



KABA KABA VILLAGE · TABANAN, BALI

Casa Lilee

Three villas built in brick, board-formed concrete and reclaimed teak — five minutes from Sun School, fifteen from the sand.

RELEASE	TITLE	FROM	HANDOVER
3 villas	Various*	Rp 6,300,000,000 ≈ USD 355,600	2027

THE PROJECT

A small release, in a village that still farms.

Casa Lilee is three houses on adjoining yellow-zone residential plots in Kaba Kaba — far enough west of Canggu to keep the rice fields, close enough to reach the school run in five minutes.

The architecture is deliberately quiet. Terracotta brick laid in stack bond, board-formed concrete left honest, sawn teak, and lime plaster in the colour of wet sand. Every room opens onto water or planting; every villa has its own pool. Nothing here needs painting in three years.

One two-storey family villa with an office. Two single-storey garden villas. All delivered in 2027, payment plans available on each.

DRIVE TIMES

Sun School Bali	5 min
Beach	15 min
Canggu area	15 min
Green School	20 min
ProEd Nuanu	20 min

Kaba Kaba sits in Tabanan regency, on the quiet side of the Canggu–Tanah Lot corridor. Zoning across all three plots is yellow residential.

Bali stopped being a holiday and became an address.

Seven million people flew in last year. The number that matters more is how many stopped leaving.

Bali's visitor economy recovered past its pre-pandemic peak and then kept going — 6.95 million direct foreign arrivals in 2025, up 9.7% on the year before. Just as important, the mix keeps broadening: India is now the second-largest source market, and arrivals from China, Japan and South Korea each grew by close to a fifth in a single year. Demand no longer rests on any one country. Arrivals have since levelled off at that high plateau, which is the more interesting signal — the island has stopped being a recovery story and become a mature, structurally supported market.

Underneath the tourism figures a quieter shift has been running for a decade. Remote work made a year in Bali possible; the international school system made it sustainable for families. Sun School, Green School and ProEd at Nuanu now anchor a genuine expatriate community with school terms, sports fixtures and a September intake — the infrastructure of staying, not visiting. Buyers who arrived on a two-week ticket in 2015 are enrolling children now.

WHY THE WEST

The island's centre of gravity has moved steadily up the coast — Seminyak, then Canggu, then Pererenan, each in turn absorbed and priced accordingly. Tabanan regency is the next stretch of that same road, and Kaba Kaba sits inside it: still rice terraces and temple walls, fifteen minutes from the Canggu area, and immediately adjacent to the Nuanu development that brought ProEd and a wave of cultural infrastructure with it.

Buying west is a bet that the corridor keeps extending. It has done so consistently for fifteen years, and the constraint driving it — a finite coastline with a hard limit on developable land near the beach — has not changed.

BALI IN NUMBERS

6.95 M

Direct foreign arrivals, 2025

+9.7%

Year-on-year growth, 2024 → 2025

+19.8%

Growth in arrivals from China in 2025 — with Japan and South Korea both up ~18%

Source: BPS-Statistics Indonesia, Bali Province

WHAT THE ISLAND OFFERS

- Year-round climate; no heating, no winter, and an outdoor house that works in every month
- Ngurah Rai International connects directly to Australia, Singapore, the Gulf and most of East Asia
- An established international school system from kindergarten through to IB diploma
- Cost of living that remains a fraction of Sydney, Singapore, London or Los Angeles
- A hospitality and wellness sector that keeps a house serviced and staffed affordably

TYPE A / ONE AVAILABLE

The Main Villa

Two storeys around a planted light-well, with a steel-and-teak spiral rising through the middle of the house.

Living, dining and kitchen run the length of the ground floor and open to the pool; a guest suite sits behind the foyer. Upstairs, the master and second bedroom each take their own bathroom and walk-in closet, and the office looks back over the landing — convert it and the house sleeps four bedrooms.

LAND	BUILD AREA	CONFIGURATION
314.44 m²	215 m² · two storey	3 bed / 4 bath + office
ZONING	COMPLETION	TITLE
Yellow residential	June 2027	Various*

* The land is currently certified SHGB (Hak Guna Bangunan). On transfer the title follows the buyer — convertible to Hak Milik for Indonesian nationals, or held as Hak Pakai or Hak Sewa by foreign buyers. Each carries a different term and different conditions; the included advisory covers your position before you commit.

