

TEBOLA VILLAGE

Boutique Resort in
Sidemen, East Bali
by CANGGU PROPERTY



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Tebola Village

A boutique resort in Sidemen where architecture grows quietly from its surroundings and everyday life moves at a gentler pace.

Tebola Village begins in Sidemen, East Bali, surrounded by rice fields, hills, and a way of life shaped by patience and continuity. Mornings arrive softly, the landscape remains close at all times, and the resort sits as part of its environment rather than apart from it.

The project is guided by a desire to create something lasting and respectful. Conceived as a small boutique resort, decisions are made with attention to simplicity, balance, and long-term presence. Tebola Village does not seek attention. It values clarity over excess and calm over statement, allowing the place itself to remain at the center of the experience.

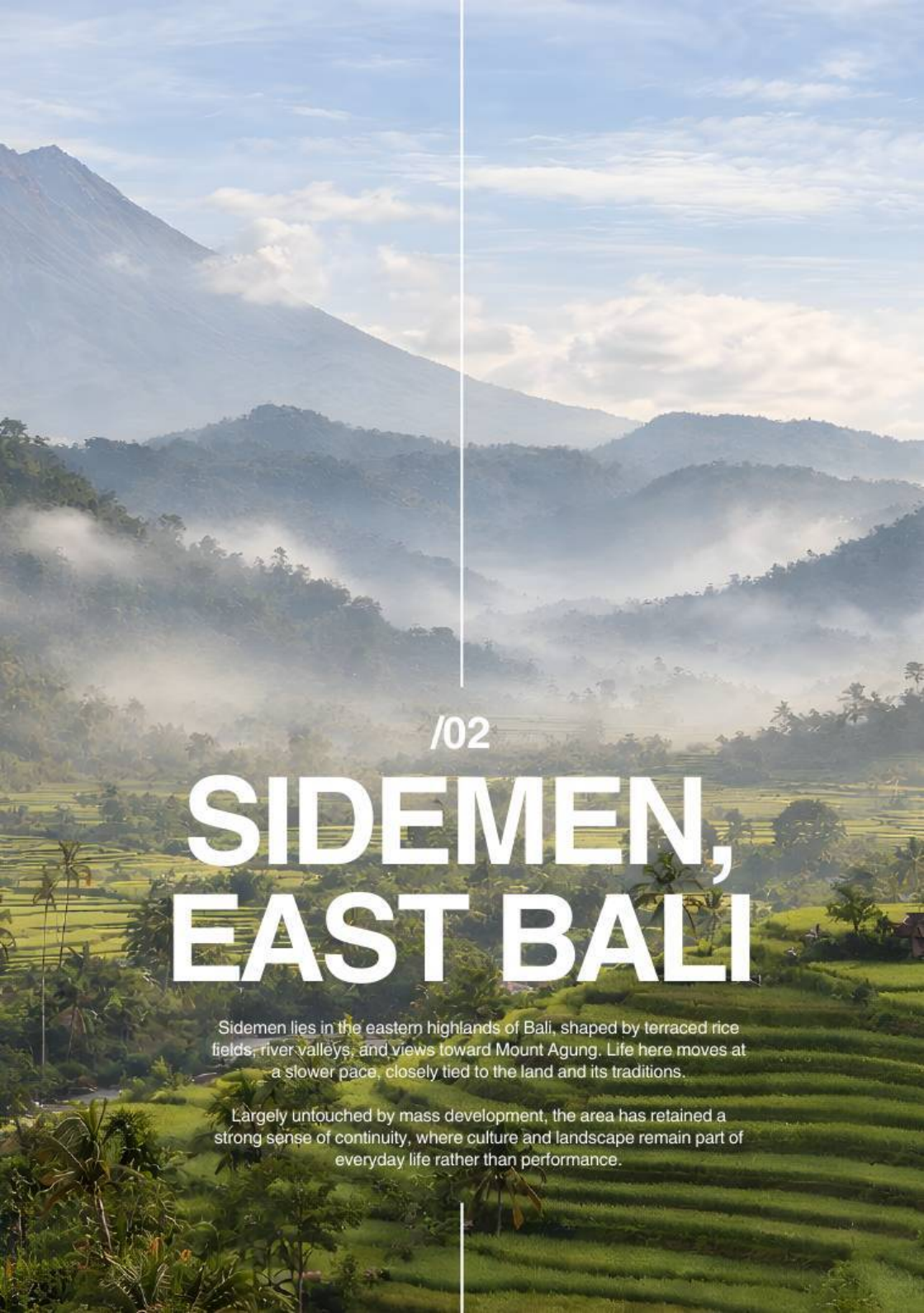
The resort is composed of six 2-bedroom Joglo units, each conceived as a private sanctuary. Together, they form a deliberately scaled resort environment where privacy, openness, and connection to the landscape exist in quiet balance.

