







LUXURY 4 BEDROOM VILLA FOR SALE IN BALANGAN BALI – ROOFTOP GARDEN & OCEAN VIEWS

LUXURY VILLA FOR SALE IN BALANGAN BALI

This luxury villa for sale in Balangan Bali offers an exceptional four-bedroom residence within Shanti Village, an exclusive gated development of just 16 contemporary villas near Balangan Beach and New Kuta Golf.

Known as AMARA Villa, this impressive residence represents the development's largest villa design, combining expansive living spaces, contemporary tropical architecture and a distinctive private rooftop garden.

Featuring approximately 740m² of advertised building space across two levels, AMARA Villa has been designed to provide a luxurious residential environment with generous proportions, sophisticated interiors and seamless connections between indoor and outdoor living.

4 4 740m2

Price	$ 2M USD
Property Type	Residential
Property ID	1564
Land Area	740 m2
Floor Area	700 m2

AGENT DETAILS

Brennan Hill - 0424 133 622

OFFICE DETAILS

Local Property Team - Bali
0424133622

LOCAL PROPERTY TEAM

The villa includes four spacious bedrooms, four bathrooms and expansive enclosed living and dining areas, creating a comfortable setting for family living, entertaining and extended stays in Bali.

A spectacular 54m² private swimming pool forms a centrepiece of the property, offering a generous outdoor space for swimming, relaxation and enjoying Bali's tropical climate.

One of AMARA Villa's most distinctive architectural features is its private rooftop garden, providing an elevated outdoor retreat for entertaining, relaxation and enjoying the surrounding landscape.

Located within Shanti Village Balangan, the residence forms part of a boutique collection of luxury villas designed to offer privacy, contemporary architecture and a premium coastal lifestyle.

The development promotes Indian Ocean, sunset and New Kuta Golf views, although the precise outlook from AMARA Villa should be confirmed against its individual position and approved architectural plans.

Balangan is one of the Bukit Peninsula's attractive coastal destinations, offering access to Balangan Beach, Dreamland Beach, New Kuta Golf, Uluwatu and Jimbaran.

The surrounding area combines world-class surfing, golf, coastal restaurants, beach clubs and spectacular ocean scenery, making it an appealing location for luxury residential property in southern Bali.

Advertised at USD $2,000,000, AMARA Villa is offered fully furnished with an initial 32-year leasehold arrangement and a proposed additional 50-year extension, subject to independent legal verification.

Construction within Shanti Village is scheduled across two stages during 2027, with the applicable completion date for AMARA Villa to be confirmed.

AMARA Villa at Shanti Village combines expansive four-bedroom accommodation, a substantial private swimming pool and a distinctive rooftop garden, presenting a luxury residential opportunity near Balangan Beach and Uluwatu.

ROOFTOP GARDEN VILLA FOR SALE IN BALANGAN BALI

This rooftop garden villa for sale in Balangan Bali offers a distinctive luxury

residence within Shanti Village, an exclusive gated development near Balangan Beach and New Kuta Golf on Bali's Bukit Peninsula.

Known as AMARA Villa, this impressive four-bedroom property combines expansive contemporary architecture with a private rooftop garden, creating an elevated outdoor living experience surrounded by Bali's tropical coastal landscape.

The private rooftop garden is one of AMARA Villa's defining architectural features, providing an additional outdoor retreat above the main residential levels. This elevated space is designed for relaxation, entertaining and enjoying Bali's warm tropical climate.

Unlike conventional rooftop terraces, a landscaped rooftop garden introduces natural greenery into the upper level of the residence, creating a distinctive connection between contemporary architecture and the surrounding environment.

The rooftop setting also provides an opportunity to enjoy Bali's famous sunsets and views across the Bukit Peninsula. Shanti Village promotes Indian Ocean, sunset and New Kuta Golf views, although the exact outlook from AMARA Villa should be confirmed against its individual location and architectural plans.

AMARA Villa offers approximately 740m² of advertised building space, providing generous accommodation across two levels with spacious living areas and a sophisticated contemporary tropical design.

