



## 44182 – Prime land of 625 sqm offers idyllic river view for sale in Bumbak, Umalas, Bali

### Description

This prime land is perfectly located in the heart of the golden triangle formed by Kerobokan, Seminyak, and Canggu, you will find the tranquil neighborhood of Umalas. This region has been a popular destination for expatriates seeking a harmonious lifestyle alongside the locals. The area is a beautiful representation of traditional Balinese life, complete with its iconic terraced rice fields. This 625 sqm vacant land is available for freehold sale, complete with a convenient 4-meter paved access road. Conveniently positioned right in the red/mix zoning, offers a picturesque scenery of a river and the tropical surroundings, a rice field as well as the mountains from a distance. With its prime location, this site provides a unique opportunity to enjoy both natural beauty and convenient zoning. This land is perfect for creating a serene private villa that can serve as a relaxing second home or be utilized for commercial purposes. From the moment you set foot in this area, it will enchant you and make you feel at home, providing a wonderful opportunity to create lasting holiday memories or promising business. This property is strategically located, just 15 minutes by car from the well-known Berawa beach area in Canggu, famous for its beach clubs and restaurants. Being only 15 minutes away from Seminyak Square, this location offers easy access to all the vibrant spots in Northern Kuta, Bali. This is such a premium and potential property that you definitely should not waive!

### The Land Details

- Land size: 625 sqm
- Frontage: 37 meters
- Back length: 20 meters
- Ownership: Freehold/SHM
- Spatial: Red/Mix Zoning
- South oriented
- Contour: Flat land
- View: River and lush greenery
- Access road: 4 meters
- Neighbors: Villas, Guesthouses, Hotel, Restaurants, Spa, Minimart, International school
- Location: Bumbak, Umalas, Badung, Bali
- Selling points: Close to Berawa – Canggu, Petitenget – Seminyak (15 mins drive) | Tranquil village atmosphere

**PRICE IDR 1,800,000,000/are**  
**NEGOTIABLE**

### Date Created

2025/09/12

### Author

agung-devata