



AREAS · NUANU CITY

Nuanu City, Bali: what's open, what's coming and what it means for buyers

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Nuanu is a planned creative town on the Tabanan coast. The school, the beach club and the footpaths opened before most of the houses, which is the reverse of how Bali usually grows.

Read online: <https://riserealbali.com/guides/nuanu-city-bali/>

IN SHORT

Nuanu Creative City is a 44-hectare planned town on the Nyanyi coast of Tabanan, 15–30 minutes from Canggu. It opened officially on August 30, 2025, after more than Rp 2.4 trillion of investment (SWA, 2026). Over 30 venues run inside, from an international school to a beach club, and a food quarter opens in late 2026.

44 ha

the master-planned area

Rp 2.4 tn+

invested in the project,
SWA, 2026

30+

projects and venues
already operating

4,000+

visitors a day, Genius Group,
August 2026

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Where Nuanu is and how you get there

Nuanu sits on the south-west coast in Beraban village, Kediri district, part of Tabanan regency. It lies between Seseh and the Tanah Lot temple. Pererenan is about ten minutes down the coast road, central Canggu 15–30 minutes depending on traffic, and the airport roughly an hour away.

The beach is black volcanic sand with a strong shore break, so it's for watching sunsets and surfing, not for swimming. There's no public transport. Residents get around by scooter, car or ride-hailing apps.

≈ 10 min

to Pererenan
along the coast road

15–30 min

to Canggu
depends on traffic

≈ 1 hour

to Ngurah Rai Airport
via Mengwi

Source: Travel guides and Rise Real Bali viewings, 2026; drive times are estimates

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A town built to a plan

Nuanu runs on one master plan for the whole 44 hectares. The developer fixed roads, schools and public spaces first and released plots around them. Of the investment so far, about Rp 493 billion went into infrastructure alone, including about 5 km of paths for pedestrians and electric vehicles.

The official opening came on August 30, 2025. By August 2026, Genius Group counted more than 30 projects running and over 4,000 visitors a day. Indonesia's Ministry of Creative Economy visited in May 2026 and backed Nuanu as a model creative-economy district.

AUGUST 2023**ProEd Global School opens its Nuanu campus**

A Cambridge-curriculum school taking children from nursery to Year 11.

AUGUST 30, 2025**Official opening**

Nuanu Creative City opens to the public as a working town.

JUNE–JULY 2026**FOTO Bali Festival**

Five weeks, 36 artists from 24 countries and more than 25,000 visitors.



AUGUST 2026

Genius City, first phase

An education campus opens with 235 students.

Q4 2026

Sutala Market soft launch

A 17,000 m² food and lifestyle quarter with more than 50 tenants.

Source: SWA.co.id, 2026; GlobeNewswire (Genius Group), August 6, 2026; ANTARA, May 10, 2026; nuanu.com, opening event page; Media Pelangi, August 26, 2023; BaliNews.id, July 2026

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What's already open

Everything in the table below is working, not a render. We take clients through Nuanu on viewing days, and the mix changes every few months as new venues open.

Venues open at Nuanu, September 2026

VENUE	WHAT IT IS	WHY BUYERS CARE
ProEd Global School	Cambridge school, nursery to Year 11	Families can live within walking distance of school
Genius City	Education campus by Genius Group	Students and staff who need year-round housing
Luna Beach Club	Beach club on the black-sand shore	A draw for rental guests
THK Tower	Lookout tower based on Tri Hita Karana	Nuanu's landmark and most-photographed spot
Lumeira	Wood-fired dome sauna	The wellness crowd
Aurora Media Park, The Dome	Immersive art spaces	Event and day-trip traffic
Earth Sentinels, Magic Garden	14 m sculptures by Daniel Popper, butterfly garden	Day visitors and families
Labyrinth Art Gallery	Exhibition space for the Art & Bali program	The autumn art season
Nuanu Kids Academy	Free arts classes for local children	Ties with the surrounding villages

Source: nuanu.com; danielpopper.com; ANTARA, May 10, 2026; Rise Real Bali viewings, 2025–2026

Festivals that fill the calendar

Day visitors matter to anyone who lets a villa here. They show that people travel to Nuanu itself, not only to Tabanan. FOTO Bali ran from June 3 to July 12, 2026 and drew more than 25,000 people.

Autumn belongs to art. Art & Bali 2026 brought 23 galleries and more than 300 artists on September 11–13, and its main exhibition stays open at Labyrinth Art Gallery until November 29. Nuanu Cultural Week over the Lebaran holiday in 2026 aimed for 35,000 visitors.

25,000+

FOTO Bali visitors
June 3 to July 12, 2026

300+

artists at Art & Bali 2026
23 galleries

Nov 29

Art & Bali exhibition closes
2026

Source: Time Out and Trend Hotspot on FOTO Bali, 2026; nuanu.com and Danamic, September 16, 2026, on Art & Bali; Media Indonesia on Nuanu Cultural Week, 2026

Schools, and why families now ask about Tabanan

For years, Tabanan lost family buyers the moment we mentioned it. The nearest international schools were in Canggu. ProEd Global School changed that, and now parents ask first how many minutes the villa is from its gate.

Genius City adds a second anchor. Its first phase opened in August 2026 with 235 students, a project Genius Group valued at about Rp 248 billion at our site's exchange rate. The company expects about 600 students by December 2026. Students, teachers and staff need housing all year, which gives the area demand that doesn't depend on the tourist season. Fees at the island's main schools are in our international schools guide.