The residence features four spacious bedrooms, four bathrooms and expansive enclosed living and dining areas, creating a comfortable environment for family living, entertaining and extended stays.

At ground level, a spectacular 54m² private swimming pool creates a second major outdoor living feature, complementing the rooftop garden with a dedicated space for swimming, relaxation and tropical entertaining.

The combination of a large private swimming pool and landscaped rooftop garden distinguishes AMARA Villa from more conventional luxury residences in Balangan, offering multiple outdoor spaces with different perspectives and uses.

Situated within Shanti Village Balangan, the property forms part of a boutique gated community comprising just 16 contemporary luxury villas, designed around privacy, architectural consistency and a premium residential environment.

The location near Balangan Beach, Dreamland Beach, New Kuta Golf and Uluwatu provides convenient access to surfing, championship golf, coastal restaurants, beach clubs and some of southern Bali's most recognisable

natural attractions.

Advertised at USD $2,000,000, AMARA Villa is offered fully furnished with an initial 32-year leasehold term and a proposed additional 50-year extension arrangement, subject to independent legal verification.

AMARA Villa at Shanti Village combines expansive four-bedroom accommodation, a substantial private swimming pool and an exceptional rooftop garden, presenting a distinctive luxury villa opportunity near Balangan Beach and Uluwatu.

OCEAN VIEW VILLA FOR SALE IN BALANGAN BALI

This ocean view villa for sale in Balangan Bali offers an exceptional luxury residence within Shanti Village, an exclusive collection of contemporary villas positioned near the spectacular coastline of Bali's Bukit Peninsula.

Known as AMARA Villa, this expansive four-bedroom residence combines contemporary tropical architecture, a private rooftop garden and a substantial swimming pool, creating a sophisticated living environment close to Balangan Beach and Uluwatu.

Balangan is renowned for its dramatic limestone cliffs, sweeping Indian Ocean scenery and spectacular western sunsets. The surrounding coastal landscape has helped establish the area as a desirable location for luxury villas in southern Bali.

Shanti Village Balangan has been designed to take advantage of its elevated coastal surroundings, with the development promoting Indian Ocean, sunset and New Kuta Golf views from selected residences.

AMARA Villa's private rooftop garden creates an elevated outdoor living space where residents can relax, entertain and enjoy the surrounding tropical landscape. The rooftop's position introduces another dimension to the villa's architecture, connecting contemporary residential design with Bali's natural environment.

The exact ocean outlook from AMARA Villa will depend on its position, elevation and surrounding development. Any advertised views should be confirmed against the selected property's architectural plans and available site information.

With approximately 740m² of advertised building space, AMARA Villa

offers generous proportions across two levels, incorporating spacious enclosed living and dining areas designed for comfortable family living and entertaining.

The residence features four spacious bedrooms and four bathrooms, providing substantial accommodation within a private luxury villa setting.

A spectacular 54m² private swimming pool forms a central feature of the outdoor living environment, offering generous space for swimming, relaxation and enjoying Bali's tropical climate.

The combination of an expansive swimming pool, contemporary architecture and a landscaped rooftop garden creates a distinctive residential experience compared with more conventional private pool villas throughout the Bukit Peninsula.

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

The surrounding area continues to attract interest from international residents and property purchasers seeking luxury accommodation close to Bali's southern coastline.

Advertised at USD $2,000,000, AMARA Villa is offered fully furnished with an initial 32-year leasehold term and a proposed additional 50-year extension arrangement, subject to independent legal verification.

AMARA Villa at Shanti Village combines expansive four-bedroom accommodation, a substantial private swimming pool and a signature rooftop garden, presenting a distinctive luxury villa opportunity in Balangan near Bali's spectacular Indian Ocean coastline.

4 BEDROOM LUXURY VILLA FOR SALE IN BALANGAN BALI

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

Known as AMARA Villa, this exceptional property combines spacious four-bedroom accommodation, sophisticated tropical architecture and a distinctive rooftop garden, creating a luxurious residential environment close to Uluwatu's spectacular coastline.