IDR 8,100,000,000

PAYMENT PLAN AVAILABLE

≈ USD 457,200 · indicative reference only

Delivered unfurnished. Furnishing package — indoor & outdoor furniture, soft furnishings, kitchen appliances and cooling units — at + Rp 360,000,000 (≈ USD 20,300).



A.01 LIVING & DINING



A.02 ENTRY & STAIR



A.03 MASTER BEDROOM



A.04 BEDROOM & TERRACE



A.05 BATHROOM



A.06 POOL & DECK

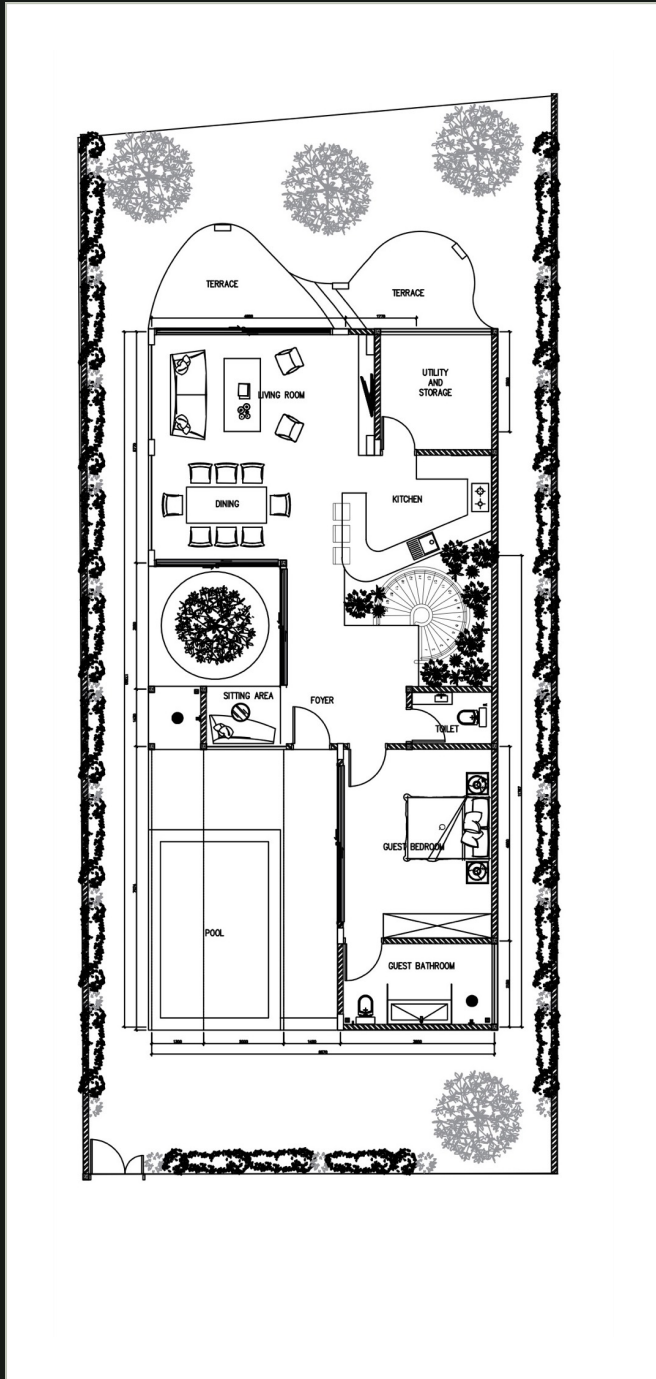


A.07 SIDE GARDEN

Ground and upper floor,
215 m² over two levels

GROUND FLOOR

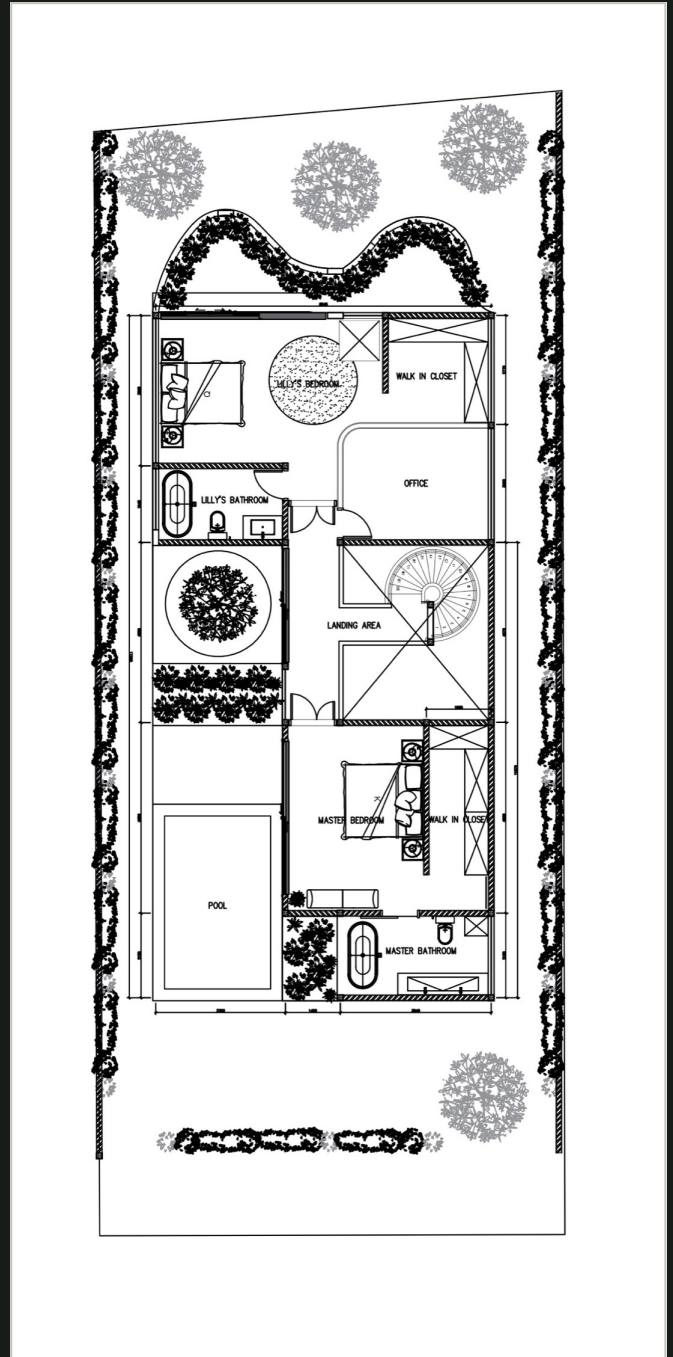
LEVEL 00



Living · Dining · Kitchen · Sitting area · Foyer · Guest bedroom + bathroom · Guest WC · Utility & storage · Two terraces · Pool

UPPER FLOOR

LEVEL 01



Master bedroom + bathroom + walk-in closet · Second bedroom + bathroom + walk-in closet · Office (convertible to 4th bedroom) · Landing · Planted terrace

TYPE B / TWO AVAILABLE

The Garden Villas

Single storey under an exposed timber truss, with a two-depth pool running the full length of the garden.

Three bedrooms, each with its own bathroom, arranged either side of an open living, dining and kitchen bar. Sliding glass on both long walls means the house is a breezeway when you want it to be — bamboo on one side, pool and deck on the other. The main bathroom opens to the sky: a bath carved from a single block of stone, a rain head on a board-formed wall, and a planter of monstera along the sill.

LAND	BUILD AREA	CONFIGURATION
206.7 m ²	122 m ² · single storey	3 bed / 3 bath
ZONING	COMPLETION	TITLE
Yellow residential	March 2027	Various*

* The land is currently certified SHGB (Hak Guna Bangunan). On transfer the title follows the buyer — convertible to Hak Milik for Indonesian nationals, or held as Hak Pakai or Hak Sewa by foreign buyers. Each carries a different term and different conditions; the included advisory covers your position before you commit.

IDR 6,300,000,000

PAYMENT PLAN AVAILABLE

≈ USD 355,600 · indicative reference only

Delivered unfurnished. Furnishing package — indoor & outdoor furniture, soft furnishings, kitchen appliances and cooling units — at + Rp 270,000,000 (≈ USD 15,200).



