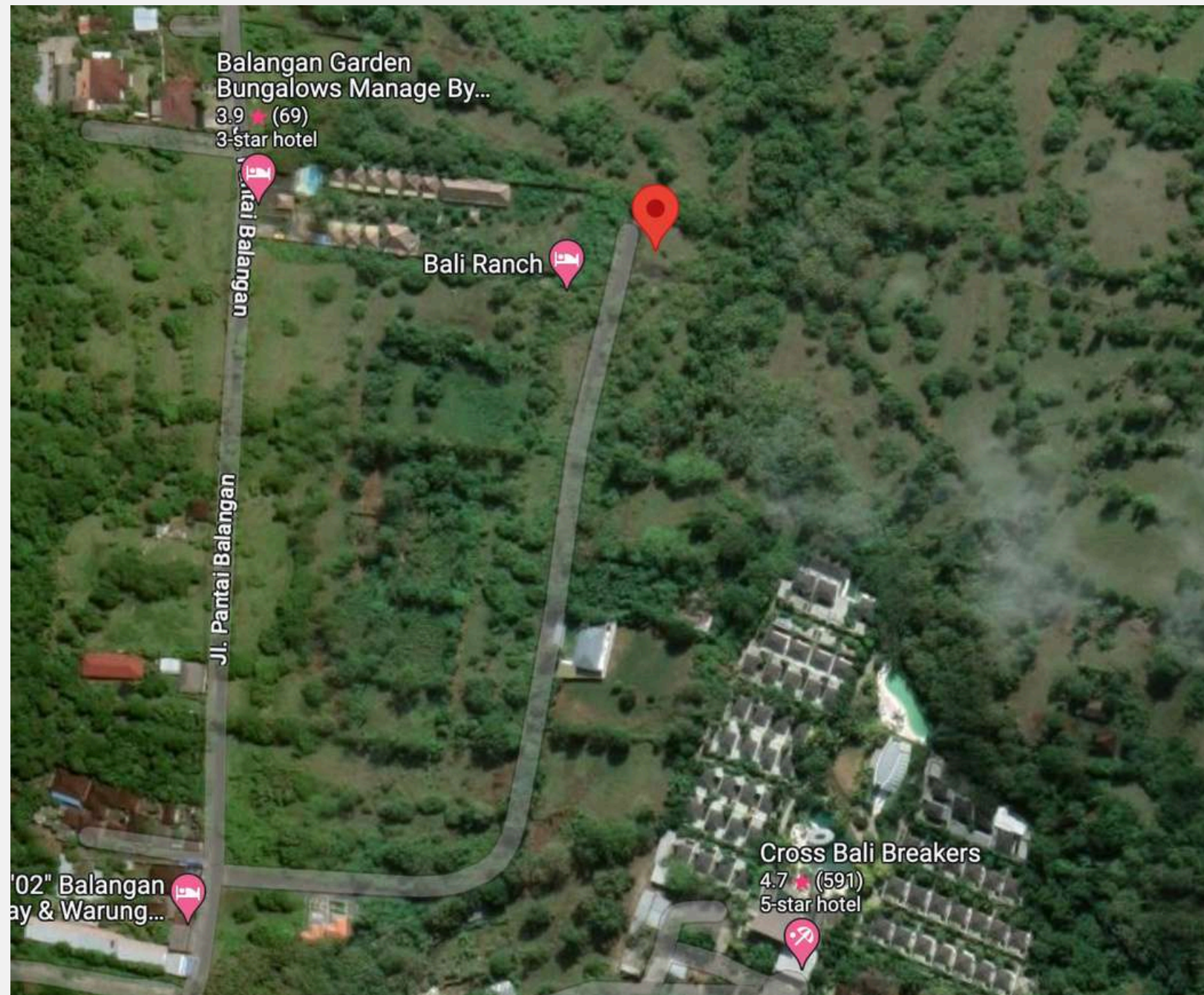
Area highlights within 5km

1. Balangan Beach
2. New Kuta Golf (All Inclusive Golf Course, Hotels, Restaurants and Bars)
3. Jumeriah Bali, Cross Bali Breakers, Le Grande Hotel, Ayana Resort Bali, Renaissance Resort (All are 5 Star Hotels)
4. Bingin Beach
5. Dreamland Beach
6. Klapa Resort Helicopter Landing Spot
7. Mazu Beach Club, El Kabron Beach Club, Rock Bar Cliff Sunset Bar