With approximately 740m² of advertised building space, AMARA Villa is one of the largest residential designs within Shanti Village, providing generous proportions across two levels and multiple areas for relaxation and entertaining.

The villa features four spacious bedrooms and four bathrooms, offering comfortable private accommodation for families, visiting guests and extended stays in Bali.

Expansive enclosed living and dining areas create a welcoming central gathering space, allowing residents to enjoy the comforts of contemporary indoor living while remaining connected to the surrounding tropical environment.

One of the property's standout features is its 54m² private swimming pool, providing an impressive outdoor setting for swimming, relaxation and entertaining.

The villa's private rooftop garden introduces an additional outdoor living area above the main residential levels, creating a distinctive architectural feature that combines elevated entertaining space with natural landscaping.

This combination of spacious interiors, a substantial swimming pool and a landscaped rooftop garden makes AMARA Villa particularly appealing as a luxury family villa in Balangan Bali.

Located within Shanti Village, a boutique development comprising just 16 contemporary villas, the property offers a private residential setting with coordinated architecture and access to the lifestyle attractions of southern Bali.

The development promotes Indian Ocean, sunset and New Kuta Golf views, although the precise outlook from AMARA Villa will depend on its individual position and surrounding landscape.

Balangan's location provides convenient access to Balangan Beach, Dreamland Beach, New Kuta Golf, Uluwatu and Jimbaran, placing surfing, golf, coastal restaurants and beach clubs within reach.

Advertised at USD $2,000,000, AMARA Villa is offered fully furnished with an initial 32-year leasehold term and a proposed additional 50-year extension arrangement, subject to independent legal verification.

Construction is planned for completion during 2027, with the specific handover schedule to be confirmed for the selected residence.

AMARA Villa at Shanti Village combines expansive four-bedroom accommodation, a spectacular private swimming pool and a distinctive rooftop garden, presenting an exceptional luxury villa opportunity near

Balangan Beach and Uluwatu.

PRIVATE POOL VILLA FOR SALE IN BALANGAN BALI

This private pool villa for sale in Balangan Bali offers an exceptional luxury residence within Shanti Village, an exclusive gated development near Balangan Beach and New Kuta Golf on Bali's spectacular Bukit Peninsula.

Known as AMARA Villa, this expansive four-bedroom residence features a magnificent 54m² private swimming pool, creating a centrepiece for outdoor living, relaxation and entertaining in a contemporary tropical setting.

The generous swimming pool distinguishes AMARA Villa from many conventional private pool properties in Bali, providing ample space for swimming while complementing the villa's substantial architectural proportions.

With approximately 740m² of advertised building space, the residence has been designed around spacious living environments, contemporary architecture and a connection between indoor comfort and outdoor relaxation.

The villa features four spacious bedrooms, four bathrooms and expansive enclosed living and dining areas, creating a sophisticated residential setting suitable for family living, entertaining guests and extended stays.

The private swimming pool provides a natural focal point for the outdoor environment, allowing residents to enjoy Bali's warm tropical climate within the privacy of their own luxury residence.

One of AMARA Villa's most distinctive features is its landscaped rooftop garden, introducing an additional outdoor living space above the main residential levels.

This combination of a large private swimming pool and rooftop garden provides two complementary outdoor environments, offering flexibility for swimming, relaxation, sunset gatherings and entertaining.

Situated within Shanti Village Balangan, AMARA Villa forms part of a boutique collection of just 16 luxury residences, designed to combine contemporary tropical architecture with privacy and a coordinated residential setting.

The development promotes Indian Ocean, sunset and New Kuta Golf views, although the precise outlook from AMARA Villa will depend on its individual position, elevation and surrounding landscape.

Balangan's coastal location offers convenient access to Balangan Beach, Dreamland Beach, New Kuta Golf, Uluwatu and Jimbaran, placing surfing, championship golf, restaurants and coastal attractions within easy reach.

Advertised at USD $2,000,000, AMARA Villa is offered fully furnished with an initial 32-year leasehold term and a proposed additional 50-year extension arrangement, subject to independent legal verification.

