



49513 – Prime 44-Are Leasehold Land in Tegallalang, Bali | Sunset Ridge with Jungle & Rice Terrace Views

Description

Unlock the Ultimate Wellness Retreat Potential in Bali's Spiritual Heart.

Nestled on an elevated ridge in the iconic Tegallalang region, this ±44-Are (4,400 sqm) leasehold estate offers a rare combination of privacy, natural beauty, and strategic positioning. Boasting an expansive jungle and rice terrace outlook, the property is perfectly oriented to capture Bali's breathtaking tropical sunsets, making it an unrivaled canvas for a high-end eco-resort, boutique wellness retreat, or a signature luxury villa complex. The site features a thoughtful layout with a cleared upper-level plateau ready for development, transitioning into a lush, natural jungle valley slope that ensures "protected" views—your horizon will remain untouched by future developments. With a dedicated private access road and a quiet, secluded atmosphere, this site is designed for developers who prioritize "low-impact" luxury and environmental harmony. Located just a short drive from the cultural hub of Ubud, this Tegallalang gem represents a blue-chip opportunity to capitalize on the growing global demand for regenerative travel and nature-based sanctuary concepts.

Property Detail Specifications

- Property Type: Development Land (Leasehold)
- Total Land Size: 44 Are (4,400 m²)
- Net Usable Area: ±39 Are (3,900 m²) + Private Access Road
- Views: Panoramic Sunset, Jungle Valley, and Rice Terraces
- Topography: Level building plateau + natural valley slope
- Zoning: Agricultural (Green Zone) – Ideal for Eco-Tourism & Nature-based concepts
- Legal Status: Leasehold (25 + 25 + 25 years)
- Access: Private access road via a separate title
- Price: IDR 5,250,000,000 (IDR 5.25 Billion)

Why This Investment?

- Strategic Location: Tegallalang is world-renowned for its rice terraces and is a "must-visit" destination, ensuring high visibility for future commercial projects.
- Long-Term Security: The 25+25+25-year lease structure provides nearly a century of security for long-term ROI.
- Wellness-Ready: The "Green Zone" status protects the surrounding serenity, ensuring your guests always experience the "Real Bali."

Experience the site in person. Private viewings are available by appointment.

Contact Us For full due diligence documents, topographic maps, or to schedule a site visit.

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