







4 BEDROOM VILLA FOR SALE IN BALANGAN BALI – OCEAN & GOLF VIEW

LUXURY VILLA FOR SALE IN BALANGAN BALI

This luxury villa for sale in Balangan Bali offers an exceptional opportunity to purchase a contemporary four-bedroom residence within Shanti Village, an exclusive gated development near Balangan Beach and New Kuta Golf.

Known as Villa Como, the property combines modern tropical architecture, spacious interiors and private outdoor living with access to some of the Bukit Peninsula's most desirable coastal attractions.

The villa is designed across two levels with approximately 410m² of building area, positioned on land plots ranging from approximately 410m² to 480m², depending on the selected villa.

Featuring four bedrooms, five bathrooms and a dedicated office, Villa Como offers a generous layout suited to families, international residents and buyers seeking a luxury holiday home in Bali.

4 5 410m2

Price	$765K USD
Property Type	Residential
Property ID	1562
Land Area	410 m2
Floor Area	400 m2

AGENT DETAILS

Brennan Hill - 0424 133 622

OFFICE DETAILS

Local Property Team - Bali
0424133622

LOCAL PROPERTY TEAM

The property includes an enclosed living and dining area, creating a comfortable environment for year-round living, entertaining guests and enjoying the privacy of a standalone residence.

Outside, a 33m² private swimming pool provides a dedicated space for relaxation, complemented by outdoor entertaining areas and private parking.

Villa Como forms part of Shanti Village, a boutique gated community comprising just 16 luxury villas. The development offers a selection of contemporary residences designed to take advantage of the surrounding coastal landscape, with advertised ocean, sunset and New Kuta Golf views.

Located near Balangan Beach and New Kuta Golf, the development provides convenient access to surfing, beaches, golf, restaurants and the wider Uluwatu and Jimbaran lifestyle destinations.

The villa is offered fully furnished, with designer interiors and premium materials forming part of the advertised development concept. Buyers should confirm the final furnishing inventory, specifications and inclusions before purchasing.

Advertised from USD $765,000 (approximately IDR 12.65 billion), Villa Como is offered on a leasehold basis, with the development promoting an initial 32-year term and a further 50-year extension arrangement. The availability, cost and legal enforceability of any extension must be independently verified.

Construction is planned in two stages, with advertised completion targets of Q2 2027 for Stage 1 and Q4 2027 for Stage 2, depending on the selected villa.

For buyers looking to purchase a four-bedroom luxury villa in Balangan Bali, Villa Como combines spacious contemporary design, private pool living and a desirable location near the beaches and golf facilities of the Bukit Peninsula.

OCEAN VIEW VILLA FOR SALE IN BALANGAN BALI

This ocean view villa for sale in Balangan Bali offers a luxury coastal lifestyle within Shanti Village, an exclusive gated development positioned near Balangan Beach and New Kuta Golf on Bali's spectacular Bukit Peninsula.

Known as Villa Como, this contemporary four-bedroom residence has been designed to take advantage of the surrounding coastal landscape, with the development promoting views towards the Indian Ocean, New Kuta Golf and Bali's famous western sunsets.

The villa features approximately 410m² of building area across two levels, providing generous space for families, international residents and buyers seeking a luxury holiday home in one of southern Bali's most desirable coastal locations.

Large windows and contemporary architectural features are designed to maximise natural light and create a connection between the villa's interiors and its tropical surroundings. The enclosed living and dining areas provide comfortable spaces for entertaining while enjoying the privacy of a standalone residence.

Outside, a 33m² private swimming pool creates an inviting setting for relaxation, complemented by outdoor entertaining areas and the surrounding landscaped environment.

One of the property's key attractions is its location near Balangan Beach, renowned for its dramatic limestone cliffs, surfing conditions and spectacular sunsets overlooking the Indian Ocean.

The neighbouring New Kuta Golf course adds another dimension to the location, offering a distinctive landscape of manicured fairways and coastal scenery. The combination of ocean and golf course outlooks contributes to the development's appeal among buyers seeking a luxury property on the Bukit Peninsula.

Villa Como forms part of Shanti Village, a boutique collection of just 16 luxury villas, offering a more private residential environment than larger resort developments.

Located within reach of Dreamland Beach, Bingin, Uluwatu and Jimbaran, the property provides access to some of Bali's best-known beaches, beach clubs, restaurants and coastal attractions.