Construction is planned for completion during 2027, with the applicable development stage and handover arrangements to be confirmed.

AMARA Villa at Shanti Village combines an impressive 54m² private swimming pool, expansive four-bedroom accommodation and a distinctive rooftop garden, presenting a luxury villa opportunity near Balangan Beach and Uluwatu.

GOLF COURSE VIEW VILLA FOR SALE IN BALANGAN BALI

This golf course view villa for sale in Balangan Bali offers a prestigious luxury residence within Shanti Village, an exclusive gated development located near New Kuta Golf and the spectacular coastline of Bali's Bukit Peninsula.

Known as AMARA Villa, this expansive four-bedroom property combines contemporary tropical architecture, a substantial private swimming pool and a landscaped rooftop garden, creating a distinctive residential environment close to Balangan Beach and Uluwatu.

New Kuta Golf is one of Bali's established championship golf destinations, featuring an 18-hole course set among the dramatic limestone landscapes of the Bukit Peninsula, with sections overlooking the Indian Ocean.

The proximity to New Kuta Golf makes Balangan an appealing location for residents who enjoy golf, outdoor recreation and the relaxed coastal lifestyle of southern Bali.

Shanti Village Balangan promotes views towards New Kuta Golf, the Indian Ocean and Bali's famous western sunsets, although the precise outlook from AMARA Villa will depend on its individual position, elevation and surrounding development.

One of the villa's defining features is its private rooftop garden, creating an elevated outdoor environment for relaxation, entertaining and enjoying the surrounding landscape.

The rooftop garden introduces a distinctive architectural element, combining natural greenery with contemporary design while providing an additional outdoor living space above the main residential levels.

With approximately 740m² of advertised building space, AMARA Villa offers generous proportions across two levels, incorporating spacious enclosed living and dining areas designed for comfortable family living and entertaining.

The residence features four spacious bedrooms and four bathrooms, providing substantial private accommodation within one of the largest villa designs at Shanti Village.

A spectacular 54m² private swimming pool creates a central feature of the outdoor living environment, offering ample space for swimming, relaxation and entertaining in Bali's tropical climate.

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

The combination of golf facilities and nearby beaches creates a distinctive lifestyle offering, with opportunities to enjoy both the recreational facilities of New Kuta Golf and the natural beauty of Bali's southern coastline.

Advertised at USD $2,000,000, AMARA Villa is offered fully furnished with an initial 32-year leasehold term and a proposed additional 50-year extension arrangement, subject to independent legal verification.

Construction is planned for completion during 2027, with the applicable development stage and handover schedule to be confirmed.

AMARA Villa at Shanti Village combines expansive four-bedroom accommodation, a substantial private swimming pool and a landscaped rooftop garden, presenting a distinctive luxury villa opportunity near New Kuta Golf, Balangan Beach and Uluwatu.

LUXURY VILLA FOR SALE NEAR BALANGAN BEACH BALI

This luxury villa for sale near Balangan Beach Bali offers an exceptional coastal lifestyle within Shanti Village, an exclusive gated development of just 16 contemporary residences on Bali's spectacular Bukit Peninsula.

Known as AMARA Villa, this expansive four-bedroom property combines sophisticated tropical architecture, a substantial private swimming pool and a landscaped rooftop garden, creating a distinctive luxury residence close to some of southern Bali's most beautiful beaches.

Balangan Beach is renowned for its golden sand, dramatic limestone cliffs and consistent surf breaks, attracting visitors who appreciate the natural beauty and relaxed atmosphere of Bali's southern coastline.

The surrounding coastal landscape offers spectacular Indian Ocean scenery and western sunsets, creating an appealing environment for luxury residential living away from the busier tourism precincts of central Bali.

AMARA Villa is positioned within Shanti Village Balangan, providing access to Balangan Beach while remaining conveniently connected to Dreamland Beach, New Kuta Golf, Uluwatu and Jimbaran.

