



50856 – 9.700 sqm Large Freehold Land for Sale in Gulingan, Badung – Ideal for Residential Development & Long-Term Investment

Description

An excellent opportunity to acquire a large-scale freehold land in Ulun Uma, Gulingan – Badung, a peaceful and steadily developing area with strong long-term growth potential. Surrounded by residential homes and rice fields, this land is well-suited for housing projects, private villa estates, or strategic land banking. With a total land size of 9,700 m² (97 are) and wide road access allowing two cars to pass, the property offers excellent development flexibility. Although currently zoned Green, the surrounding area is predominantly Yellow (Residential), and assistance with zoning upgrade can be arranged, adding further upside value for investors and developers. The land is offered for sale only (not for lease), with a motivated owner planning to relocate outside the city, making this a genuine opportunity at a competitive price point.

? Land Details

- Location: Ulun Uma, Gulingan – Badung
- Land Size: 97 are (9,700 m²)
- Title: Freehold (SHM)
- Zoning: Green Zone (surrounding area already Yellow – zoning assistance available)
- Access: Wide road, two cars can pass comfortably
- View: Residential area
- Surroundings: Housing and rice fields

? Price

- IDR 110,000,000 / are
- Global price – Negotiable

? Key Selling Points

- ? Large land parcel suitable for phased development
- ? Strong potential for rezoning in an evolving residential area
- ? Easy access and established neighborhood
- ? Ideal for housing clusters, villa projects, or long-term investment
- ? Competitive price for land size in Tabanan

? **Serious buyers only. Contact us now** for full details, zoning discussion, total price calculation, or to arrange a site visit. Large freehold land plots in developing residential areas like Gulingan are becoming increasingly rare—secure this opportunity early.

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