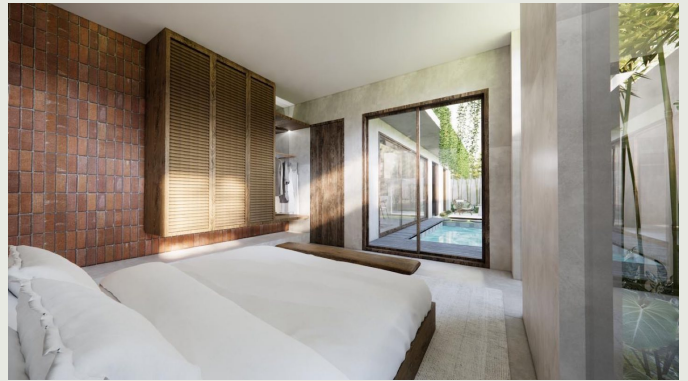
B.01 KITCHEN & LIVING



B.02 LIVING ROOM



B.03 DINING



B.04 BEDROOM · POOL



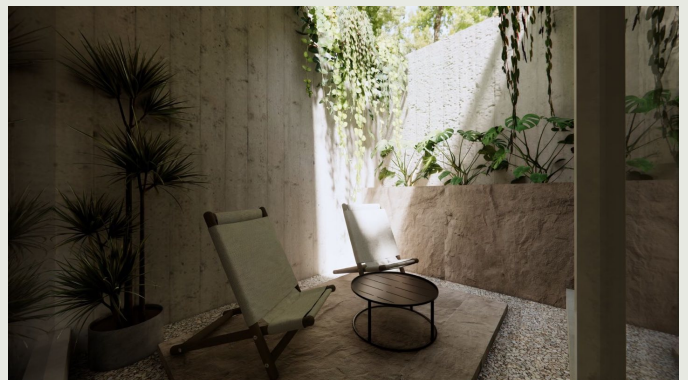
B.05 BEDROOM · BAMBOO



B.06 BEDROOM · COURT



B.07 OPEN-AIR BATHROOM

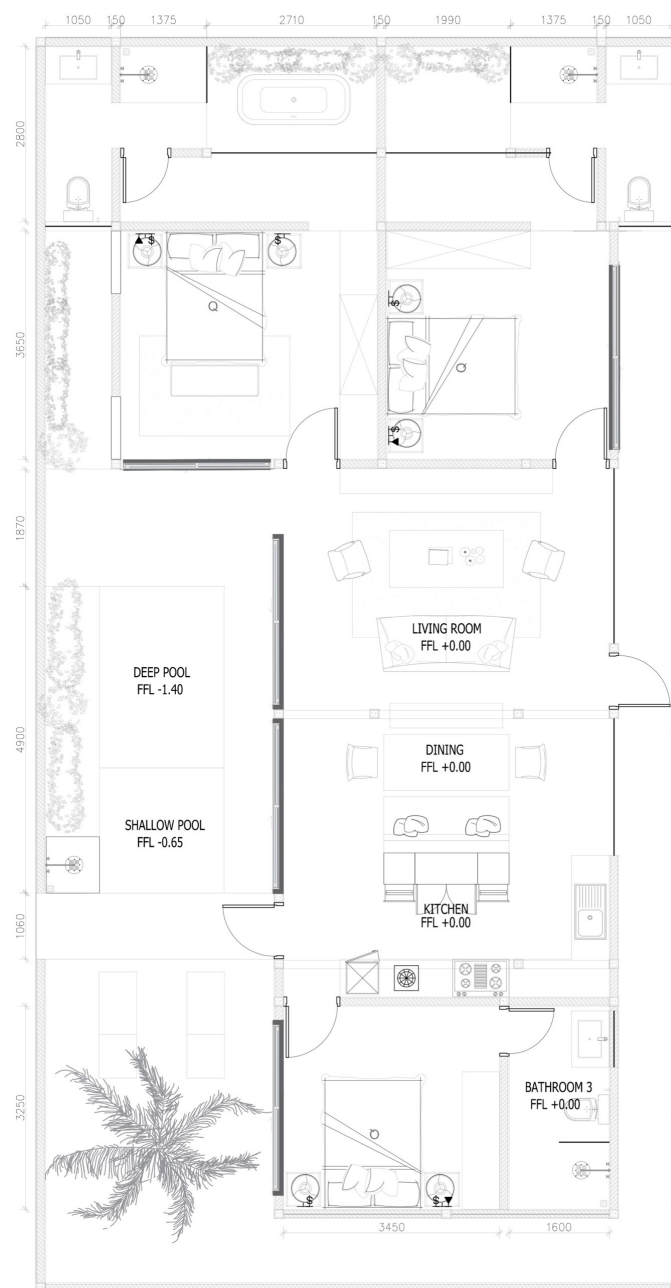


B.08 COURTYARD

Single-storey plan, 122
m² on 206.7 m² of land

FLOOR PLAN

LEVEL 00



Two bedrooms with ensuite bathrooms · Third bedroom + bathroom · Open living, dining & kitchen · Deep pool FFL -1.40 · Shallow pool FFL -0.65 · Deck & garden

OWNERSHIP & PURCHASE

What you actually own, and how it transfers.

TITLE

The land is certified SHGB today. What you hold after transfer depends on who is buying.

- **Hak Milik** — full freehold. Converted from SHGB for Indonesian nationals only; it cannot be held by a foreign national.
- **Hak Pakai** — right of use, for foreign nationals holding a valid Indonesian stay permit. Granted for a fixed term, extendable and renewable.
- **Hak Sewa** — leasehold by agreement, for foreign buyers without a stay permit. Term set in the contract.

INCLUDED WITH EVERY PURCHASE

- Payment plan available on both villa types
- Legal and tax advisory on the transaction, at no cost to the buyer
- Assistance opening an Indonesian bank account, if you need one
- Yellow residential zoning already confirmed on each plot
- Optional furnishing package on either villa type — furniture, soft furnishings, appliances and cooling — priced separately
- Optional villa management from completion — upkeep, staffing, security and bills, charged separately as an annual fee

THE RELEASE

Main Villa — 215 m², 3 bed / 4 bath + office Rp 8,100,000,000

Garden Villa — 122 m², 3 bed / 3 bath Rp 6,300,000,000

Garden Villa — 122 m², 3 bed / 3 bath Rp 6,300,000,000

FURNISHING — OPTIONAL

Main Villa — full furnishing package + Rp 360,000,000

Garden Villa — full furnishing package + Rp 270,000,000

Each package covers indoor furniture, outdoor furniture, soft furnishings, kitchen appliances and cooling units throughout, furnished to a specification comparable to the renders shown in this brochure. Final pieces are confirmed with the buyer before order.