The wider Bukit Peninsula is home to some of Bali's most recognisable coastal destinations, including Bingin Beach, Padang Padang and the beach clubs, restaurants and wellness facilities throughout Uluwatu.

With approximately 740m² of advertised building space, AMARA Villa offers generous residential proportions across two levels, incorporating four spacious bedrooms, four bathrooms and expansive enclosed living and dining areas.

A spectacular 54m² private swimming pool forms a central feature of the outdoor living environment, creating an inviting space for swimming, relaxation and entertaining.

The property's distinctive private rooftop garden introduces an additional outdoor retreat, providing an elevated setting for enjoying Bali's tropical climate and surrounding coastal landscape.

Shanti Village promotes Indian Ocean, sunset and New Kuta Golf views, although the exact outlook from AMARA Villa should be confirmed against its individual location, elevation and architectural plans.

The proximity to New Kuta Golf provides another lifestyle advantage, with an established championship golf course located among the limestone landscapes of the Bukit Peninsula.

Balangan's combination of beaches, surfing, golf and coastal dining makes it an attractive location for those seeking a luxury villa close to Uluwatu while enjoying a quieter residential environment.

Advertised at USD $2,000,000, AMARA Villa is offered fully furnished with an initial 32-year leasehold term and a proposed additional 50-year extension arrangement, subject to independent legal verification.

Construction is planned for completion during 2027, with the applicable development stage and handover schedule to be confirmed.

AMARA Villa at Shanti Village combines expansive four-bedroom accommodation, a magnificent private swimming pool and a distinctive rooftop garden, presenting an exceptional luxury villa opportunity near Balangan Beach and Uluwatu.

GATED COMMUNITY VILLA FOR SALE IN BALANGAN BALI

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

Known as AMARA Villa, this expansive four-bedroom property combines sophisticated tropical architecture, a substantial private swimming pool and a distinctive rooftop garden, creating an exceptional residential environment on Bali's Bukit Peninsula.

Shanti Village Balangan has been designed as a collection of luxury residences with a coordinated architectural identity, bringing together contemporary design, generous living spaces and landscaped tropical surroundings.

With approximately 740m² of advertised building space, AMARA Villa is one of the development's largest residential designs, offering substantial accommodation across two levels.

The residence features four spacious bedrooms, four bathrooms and expansive enclosed living and dining areas, providing a comfortable setting for family living, entertaining and extended stays in Bali.

A magnificent 54m² private swimming pool creates a central feature of the outdoor living environment, offering generous space for swimming, relaxation and enjoying Bali's tropical climate.

The villa's private rooftop garden introduces an additional outdoor retreat, combining elevated entertaining space with natural landscaping and views across the surrounding coastal environment.

Unlike larger resort-style developments, Shanti Village comprises just 16 luxury villas, creating a boutique residential setting with a consistent architectural character.

The development promotes Indian Ocean, sunset and New Kuta Golf views, although the exact outlook from AMARA Villa will depend on its individual position, elevation and surrounding development.

Located near Balangan Beach, Dreamland Beach, New Kuta Golf and Uluwatu, Shanti Village provides convenient access to surfing, championship golf, restaurants, beach clubs and the wider lifestyle attractions of southern Bali.

The combination of a boutique residential environment, spacious architecture and private outdoor amenities makes AMARA Villa a distinctive option within the luxury gated villa market in Balangan Bali.

Advertised at USD $2,000,000, AMARA Villa is offered fully furnished with an initial 32-year leasehold term and a proposed additional 50-year extension arrangement, subject to independent legal verification.

Construction is planned for completion during 2027, with the applicable development stage and handover arrangements to be confirmed.

The estate's security arrangements, shared infrastructure, maintenance responsibilities, management provisions and any ongoing community fees should be verified before purchase.

AMARA Villa at Shanti Village combines expansive four-bedroom accommodation, a spectacular private swimming pool and a landscaped rooftop garden, presenting an exceptional luxury residence within a boutique gated community near Balangan Beach and Uluwatu.

