

42807 – Prime main roadside land of 3330 sqm for lease only walking distance to Nyanyi beach at Beraban, Tabanan

Description

Explore this exceptional land that offers both the charm of living in Bali and a great opportunity for business investment, located in the beautiful village of Nyanyi in Tabanan Regency, just a 5-minute stroll from the stunning surf beach. Nyanyi is a great place to relax because it is close to the famous Tanah Lot Temple and Canggu, which attract many tourists. The black sand beach not only offers a clean environment but also warm water, making it ideal for swimming. With its massive waves, the black sand beach is perfect for surfers of all levels, especially beginners. This prime plot, 3330 sqm, is perfectly located in a tourism zone, making it ideal for developing numerous possibilities, including a guesthouse and other commercial options. Featuring a flat contour, it provides the necessary infrastructure and amenities for construction and comfortable, convenient living in an idyllic, serene villa environment. With its convenient location near public facilities like schools and cafes, and close to one of Bali's newest and biggest exclusive complexes in Tabanan, Nuanu City, which is now under construction, this offers a great opportunity to invest in this area. So, don't hesitate to lease this potential land.

The Land Details

- **Total Land Size:** 3,330 sqm / 33.3 Are
- **Spatial Zoning:** Pink Zone / Tourism Accommodation Zone (ITR Akomodasi Wisata)
- **Terrain / Contour:** 100% Flat land, cleared and ready for immediate construction
- **Access Road:** Main roadside frontage with +/- 6-meter paved asphalt access
- **Title & Certificate:** SHGB (Building Rights Title / Sertifikat HGB)
- **Views:** Open rice field vistas and panoramic sunset views
- **Surroundings:** Exclusive villa complex environment and quiet local residential neighborhood

Lease Terms & Conditions

- **Lease Rate:** IDR 24,500,000 / Are / Year
- **Lease Tenure:** Minimum 30 Years – Up to Maximum 80 Years

Nearby Locations & Advantages

- **Walking Distance to Beach:** Only 1 km (approx. 10-15 minute walk) to the picturesque Nyanyi Beach.
- **Prime Main Road Exposure:** Direct main asphalt frontage ensures high visibility and effortless development logistics.
- **Tourism-Zoned Development Security:** Pink zoning permits smooth licensing for commercial accommodation and luxury villas.

? A prime 33.3-are flat, tourism-zoned land parcel near Nyanyi Beach with 6m asphalt road frontage, SHGB title, and scenic rice field views.

? **Interested in this property?** Contact us for more information or to arrange a private site inspection.

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