Advertised from USD $765,000, Villa Como is offered fully furnished on a leasehold basis, with construction completion targets varying between the development's two stages in 2027.

For purchasers searching for a luxury villa with ocean views near Uluwatu, Villa Como combines spacious four-bedroom accommodation, private pool living and a desirable Balangan location.

Buyers should confirm the exact ocean and golf course views available from their selected villa, as outlooks may vary depending on the property's

position within Shanti Village, surrounding development and final construction specifications.

4 BEDROOM VILLA FOR SALE IN BALANGAN BALI

This 4 bedroom villa for sale in Balangan Bali offers spacious contemporary living within Shanti Village, an exclusive gated development near Balangan Beach and New Kuta Golf on Bali's beautiful Bukit Peninsula.

Known as Villa Como, the property has been designed for buyers seeking a luxury family residence, private holiday home or potential investment property in one of southern Bali's most desirable coastal locations.

Featuring four spacious bedrooms, five bathrooms and a dedicated home office, the villa provides a flexible layout suited to families, international residents and buyers who require additional space for working remotely or accommodating guests.

The residence offers approximately 410m² of building area across two levels, with land plots advertised from approximately 410m² to 480m², depending on the selected villa within the development.

A generous enclosed living and dining area creates a comfortable central gathering space, offering privacy and year-round convenience while maintaining a connection with the surrounding tropical landscape.

The villa's contemporary architecture incorporates large windows, modern finishes and carefully considered interior spaces designed to maximise natural light and provide a sophisticated residential environment.

Outside, a 33m² private swimming pool provides an inviting setting for relaxation and entertaining, complemented by landscaped outdoor areas and dedicated private parking.

One of Villa Como's distinctive features is its position within Shanti Village, a boutique gated community comprising just 16 luxury villas. The development promotes ocean, sunset and New Kuta Golf views, although the outlook from individual residences will depend on their position within the estate.

Located near Balangan Beach, Dreamland Beach and New Kuta Golf, the villa provides access to surfing, golf, beachfront dining and the wider lifestyle attractions of Uluwatu and Jimbaran.

Advertised from USD $765,000, Villa Como is offered fully furnished on a

leasehold basis, with an advertised initial 32-year term and proposed extension arrangements that buyers should independently verify.

Construction is planned across two stages, with estimated completion in Q2 2027 for Stage 1 and Q4 2027 for Stage 2, subject to construction progress and the selected property.

For buyers looking to purchase a four-bedroom luxury villa near Uluwatu, Villa Como offers a combination of spacious contemporary architecture, private pool living and a desirable coastal location in Balangan Bali.

PRIVATE POOL VILLA FOR SALE IN BALANGAN BALI

This private pool villa for sale in Balangan Bali offers a sophisticated tropical lifestyle within Shanti Village, an exclusive gated development near Balangan Beach and New Kuta Golf on Bali's Bukit Peninsula.

Known as Villa Como, this contemporary four-bedroom residence combines spacious interiors, modern architectural design and private outdoor living, creating an appealing environment for families, international residents and luxury holiday-home buyers.

At the centre of the outdoor living experience is a 33m² private swimming pool, providing generous space for swimming, relaxing and enjoying Bali's warm tropical climate throughout the year.

The pool is complemented by landscaped outdoor areas designed to create a comfortable setting for entertaining guests, spending time with family or enjoying the privacy of a standalone luxury residence.

Inside, Villa Como features four spacious bedrooms, five bathrooms and a dedicated home office, providing a flexible layout for everyday living, visiting guests and remote working.

The property's generous enclosed living and dining spaces offer a comfortable environment for year-round use, with contemporary finishes and large windows helping to connect the interiors with the surrounding tropical landscape.

With approximately 410m² of building area across two levels, the villa provides substantial living space, while land plots within the development are advertised from approximately 410m² to 480m², depending on the selected residence.

Villa Como forms part of Shanti Village, a boutique collection of just 16 luxury villas, offering a private residential setting with the additional appeal

of a gated community.

Located near Balangan Beach, Dreamland Beach and New Kuta Golf, the property provides access to some of southern Bali's most popular coastal attractions, including surfing, golf, restaurants and beach clubs.