Life here is unhurried. Days are shaped by light, air, and small moments rather than schedules. Guests are invited to slow down, spend time outdoors, and reconnect with a rhythm of living that feels natural to Sidemen.

PROJECT PROFILE

PROJECT TYPE	Boutique Resort
LOCATION	Sidemen, East Bali
COLLECTION	6 Two-Bedroom Joglo Residences
OWNERSHIP	Leasehold
LEASE EXPIRY	2053
STATUS	Operational
MANAGEMENT	Canggu Properti Management
BUILDING SIZE	99-142 sqm
LAND SIZE	187-348 sqm





/02

SIDEMEN, EAST BALI

Sidemen lies in the eastern highlands of Bali, shaped by terraced rice fields, river valleys, and views toward Mount Agung. Life here moves at a slower pace, closely tied to the land and its traditions.

Largely untouched by mass development, the area has retained a strong sense of continuity, where culture and landscape remain part of everyday life rather than performance.

THE LOCATION

GCFR+Q63, Jl. Raya Tebola, Telaga Tawang,
Kec. Sidemen, Kabupaten Karangasem, Bali 80864



THE SURROUNDINGS

A curated selection of nearby landscapes and cultural sites.

The surroundings of Tebola Village offer access to a range of natural and cultural landmarks, from walking routes through nearby rice fields to destinations reached by nearby drives, including waterfalls, rivers, and historic water palaces.

These elements place the resort within a broader living context, closely tied to local geography and everyday activity.



01 GEMBLENG WATERFALL

± 9 km. A multi-tier waterfall with natural stone pools overlooking the valley.



02 TELAGA WAJA RIVER

± 10 km. Bali's primary white-water rafting route, running through East Bali's river valleys.



03 BUKIT CINTA & SIDEMEN VIEWPOINTS

Panoramic sunrise and sunset views of Bali's sacred volcano, visible from many parts of Sidemen.



04 TIRTA GANGGA WATER PALACE

± 45 minutes. A historic royal water garden and cultural landmark.



05 TAMAN UJUNG WATER PALACE

± 50 minutes. An architectural heritage site overlooking the sea and surrounding hills.

The image shows a modern architectural space with a traditional wooden roof structure. The roof is made of dark wood with a complex, layered beam system. The floor is made of light-colored stone tiles. Large potted plants in terracotta pots are arranged along the edge of the space. A thick rope railing runs across the foreground. The background shows a lush green landscape with trees and a small statue. The overall atmosphere is warm and natural.

/03

ARCHITECTURAL APPROACH

A contemporary approach to a traditional framework, shaped by proportion, structure, and lived experience rather than replication.



STRUCTURE FRAMEWORK

The Joglo is treated as a guiding system, shaping proportion and spatial logic without literal replication.

ADAPTED FOR CONTEMPORARY LIVING

Traditional principles are adapted to shape calm, open spaces for contemporary living.



MATERIALS

Construction and material choices are restrained and purposeful, allowing light, air, and scale to shape the experience.



JOGLO UNIT OVERVIEW

The six Joglo units at Tebola Village are conceived as individual residences within a cohesive resort setting. While each unit is guided by the same architectural principles, variations in land area, building size, and layout respond to site conditions and orientation, giving each Joglo its own spatial character and relationship to the landscape.

