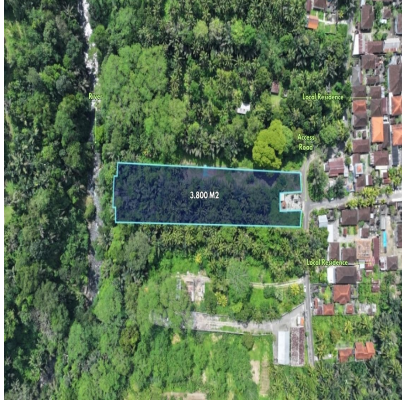




49585 – 3800 sqm Land For Sale in Sangeh, Badung | Flat Terrain & Secure Freehold Title

Description

Unlock the Potential of Bali's Lush Central Corridor with Natural Water Features.

Situated in the serene region of Sangeh, Abiansema, this expansive 3,800 sqm (38 Are) freehold estate offers a rare combination of natural tranquility and strategic connectivity. Known for its cool climate and authentic Balinese atmosphere, Sangeh serves as a vital bridge between the commercial hubs of Badung and the cultural epicenter of Ubud, making it a prime location for future-proof investments. The property features a perfectly flat contour, presenting a "plug-and-play" canvas for developers. A standout feature of this land is its proximity to a river located at the rear boundary (approximately 20 meters beyond the back plot), providing a soothing natural ambiance and a premium "riverside" feel. This makes the site ideally suited for an exclusive villa complex, a nature-centric wellness retreat, or a high-end sanctuary that leverages the beauty of Bali's flowing waters.

Property Detail Specifications

- Location: Sangeh, Abiansema, Badung Regency, Bali
- Land Size: 3,800 sqm (38 Are)
- Natural Feature: Riverside proximity (approx. 20m from the back of the property)
- Ownership Status: Freehold (SHM) – Private Ownership (Clean & Clear)
- Topography: Flat & Ready for Construction
- Road Access: 5-Meter Wide Asphalt Road
- Environment: Quiet, lush surroundings with the calming sound of the river, yet close to Sangeh's famous tourist attractions.

Why this land?

1. **Riverside Value Addition:** Proximity to a river significantly increases the rental and resale value for villa projects, as "water views" are highly sought after in the Bali luxury market.
2. **Construction Efficiency:** Flat land is a prized asset in Bali. It simplifies architectural design and significantly accelerates the construction timeline without the need for complex terracing.
3. **High Capital Appreciation:** Offered at a highly competitive price of **IDR 1.6 Billion Global**, this property is priced significantly below the average market rate for the growing Badung Regency.

Price: IDR 1,600,000,000 (Global)

- Secure Freehold (SHM) title for a transparent and safe transaction.

Contact us to schedule a site visit and for further information.

Date Created

2026/04/07

Author

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