For purchasers seeking a luxury villa with a private swimming pool near Uluwatu, Balangan offers a desirable combination of coastal scenery, established lifestyle attractions and contemporary residential developments.

Advertised from USD $765,000, Villa Como is offered fully furnished on a leasehold basis, with estimated construction completion dates during 2027 depending on the selected stage of development.

For buyers looking to buy a private pool villa in Balangan Bali, Villa Como offers spacious four-bedroom accommodation, modern tropical architecture and a convenient location near the beaches and golf facilities of the Bukit Peninsula.

GOLF COURSE VIEW VILLA FOR SALE IN BALANGAN BALI

This golf course view villa for sale in Balangan Bali offers a distinctive luxury lifestyle within Shanti Village, a boutique gated development near New Kuta Golf and the spectacular beaches of Bali's Bukit Peninsula.

Known as Villa Como, this contemporary four-bedroom residence combines spacious modern architecture, private pool living and the opportunity to enjoy views across the surrounding golf course and coastal landscape.

The development's proximity to New Kuta Golf is one of its key attractions, particularly for buyers seeking a luxury residence close to one of Bali's established championship golf courses.

Set among the limestone hills of the Bukit Peninsula, New Kuta Golf is known for its coastal setting, landscaped fairways and views towards the Indian Ocean, creating an appealing environment for golf enthusiasts and residents who appreciate open green spaces.

Villa Como offers approximately 410m² of building area across two levels, featuring four bedrooms, five bathrooms, a dedicated home office and generous enclosed living and dining spaces.

Outside, a 33m² private swimming pool provides an inviting area for

relaxation and entertaining, complemented by landscaped outdoor spaces and the privacy of a standalone residence.

The property forms part of Shanti Village, an exclusive collection of just 16 luxury villas, with land plots advertised from approximately 410m² to 480m², depending on the selected residence.

Beyond the golf course, the location provides convenient access to Balangan Beach, Dreamland Beach, Bingin and Uluwatu, allowing residents to enjoy surfing, coastal dining, beach clubs and some of southern Bali's most recognised sunset destinations.

For buyers searching for a luxury villa near New Kuta Golf, the combination of four-bedroom accommodation, private swimming pool and gated residential setting makes Villa Como an appealing option for both permanent living and holiday use.

Advertised from USD $765,000, Villa Como is offered fully furnished on a leasehold basis, with estimated construction completion during 2027, depending on the selected development stage.

The development promotes ocean, sunset and golf course views, although buyers should confirm the exact outlook from their chosen villa, including the viewing direction, elevation and potential impact of surrounding development.

For purchasers looking to buy a golf course view villa in Bali, Villa Como offers contemporary luxury living close to New Kuta Golf, Balangan Beach and the wider Uluwatu lifestyle precinct.

LUXURY VILLA FOR SALE NEAR BALANGAN BEACH BALI

This luxury villa for sale near Balangan Beach Bali offers a contemporary four-bedroom residence within Shanti Village, an exclusive gated development combining modern tropical architecture with convenient access to the spectacular coastline of the Bukit Peninsula.

Known as Villa Como, the property is positioned near one of southern Bali's most recognised beaches, making it an appealing choice for buyers seeking a luxury holiday home, permanent residence or potential investment property close to the ocean.

Balangan Beach is renowned for its dramatic limestone cliffs, golden sand, surf breaks and spectacular Indian Ocean sunsets. The surrounding coastal landscape creates a distinctive atmosphere that continues to attract

surfers, holidaymakers and international property buyers.

The villa offers approximately 410m² of building area across two levels, featuring four spacious bedrooms, five bathrooms, a dedicated home office and generous enclosed living and dining areas.

Outside, a 33m² private swimming pool provides a comfortable setting for relaxation and entertaining, complemented by landscaped outdoor spaces and private parking.

Villa Como forms part of Shanti Village, a boutique collection of just 16 luxury villas, offering a gated residential environment close to the beaches, golf facilities and lifestyle attractions of southern Bali.

The development also benefits from its proximity to New Kuta Golf, while nearby Dreamland Beach, Bingin and Uluwatu provide additional opportunities for surfing, coastal dining, beach clubs and exploring the Bukit Peninsula.

For purchasers seeking a villa for sale near Uluwatu and Balangan Beach, the location offers a balance between coastal convenience and the privacy of a standalone luxury residence.

