



## 46835 – Premium Riverside Land of 1,737 sqm for Sale in Petanu Riverside – Bedulu, Gianyar

### Description

#### ? PREMIUM RIVERSIDE LAND IN UBUD – PETANU RIVER

A rare opportunity to acquire **1,737 m<sup>2</sup> (17. are)** of premium **freehold riverside land** overlooking the **Petanu River**, located in **Bedulu, Goa Gajah – Ubud, Gianyar, Bali**.

This property is situated in a highly desirable area designated for **resorts, villas, and restaurants**, making it ideal for investment or development.

#### Key Location Highlights:

- Only **5 minutes** to **Bebek Tepi Sawah Restaurant**
- Just **150 meters** walking distance to the **Goa Gajah** tourist attraction
- Peaceful riverside setting with strong tourism potential

#### Property Details:

- Land size: **1,737 m<sup>2</sup> (17.37 are)**
- Direct frontage to **Petanu River**
- **4-meter private road access**
- **Freehold title (SHM)**
- Zoning: **Residential & Tourist Cottage (ITR – Pemukiman & Pondok Wisata)**
- **Building permit (IMB) for villa already available**

#### Price:

- **IDR 425 million per are (100 m<sup>2</sup>)**
- Equivalent to **IDR 4.25 million per m<sup>2</sup>**

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#### Author

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