Scan Location

Villa Project location



Land Strategic Location

- 1 mins to Nirmala Supermarket
- 4 mins to La Joya Biu Biu Resort
- 5 mins to Renaissance Bali Uluwatu Resort & Spa
- 6 mins to New Kuta Gols
- 10 mins to Dreamland Beach
- 30 mins to Ngurah Rai Airport

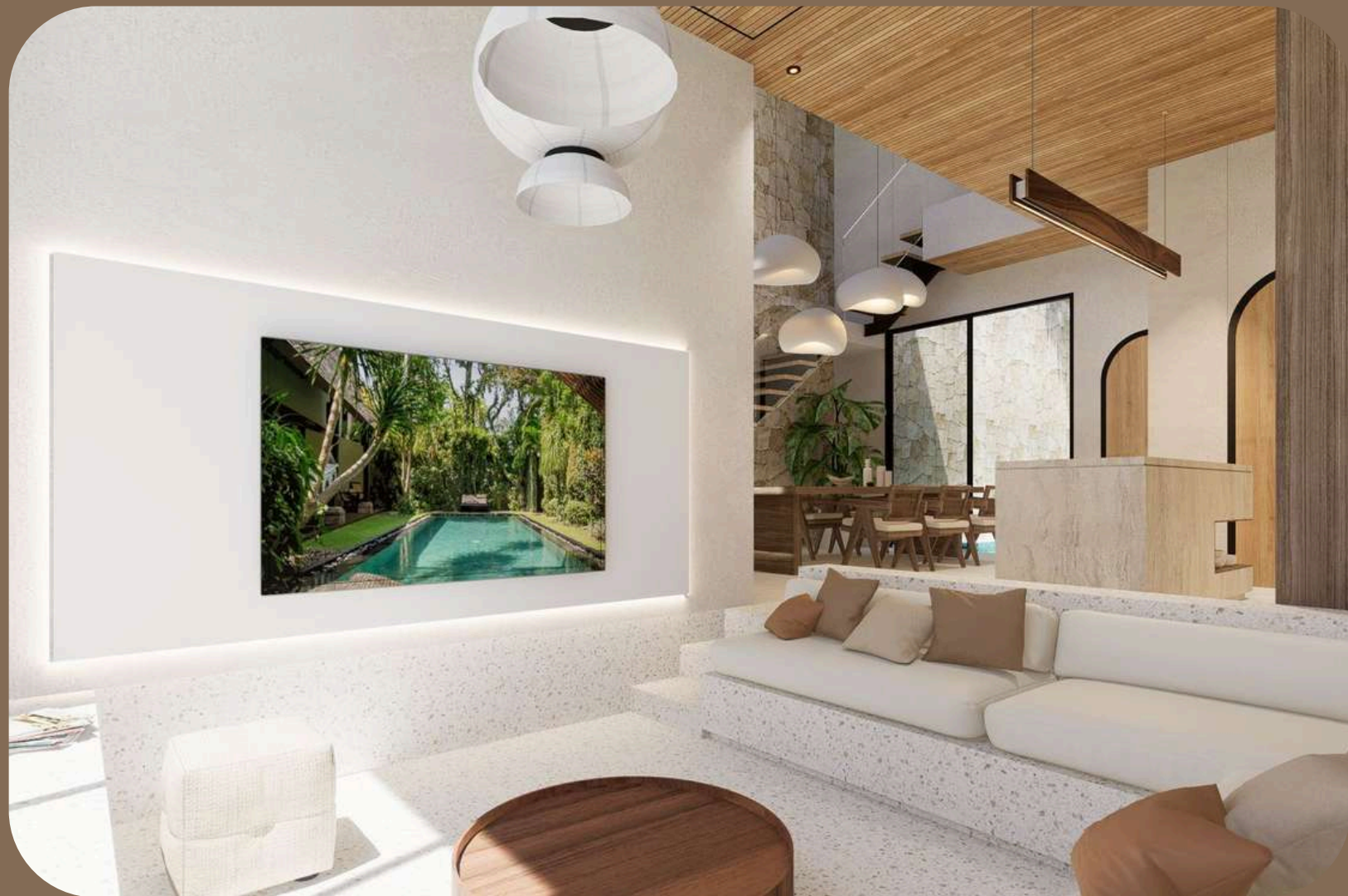


VISION BALI PROPERTY

Exquisite Elegance

Nestled within the embrace of nature's beauty, this exquisite sample villa stands as a testament to refined elegance and opulent living.