The development promotes ocean, sunset and golf course views, although the exact outlook will depend on the position of the selected villa within Shanti Village and should be confirmed before purchasing.

Advertised from USD $765,000, Villa Como is offered fully furnished on a leasehold basis, with estimated construction completion during 2027 depending on the selected development stage.

For buyers looking to buy a luxury villa near Balangan Beach Bali, Villa Como combines generous four-bedroom accommodation, private pool living and access to some of the Bukit Peninsula's most desirable coastal destinations.

GATED COMMUNITY VILLA FOR SALE IN BALANGAN BALI

This gated community villa for sale in Balangan Bali offers a luxury residential lifestyle within Shanti Village, an exclusive collection of just 16 contemporary villas near Balangan Beach and New Kuta Golf.

Known as Villa Como, this spacious four-bedroom residence combines modern tropical architecture, private swimming pool living and the appeal of a boutique residential development on Bali's spectacular Bukit Peninsula.

Shanti Village offers a luxury gated estate near Uluwatu, providing an alternative to standalone properties with a planned residential environment designed around privacy, contemporary architecture and a cohesive development concept.

Villa Como features approximately 410m² of building area across two levels, with four spacious bedrooms, five bathrooms, a dedicated home office and generous enclosed living and dining spaces.

The property includes a 33m² private swimming pool, landscaped outdoor entertaining areas and private parking, providing comfortable accommodation for families, international residents and luxury holiday living.

Land plots within Shanti Village are advertised from approximately 410m² to 480m², depending on the selected villa, with different property positions and configurations available throughout the development.

The boutique villa development in Balangan creates a coordinated architectural setting, bringing together contemporary residences within a thoughtfully planned residential community.

The development promotes ocean, sunset and New Kuta Golf views, adding to the appeal of its coastal setting. Individual outlooks will depend on the position and orientation of each villa within the estate.

Located near Balangan Beach, Dreamland Beach and New Kuta Golf, Shanti Village provides access to surfing, golf, restaurants and the wider lifestyle attractions of Uluwatu and Jimbaran.

Advertised from USD $765,000, Villa Como is offered fully furnished on a leasehold basis, with estimated completion during 2027 depending on the selected construction stage.

The estate's management arrangements, shared infrastructure, security provisions, maintenance responsibilities and any ongoing community fees should be confirmed as part of the purchase process.

Villa Como at Shanti Village combines spacious four-bedroom accommodation, private pool living and an exclusive gated residential environment close to the Bukit Peninsula's beaches and golf facilities.

OFF-PLAN VILLA FOR SALE IN BALANGAN BALI

This off-plan villa for sale in Balangan Bali offers an opportunity to secure a

contemporary four-bedroom luxury residence within Shanti Village, an exclusive gated development near Balangan Beach and New Kuta Golf.

Known as Villa Como, the property combines modern tropical architecture, spacious interiors and private outdoor living within a boutique residential community of just 16 luxury villas on Bali's Bukit Peninsula.

The residence features approximately 410m² of building area across two levels, with four spacious bedrooms, five bathrooms, a dedicated home office and generous enclosed living and dining spaces.

Land plots within the development range from approximately 410m² to 480m², depending on the selected villa, providing substantial space for contemporary residential living and private outdoor entertaining.

A 33m² private swimming pool forms a central feature of the outdoor environment, complemented by landscaped areas, private parking and the development's contemporary architectural design.

Villa Como is offered fully furnished, with designer interiors and premium materials forming part of the advertised development concept. Final furnishing selections, construction specifications and included appliances should be confirmed against the purchase agreement.

Construction at Shanti Village Balangan is planned across two stages, with estimated completion in Q2 2027 for Stage 1 and Q4 2027 for Stage 2, depending on the selected property and construction progress.

The development promotes ocean, sunset and New Kuta Golf views, creating an appealing combination of coastal scenery and contemporary luxury living. Individual outlooks will vary according to villa positioning, orientation and surrounding development.

Located near Balangan Beach, Dreamland Beach and Uluwatu, the property provides convenient access to Bali's popular surfing destinations, golf facilities, beach clubs and coastal restaurants.

Advertised from USD $765,000, Villa Como is offered on a leasehold basis with a stated initial 32-year term and a proposed 50-year extension arrangement. The legal terms, costs and enforceability of any extension should be independently verified.