UNIT	LAND SIZE	BUILDING SIZE
Joglo Unit #1	273 m ²	142 m ²
Joglo Unit #2	187 m ²	99 m ²
Joglo Unit #3	199 m ²	99 m ²
Joglo Unit #4	187 m ²	99 m ²
Joglo Unit #5	212 m ²	110 m ²
Joglo Unit #6	348 m ²	110 m ²

SPACES BETWEEN

The common areas at Tebola Village are conceived as open spaces that support movement, pause, and informal gathering.

They function as gentle transitions between private and shared life.



Common Areas /04

Designed as part of the resort's daily rhythm, the common areas connect Joglo units through covered walkways, open terraces, and garden-facing spaces. Movement feels natural, guiding guests easily between rooms, dining, and outdoor areas.

These shared spaces remain understated, offering a quiet framework for rest, conversation, and transition while preserving a sense of calm and privacy across the resort.



WITHIN THE JOGLO

The living areas are conceived as open, adaptable spaces where daily life unfolds at an unhurried pace. Positioned at the heart of each Joglo, they connect bedrooms, gardens, and outdoor terraces with ease, allowing movement to feel natural rather than directed.

Natural stone floors, soft textiles, and bespoke wooden furniture establish a sense of continuity throughout. The atmosphere remains calm and functional, shaped for everyday use rather than display.

Living & Dining

/05

Spaces shaped for daily living
and quiet connection.



Open plan layouts allow light, air, and movement to flow naturally through the space. Living and dining areas overlap without hierarchy, supporting comfort, flexibility, and ease throughout the day.

/06

BEDROOMS

Each bedroom is shaped as a private sanctuary within the Joglo, defined by generous ceiling heights and exposed teakwood structures. The scale of the space, combined with soft light and natural materials, creates an atmosphere that feels open yet deeply restful.

Canopy beds with white mosquito nets, custom wood furnishings, and floor-to-ceiling glass doors connect the room to garden views while maintaining privacy. The experience is intimate and calm, designed to slow the pace and encourage uninterrupted rest.

**Spaces designed for rest,
privacy, and quiet retreat.**



Handcrafted details, neutral tones, and natural textures work together to create bedrooms that feel personal, serene, and unforced.





Bathrooms at Tebola Village are conceived as quiet, inward spaces. Designed for privacy and ease, they slow the pace of the day and invite moments of pause away from shared areas.

Natural light and garden views soften the experience, blurring the line between interior and landscape.



Each bathroom is designed as a personal retreat, shaped by simplicity, proportion, and calm.

BATHROOMS

Natural stone flooring, hand-finished surfaces, and generous openings create a sense of openness without exposure. En-suite layouts include private bathtubs and open shower areas, allowing daily routines to feel unhurried and grounded. Materials are left honest and tactile, letting light, air, and greenery define the atmosphere rather than ornament or excess.



/07

PRICING

UNIT	LAND SIZE (SQM)	BUILDING SIZE (SQM)	PRICE (USD)	STATUS
UNIT 1	273	142	200.000	AVAILABLE
UNIT 2	187	99	200.000	AVAILABLE
UNIT 3	187	99	200.000	AVAILABLE
UNIT 4	187	99	200.000	SOLD
UNIT 5	187	99	200.000	SOLD
UNIT 6	187	99	200.000	SOLD

PRICES ARE SUBJECT TO AVAILABILITY AND MAY CHANGE WITHOUT PRIOR NOTICE.



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FINANCIAL PROJECTION

AVERAGE DAILY RATE (ADR)

USD 150

EXPECTED OCCUPANCY

70%

AVERAGE ANNUAL INCOME

USD 25.190

RENTAL YIELD

12.6%

RENTAL PAYBACK

8.2 Years

LEASEHOLD UNTIL

2053

ALL THE NUMBERS ARE CALCULATED FOR 10 YEARS AVERAGE.



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