OFF-PLAN VILLA FOR SALE IN BALANGAN BALI

This off-plan villa for sale in Balangan Bali presents an opportunity to secure an expansive luxury residence within Shanti Village, an exclusive gated development near Balangan Beach and New Kuta Golf on Bali's Bukit Peninsula.

Known as AMARA Villa, this impressive four-bedroom property represents one of the development's most substantial residential designs, combining contemporary tropical architecture, generous indoor living spaces and a distinctive landscaped rooftop garden.

With approximately 740m² of advertised building space, AMARA Villa offers an expansive architectural layout across two levels, creating a sophisticated environment for family living, entertaining and enjoying Bali's tropical coastal lifestyle.

The residence features four spacious bedrooms, four bathrooms and expansive enclosed living and dining areas, with a fully furnished interior package designed to complement the property's contemporary architectural character.

A spectacular 54m² private swimming pool forms a centrepiece of the outdoor living environment, offering generous space for swimming, relaxation and entertaining.

One of AMARA Villa's defining features is its private rooftop garden, creating an elevated outdoor retreat that introduces natural greenery into the architectural design while providing additional space for relaxation and sunset gatherings.

Located within Shanti Village Balangan, the property forms part of a boutique collection of just 16 luxury villas, offering a coordinated residential setting close to Bali's southern coastline.

The development promotes Indian Ocean, sunset and New Kuta Golf views, although the precise outlook from AMARA Villa should be confirmed against its individual position, elevation and architectural plans.

Purchasing an off-plan luxury villa in Balangan provides an opportunity to review the proposed architectural design, construction specifications, furnishing inclusions and contractual arrangements before the residence is completed.

Construction at Shanti Village is planned across two stages, with estimated completion during 2027. The applicable construction stage, expected handover date and any contractual provisions for delays should be confirmed directly with the developer.

Advertised at USD $2,000,000, AMARA Villa is offered fully furnished with an initial 32-year leasehold term and a proposed additional 50-year extension arrangement.

The proposed lease extension requires independent legal verification, including confirmation of the extension mechanism, applicable costs, landowner obligations and contractual enforceability.

As with any off-plan property purchase in Bali, independent due diligence should include verification of the developer's credentials, underlying land rights, zoning, building approvals, construction milestones, payment

schedule and agreed completion specifications.

The property's proximity to Balangan Beach, Dreamland Beach, New Kuta Golf and Uluwatu adds to its lifestyle appeal, providing access to surfing, championship golf, coastal restaurants and some of southern Bali's most recognised attractions.

AMARA Villa at Shanti Village combines substantial four-bedroom accommodation, a magnificent private swimming pool and a signature rooftop garden, presenting a distinctive off-plan luxury villa opportunity near Balangan Beach and Uluwatu.

LEASEHOLD VILLA FOR SALE IN BALANGAN BALI

This leasehold villa for sale in Balangan Bali offers an exceptional opportunity to secure 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 AMARA Villa, this expansive property combines contemporary tropical architecture, a spectacular private swimming pool and a distinctive rooftop garden, creating a sophisticated residential environment close to Uluwatu's coastline.

Advertised at USD $2,000,000, AMARA Villa is offered with an initial 32-year leasehold term and a proposed additional 50-year extension arrangement, subject to the conditions of the lease agreement and independent legal verification.

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

With approximately 740m² of advertised building space, AMARA Villa is one of the largest residences within Shanti Village, offering generous accommodation across two levels.

The property features four spacious bedrooms, four bathrooms and expansive enclosed living and dining areas, providing comfortable accommodation for family living, entertaining and extended stays in Bali.

A magnificent 54m² private swimming pool forms a centrepiece of the outdoor living environment, while the landscaped rooftop garden provides an additional elevated space for relaxation and entertaining.

The development promotes Indian Ocean, sunset and New Kuta Golf views, although the precise outlook from AMARA Villa should be confirmed against its individual position and architectural plans.

The proposed 50-year lease extension is an important consideration when evaluating the property's long-term ownership arrangements. The extension mechanism, applicable costs, landowner obligations and contractual enforceability should be reviewed by an independent Indonesian legal professional.