Purchasing an off-plan property in Bali requires careful consideration of the developer's track record, construction approvals, payment milestones, building specifications and contractual completion obligations. Independent legal due diligence should also confirm the underlying land rights, zoning and permitted property use.

Villa Como at Shanti Village combines contemporary four-bedroom

architecture, private pool living and a desirable Balangan location, presenting an opportunity to secure a newly constructed luxury residence near the beaches of Bali's Bukit Peninsula.

LEASEHOLD VILLA FOR SALE IN BALANGAN BALI

This leasehold villa for sale in Balangan Bali offers a luxury four-bedroom residence within Shanti Village, an exclusive gated development near Balangan Beach and New Kuta Golf on Bali's Bukit Peninsula.

Known as Villa Como, the property combines contemporary tropical architecture, spacious interiors and private pool living with a desirable coastal location close to Uluwatu and Jimbaran.

Advertised from USD $765,000, Villa Como is offered with an initial 32-year leasehold term and a proposed 50-year extension arrangement, subject to the terms of the purchase and lease agreements.

The residence features approximately 410m² of building area across two levels, with four bedrooms, five bathrooms, a dedicated home office and generous enclosed living and dining spaces.

Outside, a 33m² private swimming pool provides a comfortable setting for relaxation and entertaining, complemented by landscaped outdoor areas and private parking.

Villa Como forms part of Shanti Village, a boutique community of just 16 luxury villas, with land plots advertised from approximately 410m² to 480m² depending on the selected residence.

The development promotes ocean, sunset and New Kuta Golf views, adding to the appeal of its coastal setting. The exact outlook and orientation should be confirmed for each individual property.

A properly structured leasehold property agreement in Bali provides contractual rights to use and occupy a property for an agreed period, subject to Indonesian law and the conditions of the lease.

The proposed 50-year extension should not be treated as an automatic or guaranteed addition to the initial lease term. The extension mechanism, applicable costs, landowner obligations and legal enforceability should be independently reviewed before purchasing.

Construction is planned across two stages, with estimated completion in Q2 2027 for Stage 1 and Q4 2027 for Stage 2. The lease commencement date should also be verified to establish how much of the advertised term

will remain at handover.

Located near Balangan Beach, Dreamland Beach and New Kuta Golf, the property provides access to surfing, golf, restaurants and the wider coastal attractions of Uluwatu and Jimbaran.

Independent legal due diligence should include verification of the underlying land title, lease rights, zoning, building approvals, access arrangements and any restrictions affecting residential or commercial accommodation use.

Villa Como at Shanti Village offers a combination of spacious four-bedroom accommodation, private swimming pool living and a long-term leasehold opportunity in one of southern Bali's established coastal lifestyle destinations.

IS BALANGAN BALI A GOOD LOCATION FOR PROPERTY INVESTMENT?

Property investment in Balangan Bali offers an opportunity to explore the luxury villa market on Bali's Bukit Peninsula, an established coastal destination known for its beaches, surfing, golf facilities and proximity to Uluwatu.

Balangan has become an appealing location for luxury residential developments, combining dramatic limestone landscapes, Indian Ocean scenery and access to some of southern Bali's most recognised lifestyle attractions.

The neighbouring areas of Uluwatu, Bingin and Dreamland are popular with international visitors, surfers and holidaymakers, supporting interest in private villas and professionally managed accommodation throughout the wider Bukit Peninsula.

Shanti Village Balangan introduces a boutique collection of just 16 luxury villas, offering a gated residential environment near Balangan Beach and New Kuta Golf.

Within the development, Villa Como features four bedrooms, five bathrooms, a dedicated home office and approximately 410m² of building area across two levels.

A 33m² private swimming pool, generous enclosed living spaces and contemporary architectural design contribute to the property's appeal as a luxury residence or potential holiday accommodation.

The development also promotes ocean, sunset and golf course views, features that may help distinguish selected villas from competing properties in the local luxury accommodation market. Individual views should be verified before purchase.

Advertised from USD $765,000, Villa Como is offered fully furnished with an initial 32-year leasehold term and a proposed 50-year extension arrangement. The financial and legal conditions of any extension require independent verification.

Construction is planned for completion during 2027, depending on the selected development stage. As an off-plan purchase, the development's construction progress, payment schedule, contractual protections and handover arrangements are important considerations.