Source: GlobeNewswire (Genius Group), August 6, 2026; Media Pelangi, August 26, 2023; Rise Real Bali viewings, 2025–2026

Buying property in Nuanu

Nuanu's investment page lists 13 residential projects and a hotel inside the master plan. Around it, on the Nyanyi coast, more projects sell under their own names. Most sell as leasehold with an extension, and a few offer freehold through a company structure. Terms differ between projects, so read each contract rather than the brochure.

In our catalog, studios and apartments in and around Nuanu start below Rp 2 billion, and three- to five-bedroom villas run well above that. Handover dates stretch from 2026 into 2028, so check

what's finished and what's a foundation slab. The Nyanyi and Nuanu area page lists every project we carry.

Nuanu brochures quote returns above 10% a year. Those are gross projections before management, tax and empty nights. Our model for a pool villa in Nyanyi comes out at 7–9% net a year at 70% occupancy.

Source: nuanu.com/invest, September 2026; Rise Real Bali catalog and yield model, September 2026

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Our own project here, stated plainly

Rise Villas, our own development, sits in Nuanu: seven villas with one or two bedrooms. We're both the developer and the broker there, so we show the same documents for it as for anyone else's project. That means the building approval (PBG), the land lease and a yield model net of expenses.

If you're comparing Rise Villas with a neighbor, we'll put both through the same model at the same occupancy. We'd rather lose the sale than win it with a better-looking spreadsheet.

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Who Nuanu suits

Nuanu works best for buyers with a five-year horizon who want a frontier price with services already in place. It also fits families who want a school nearby and a quieter coast than Canggu. Sutala Market's opening and the next wave of projects will add cafés and events over the next two to three years.

A good fit	Worth planning around
● Families who want a school within walking distance ● Buyers letting to guests who come for events and the beach club ● Buyers who prefer a district built to one master plan ● Remote workers who want a quieter base near Canggu	● A drive to Canggu for nightlife ● A swimming beach elsewhere, since Nyanyi's shore break belongs to surfers ● Handover dates that differ by project, some in 2028 ● Lease terms that vary by contract
✓ Ask each project for a net yield with its management agreement attached ✓ Visit on a weekday, then drive to Canggu at 5 p.m. to see what the commute really looks like ✓ Confirm the handover date and the lease extension terms in the contract ✓ Check zoning before the deposit	

Source: Rise Real Bali viewings in Nuanu, 2024–2026; BaliNews.id on Sutala Market, July 2026

What this means for buyers

- 01 Nuanu is a 44-hectare planned town in Tabanan, about 15–30 minutes from Canggu, opened officially on August 30, 2025.
 - 02 More than Rp 2.4 trillion has gone in, and over 30 projects and venues already operate.
 - 03 A Cambridge school and the Genius City campus bring year-round, non-tourist demand for housing.
 - 04 Brochure returns above 10% are gross. Our net model for a Nyanyi pool villa is 7–9% at 70% occupancy.
 - 05 Sutala Market, a 17,000 m² food quarter, soft-launches in Q4 2026.
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FAQ

What is Nuanu in Bali?

Nuanu Creative City is a privately planned 44-hectare town on the Nyanyi coast of Tabanan. It holds an international school, an education campus, a beach club, galleries, art spaces and residential projects. It opened officially on August 30, 2025.

Where is Nuanu on the map?

On Bali's south-west coast in Beraban village, Kediri district, Tabanan, between Seseh and Tanah Lot. Pererenan is about ten minutes away, central Canggu 15–30 minutes and the airport roughly an hour.

Is there a school in Nuanu?

Yes. ProEd Global School runs a Cambridge-curriculum campus there for children from nursery to Year 11, and Genius Group opened the first phase of its Genius City campus in August 2026 with 235 students.

What can you see at Nuanu?

The THK Tower lookout, Luna Beach Club, Daniel Popper's Earth Sentinels sculptures, the Aurora Media Park and The Dome art spaces, and the Lumeira sauna. FOTO Bali runs in early summer and Art & Bali in September.

Can foreigners buy property in Nuanu?

Yes, mostly as leasehold with an extension written into the contract, the same way foreigners buy elsewhere in Bali. A few projects nearby offer freehold held through a foreign-owned company (PT PMA).

What rental yield can a Nuanu villa earn?

Project brochures quote gross returns above 10% a year. After management, tax and vacant nights, our model gives a pool villa in Nyanyi 7–9% net at 70% occupancy. We model each project on its own management agreement.

How we know this

Facts about Nuanu come from official and press sources with dates: the project's own site, Genius Group's release of August 6, 2026, ANTARA's report on the ministry visit, SWA's investment figure, and festival reports. The visitor count and number of operating projects are Genius Group's figures, not an independent count. The Genius City value is Genius Group's figure converted to rupiah at our site's exchange rate. Drive times swing with traffic. Price ranges and the 7–9% net yield come from our catalog and our own model, not from Nuanu. Rise Villas is our own project, and we say so wherever we mention it.

- SWA.co.id, Nuanu Creative City investment report, 2026
- GlobeNewswire, Genius Group launches first phase of Genius City in Nuanu, August 6, 2026
- ANTARA, Ministry of Creative Economy supports Nuanu Creative City, May 10, 2026
- nuanu.com, grand opening, Art & Bali 2026 and investment pages
- BaliNews.id, Sutala Market, July 2026
- Time Out and Trend Hotspot, FOTO Bali Festival 2026
- Rise Real Bali catalog and yield model, September 2026

By Dmitrii Rogov, Rise Real Bali.

Disclaimer

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