Construction at Shanti Village Balangan is planned for completion in stages during 2027. The lease commencement date should be confirmed to establish the remaining lease duration at the time of handover.

Located near Balangan Beach, Dreamland Beach, New Kuta Golf and Uluwatu, the residence offers access to surfing, championship golf, coastal restaurants and the wider lifestyle attractions of southern Bali.

The combination of spacious architecture, private outdoor amenities and a boutique gated residential environment distinguishes AMARA Villa within the luxury leasehold villa market in Balangan Bali.

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

AMARA Villa at Shanti Village combines expansive four-bedroom accommodation, a spectacular private swimming pool and a signature rooftop garden, presenting a distinctive leasehold luxury villa opportunity near Balangan Beach and Uluwatu.

IS BALANGAN BALI A GOOD LOCATION FOR PROPERTY INVESTMENT?

Property investment in Balangan Bali offers an opportunity to explore the luxury residential market on Bali's Bukit Peninsula, a coastal region recognised for its dramatic limestone cliffs, Indian Ocean scenery, world-class surfing and growing collection of premium villas.

Located near Uluwatu, Dreamland Beach and Jimbaran, Balangan combines a relaxed coastal atmosphere with access to established tourism attractions, championship golf and the wider lifestyle destinations of

southern Bali.

The area appeals to international property purchasers seeking luxury residences, holiday homes and potential rental investments in a location that offers a quieter alternative to some of Bali's busier coastal neighbourhoods.

Balangan Beach is one of the area's defining attractions, known for its golden sand, consistent surf breaks and spectacular sunsets. The surrounding coastline provides a distinctive natural setting that contributes to the appeal of luxury residential property.

The proximity to New Kuta Golf adds another dimension to Balangan's lifestyle offering. This established championship golf course attracts visitors and residents who appreciate the combination of golf, coastal scenery and premium accommodation.

Within this setting, Shanti Village Balangan introduces a boutique gated development comprising just 16 contemporary luxury villas, offering a coordinated architectural environment close to the area's beaches and recreational facilities.

AMARA Villa represents one of the development's most substantial residential designs, with approximately 740m² of advertised building space, four spacious bedrooms, four bathrooms and expansive enclosed living and dining areas.

A spectacular 54m² private swimming pool creates a major outdoor living feature, while the property's landscaped rooftop garden provides an additional elevated retreat for relaxation and entertaining.

These architectural features distinguish AMARA Villa within the luxury villa market in Balangan, particularly among properties designed for spacious family accommodation and premium holiday living.

Shanti Village promotes Indian Ocean, sunset and New Kuta Golf views, although the outlook from individual residences should be independently verified. Views, privacy and surrounding development are important considerations when comparing luxury villas in coastal locations.

Advertised at USD $2,000,000, AMARA Villa is offered fully furnished with an initial 32-year leasehold term and a proposed additional 50-year extension arrangement, subject to independent legal verification.

As an off-plan development with construction scheduled during 2027, the property's investment assessment should also consider developer credentials, construction progress, contractual completion dates, payment milestones and the condition of the property at handover.

The potential rental performance of a luxury villa investment near Uluwatu depends on achievable nightly rates, occupancy, operating expenses, competition, guest demand and professional property management.

Larger four-bedroom residences may appeal to families and groups travelling together, although this does not automatically translate into higher occupancy or stronger investment returns. A realistic financial assessment should account for seasonal demand, maintenance, staffing, utilities and ongoing management costs.

Professional Bali villa management can assist with accommodation marketing, pricing optimisation, guest services and property maintenance where the villa has the necessary zoning and commercial accommodation approvals.

Any proposed short-term rental operation must be assessed against the applicable Indonesian licensing requirements, building approvals and permitted property use. Independent financial and legal advice is essential before relying on projected rental income.

AMARA Villa at Shanti Village combines substantial contemporary architecture, a magnificent private swimming pool and a distinctive rooftop garden in one of southern Bali's attractive coastal locations, presenting an opportunity to explore luxury property ownership and potential investment in Balangan Bali.