Situated atop a gentle rise, it commands panoramic views of lush landscapes and azure horizons, offering a haven of tranquility that effortlessly merges with its surroundings.

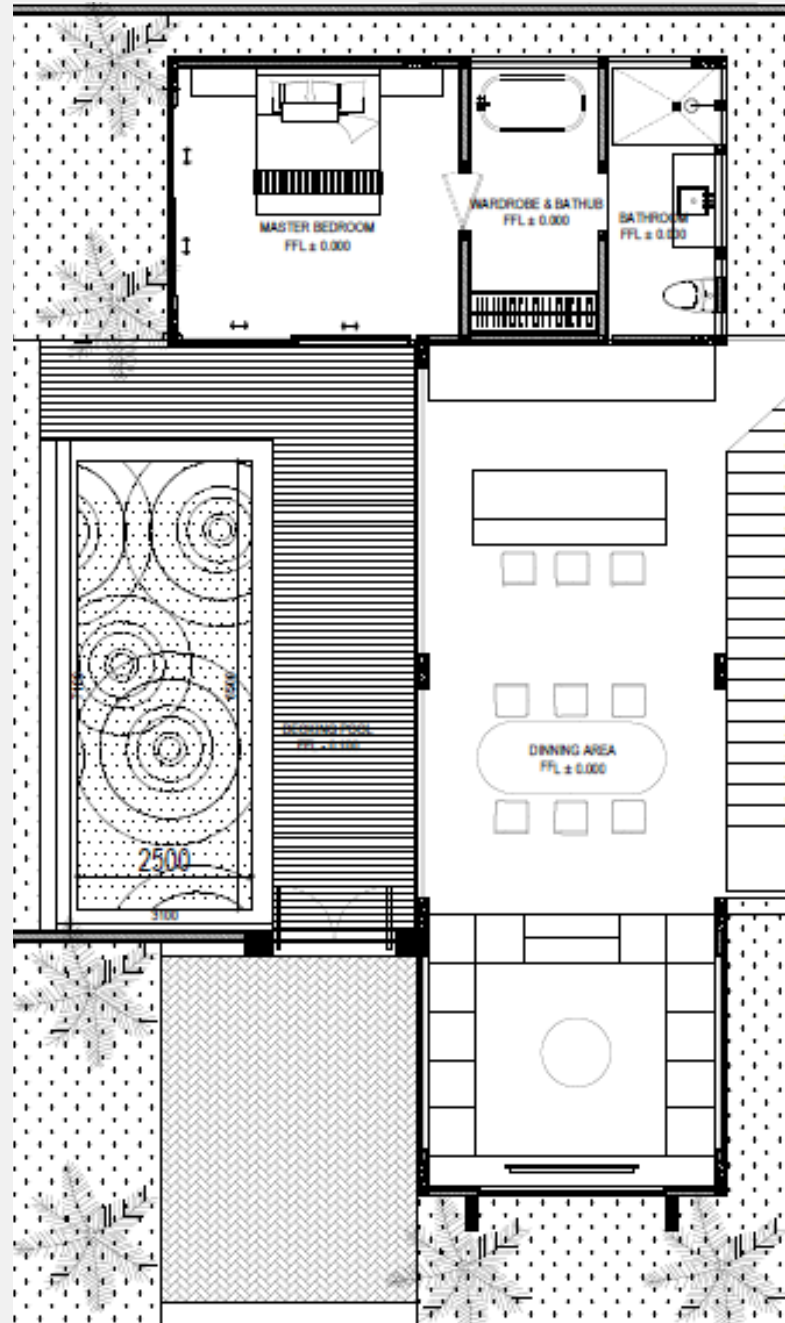


It embodies a lifestyle that is both opulent and inviting, a symphony of luxury and natural beauty that transcends the ordinary and sets a new standard for gracious living.