The potential performance of a luxury villa investment in Balangan will depend on achievable accommodation rates, occupancy, operating costs, guest demand and competition from other properties. Advertised rental projections should be independently assessed rather than treated as guaranteed returns.

Professional Bali villa management can assist with accommodation marketing, dynamic pricing, guest bookings, housekeeping and ongoing maintenance where the property has the necessary commercial accommodation approvals.

Any proposed short-term rental operation should be assessed against the property's zoning, building approvals, business licensing and applicable Indonesian accommodation regulations.

Villa Como at Shanti Village combines luxury four-bedroom accommodation, private pool living and a desirable location near Balangan Beach and New Kuta Golf, making it a property worth considering within Bali's premium coastal villa market.

WHY BUY A VILLA IN BALANGAN BALI?

Buying a villa in Balangan Bali offers the opportunity to enjoy a luxury coastal lifestyle surrounded by dramatic limestone cliffs, beautiful beaches and the natural scenery of Bali's Bukit Peninsula.

Located near Uluwatu, Dreamland Beach and Jimbaran, Balangan combines the appeal of a relaxed beachside destination with convenient access to restaurants, beach clubs, golf facilities and some of southern

Bali's most recognised attractions.

Balangan Beach is particularly well known for its golden sand, surfing conditions and spectacular Indian Ocean sunsets. The surrounding clifftops and coastal landscape contribute to the area's distinctive character, making it an attractive setting for luxury villas and private holiday residences.

Another advantage of the location is its proximity to New Kuta Golf, an established championship golf course set among the limestone hills of the Bukit Peninsula. The combination of golf facilities, coastal scenery and nearby beaches creates a lifestyle that appeals to both permanent residents and international holidaymakers.

Balangan also provides access to the wider Uluwatu lifestyle precinct, including Bingin, Padang Padang and the popular restaurants and beach clubs scattered throughout southern Bali.

Within this coastal setting, Shanti Village offers an exclusive gated community comprising just 16 contemporary luxury villas, creating a boutique residential environment close to Balangan Beach and New Kuta Golf.

Villa Como is one of the development's spacious four-bedroom residences, featuring five bathrooms, a dedicated home office and approximately 410m² of building area across two levels.

The villa's 33m² private swimming pool, enclosed living and dining areas, landscaped outdoor spaces and contemporary architecture provide a comfortable environment for luxury residential living and entertaining.

Selected properties within Shanti Village are advertised with ocean, sunset and golf course views, adding to the appeal of the development's location. Individual outlooks will depend on the position and orientation of each residence.

Advertised from USD $765,000, Villa Como is offered fully furnished on a leasehold basis, with an initial 32-year term and proposed extension arrangements that require independent legal verification.

The development is scheduled for completion in stages during 2027, introducing a collection of newly constructed luxury villas to Balangan's residential property market.

Villa Como at Shanti Village combines spacious contemporary architecture, private pool living and a desirable coastal location, offering an attractive opportunity to own a luxury villa near Balangan Beach, New Kuta Golf and Uluwatu.

LOOKING TO BUY A VILLA IN BALANGAN BALI?

If you're looking to buy a villa in Balangan Bali, Local Property Team can help you explore luxury coastal properties, compare leasehold opportunities and find a residence that suits your lifestyle, budget and investment objectives.

As an Australian-owned real estate agency in Bali and registered AREBI member, Local Property Team provides professional assistance with property searches, private inspections, negotiations and coordination with independent legal professionals throughout the purchasing process.

Our property portfolio includes luxury villas near Balangan Beach, ocean view villas in Uluwatu, private pool residences and contemporary developments throughout Bali's Bukit Peninsula.

Our Bali buyers agent service also provides access to selected off-market properties and new developments, helping you compare locations, architectural designs, leasehold arrangements and available purchase opportunities.

Whether you're searching for a four-bedroom luxury villa in Balangan, a holiday residence near New Kuta Golf or a private pool villa overlooking the Indian Ocean, our team can assist with identifying suitable properties and coordinating the necessary due diligence.

Interested in Villa Como at Shanti Village, advertised from USD $765,000? Contact Local Property Team to request further information, review available villas within the development or arrange a consultation about purchasing property in Balangan.

View All Bali Villas for Sale →

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