WHY BUY A VILLA IN BALANGAN BALI?

Buying a villa in Balangan Bali offers an opportunity to experience luxury coastal living on Bali's spectacular Bukit Peninsula, surrounded by dramatic limestone cliffs, beautiful beaches and panoramic Indian Ocean scenery.

Balangan has become an attractive destination for international residents and property purchasers seeking a quieter coastal environment while remaining connected to the restaurants, beach clubs and lifestyle attractions of Uluwatu and Jimbaran.

Balangan Beach is one of the area's most recognisable attractions, renowned for its golden sand, consistent surf breaks and spectacular sunsets. The beach's dramatic cliffside setting creates a distinctive coastal atmosphere that makes this part of southern Bali particularly appealing.

The surrounding Bukit Peninsula offers access to some of Bali's most

celebrated beaches, including Dreamland, Bingin and Padang Padang, providing opportunities for surfing, swimming, coastal dining and outdoor recreation.

Another advantage of owning a luxury villa in Balangan is the proximity to New Kuta Golf, an established 18-hole championship golf course set among the limestone landscapes of southern Bali.

The combination of championship golf, spectacular beaches and a growing selection of restaurants and wellness facilities provides a diverse lifestyle for those considering a permanent residence, holiday home or extended stay in Bali.

Within this coastal setting, Shanti Village Balangan introduces an exclusive gated community comprising just 16 contemporary luxury villas, combining architectural design with privacy and a boutique residential atmosphere.

AMARA Villa is one of the development's most substantial residences, offering approximately 740m² of advertised building space, four spacious bedrooms, four bathrooms and expansive enclosed living and dining areas.

The villa's impressive 54m² private swimming pool creates a generous outdoor setting for swimming, relaxation and entertaining, providing a central feature of the property's tropical living environment.

A distinctive private rooftop garden introduces another dimension to the residence, offering an elevated outdoor retreat that combines contemporary architecture with landscaped greenery.

Shanti Village promotes Indian Ocean, sunset and New Kuta Golf views, although the precise outlook from AMARA Villa should be confirmed against its individual position and architectural plans.

The villa's spacious layout and multiple outdoor living areas provide flexibility for family living, hosting guests and enjoying Bali's tropical climate throughout the year.

Advertised at USD $2,000,000, AMARA Villa is offered fully furnished with an initial 32-year leasehold term and a proposed additional 50-year extension arrangement, subject to independent legal verification.

Construction is planned for completion during 2027, introducing a collection of newly constructed contemporary residences to Balangan's luxury property market.

AMARA Villa at Shanti Village combines expansive four-bedroom accommodation, a spectacular private swimming pool and a landscaped rooftop garden, presenting a distinctive 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 luxury villa in Balangan Bali, Local Property Team can help you explore exclusive coastal residences, compare premium property developments and identify opportunities that suit your lifestyle and investment objectives.

As an Australian-owned real estate agency in Bali and registered AREBI member, Local Property Team brings over 20 years of Australian real estate experience to the Bali property market, providing professional guidance throughout the purchasing process.

Our portfolio includes luxury villas in Balangan, ocean view villas near Uluwatu, private pool residences, off-plan developments and exclusive leasehold properties throughout Bali's Bukit Peninsula.

Through our dedicated Bali buyers agent service, we can also assist with sourcing suitable off-market properties, arranging private inspections, negotiating purchase terms and coordinating independent legal due diligence.

Whether you're searching for a four-bedroom luxury villa near Balangan Beach, a contemporary residence with a rooftop garden or an exclusive property overlooking New Kuta Golf, our team can help you compare available opportunities.

Interested in AMARA Villa at Shanti Village, advertised at USD $2,000,000? Contact Local Property Team to request detailed architectural plans, confirm current availability, review leasehold arrangements and discuss the purchasing process.

Discover our selection of Bali villas for sale, including luxury homes in Balangan, Uluwatu, Bingin, Jimbaran and other sought-after locations across the island.

View All Bali Villas for Sale →

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