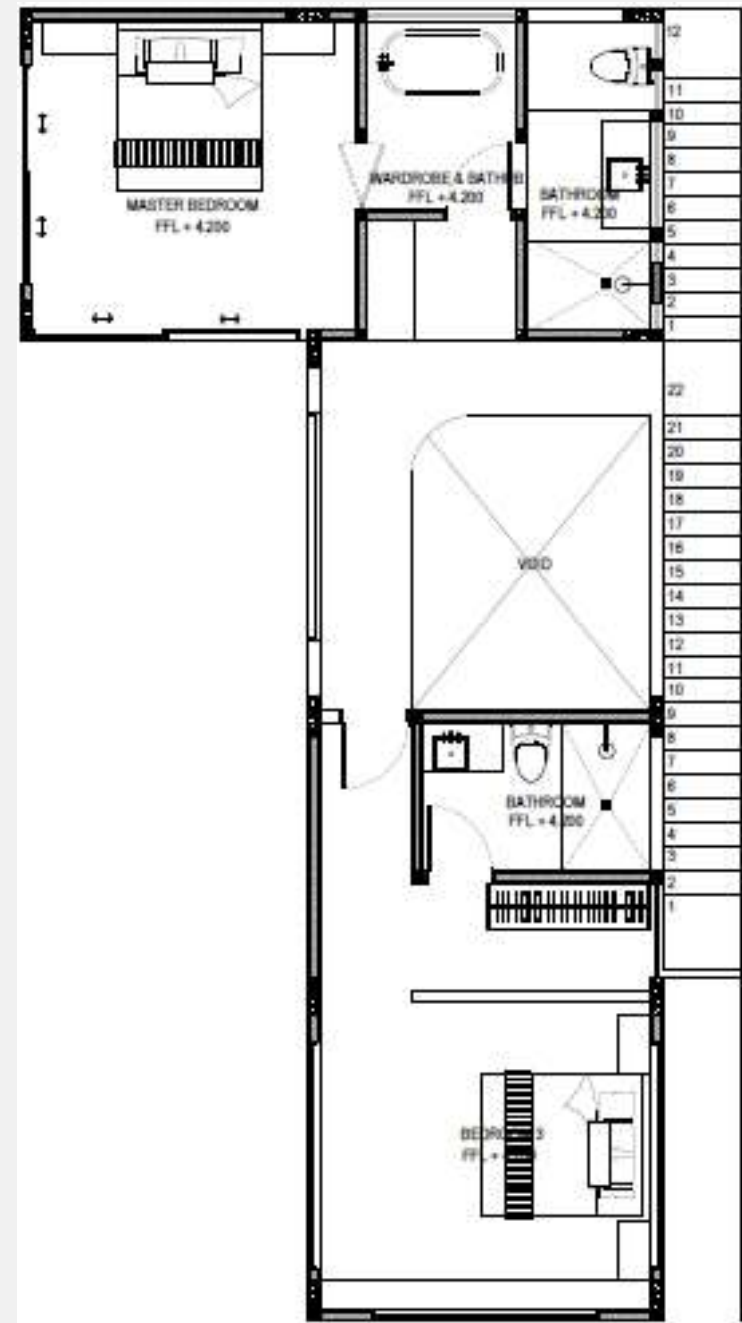
This sample villa is a masterpiece of sophistication, a sanctuary where refined aesthetics and modern comforts converge in perfect harmony.