VILLA MANAGEMENT — OPTIONAL

Available from completion on either villa type: maintenance and repairs, pool and garden care, housekeeping, staffing, security, and utilities and bills handled on your behalf. Charged separately from the purchase price, as an annual fee set by the villa and the level of cover. Cancellable, and no villa is obliged to take it.

All three villas are delivered unfurnished as standard. Villas may be bought individually or as a group. Prices exclude notary and transfer costs unless otherwise agreed in writing.

PROGRAMME

From reservation to keys.

RESERVATION	Deposit and villa selection. Legal and tax advisory begins; bank account assistance arranged if required.
CONSTRUCTION	Staged payments against build milestones. Progress reporting throughout; finishes and fixtures confirmed with the buyer.
MARCH 2027	Garden Villas complete. Handover of both Type B villas, 122 m ² each.
JUNE 2027	Main Villa complete. Handover of the 215 m ² Type A villa.

CURRENCY & DISCLOSURES

All prices are stated and payable in Indonesian Rupiah, in accordance with Law No. 7 of 2011 on Currency, which requires Rupiah for transactions conducted within Indonesia. The Rupiah figure is the price.

US Dollar figures shown elsewhere in this brochure are an indicative conversion at **IDR 17,715 = USD 1** (2 September 2026), given for reference only. They do not form part of any offer and the applicable rate will be fixed in the sale documentation.

Foreign ownership, visa status and rental licensing in Indonesia each carry their own requirements, and they change. The advisory included with your purchase covers your specific position before you commit. Nothing in this brochure should be read as a forecast of investment return.

ENQUIRE

Three villas. Reserve one before the drawings become concrete.

We'll send the full specification, the payment plan structure and the current construction programme. Site visits in Kaba Kaba can be arranged at short notice.

DIRECT

sales@dlmgroup.ltd