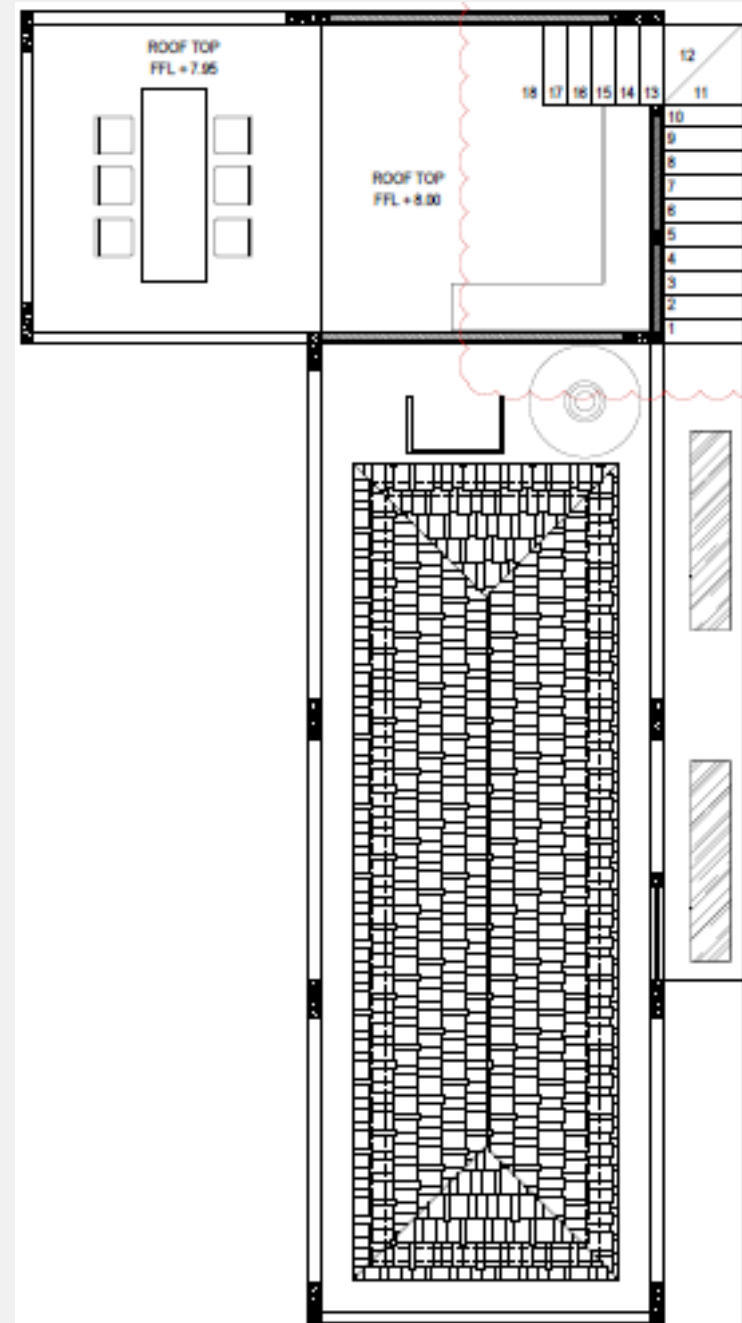
Floor Plan



1ST FLOOR



2ND FLOOR



3RD FLOOR

Building size 272,65 m²
Land size 223 m²



3 Floors



3 Bedrooms



3 Bathroom



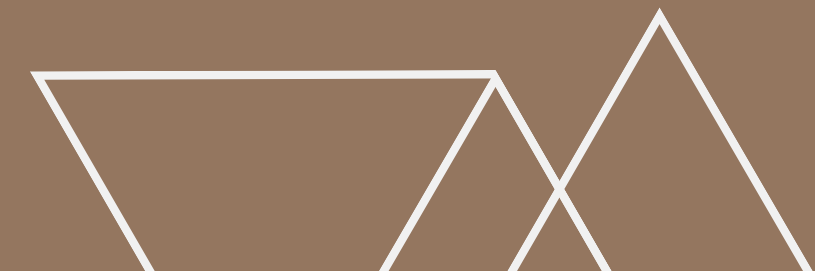
Full Size Swimming Pool 22 m



Outdoor Pool side shower



Parking Area



LEASEHOLD 25 YEARS

Payment Term

- Downpayment 35%
- After 3 months 33%
- After 6 months 32%

IDR
3,900,000 K

LEASEHOLD 27 YEARS

Payment Term

- Downpayment 35%
- After 3 months 33%
- After 6 months 32%

IDR
4,200,000 K

LEASEHOLD 30 YEARS

Payment Term

- Downpayment 35%
- After 3 months 33%
- After 6 months 32%

IDR
4,600,000 K





VISION BALI PROPERTY

Gallery for Type 223/272



Gallery for Type 223/272







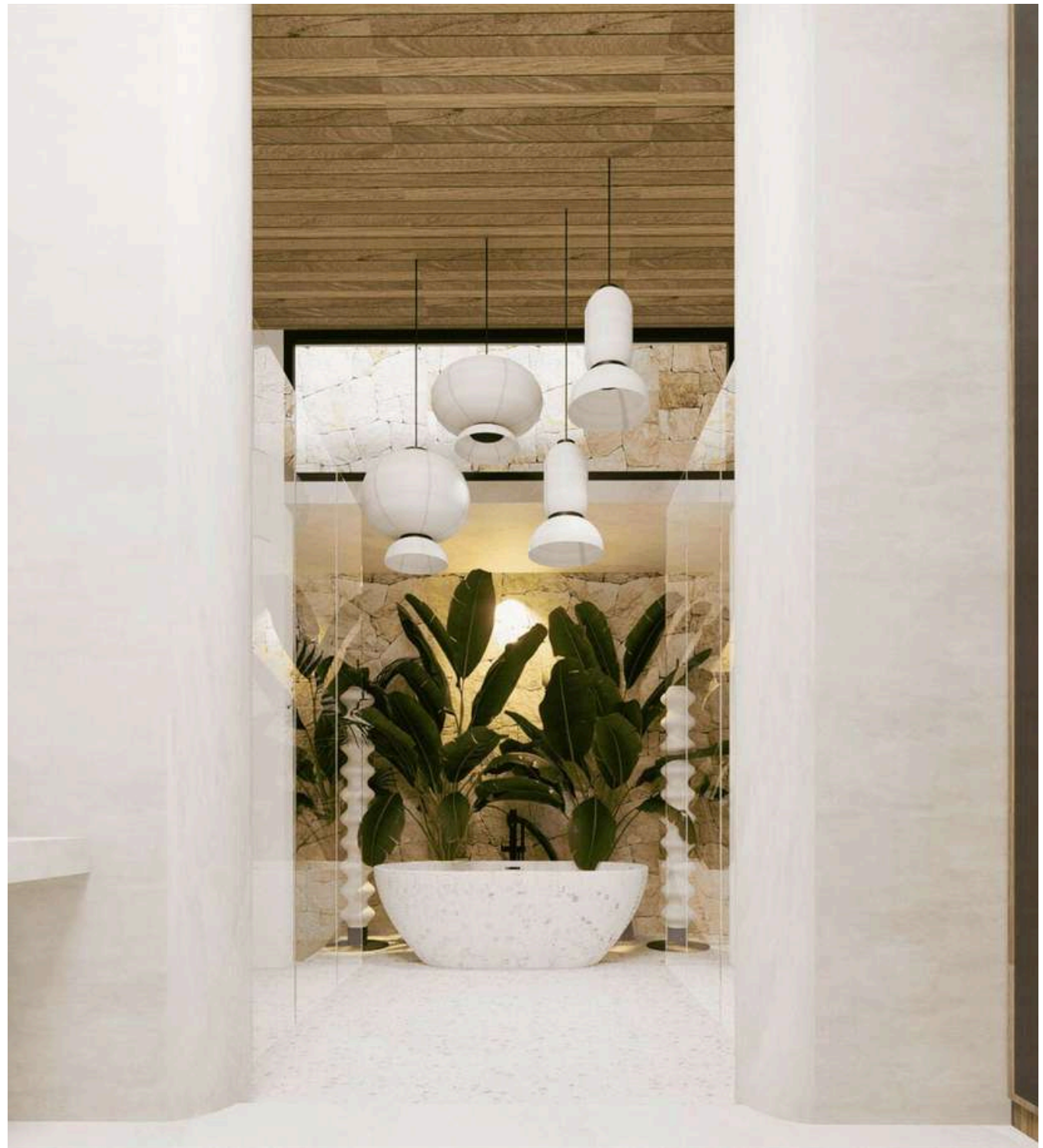








Gallery for Type 223/272





Investor Benefits

Pricing Plan

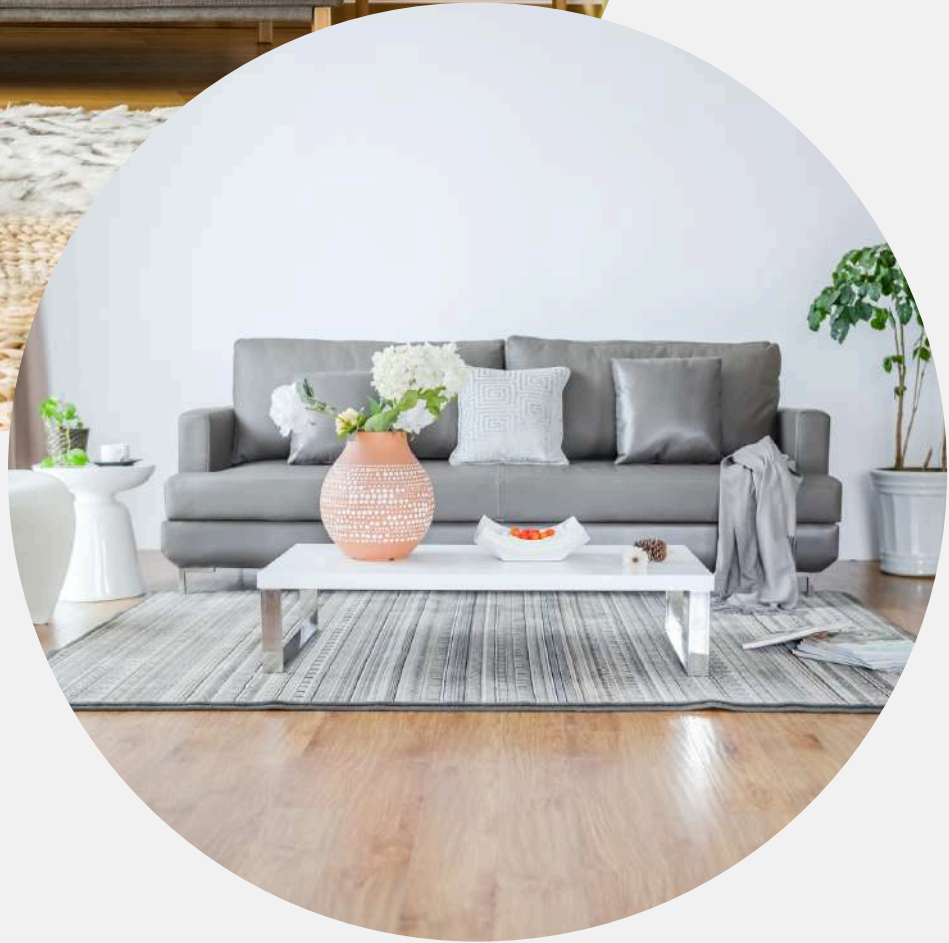
We provide three different pricing offers to suit your needs.

Location

Where else you could own land that is close to the beach?
The area has significantly increasing demands for investors.

Investment Opportunity

Our land ITR is under Pondok Pariwisata (Tourism zone) you could have opportunity to rent the property daily, monthly, or yearly.



Contact Us



We extend a warm invitation for you to become a part of our premier investment opportunities in Bali.



www.visionbaliproperty.com



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