



53023 – 1.058 sqm of leasehold land for 30 Years in Jl. Suweta, Ubud – Jungle Canyon Views

Description

? **Location:** Jl. Suweta, Ubud, Bali

A rare **10.58 are (1,058 sqm) leasehold land** opportunity in the highly sought-after Jl. Suweta area, just **5 minutes from Ubud center**. Surrounded by a peaceful neighborhood and within walking distance of cafés, shops, and laundry services, the property offers beautiful **unobstructed jungle canyon views** while remaining close to Ubud's popular tourist and expat areas. The leasehold is secured for **30 years with a guaranteed 20-year extension**, and the contract allows for subleasing. The property consists of **two certificates** and already has several supporting arrangements in place, including a Subak agreement, village approval, water well, soil test, and bike access.

Property Details

- Land Size: **1,058 sqm / 10.58 are**
- Leasehold: **30 years**
- Extension: **Guaranteed 20-year extension**
- Certificates: **2 certificates**
 - 6.58 are
 - 4 are
- Location: **Jl. Suweta, Ubud**
- Views: **Unobstructed jungle canyon views**
- Surroundings: **Quiet residential and villa neighborhood**
- Water: **Existing water well**
- Soil Test: **Completed**
- Subak Agreement: **Completed**
- Village Approval: **Completed**
- Access: **Approx. 1.4-meter bike access**
- Wider car access may be purchased from a neighboring property, with a preliminary agreement already in place.

Zoning & Development Potential

- **4 are:** Pink Tourism Zone (Pariwisata) — suitable for **two villas or one larger villa**, with potential for daily rental operations.
- **6.58 are:** Green Zone, with **LSD status removed**. According to the provided information, **20% of the total land area of 38 are** is permitted for construction.
- The green-zone portion can accommodate supporting facilities such as **swimming pools, gazebos, parking areas, and gardens**.

Leasehold Price

? **IDR 9 Million/are/year**

Total for 10.58 are × 30 years: IDR 2.8566 Billion

Investment Opportunity

In addition to the leasehold, the owner welcomes **investment proposals for villa development** on the land. The owner has more than **20 years of construction experience**, supported by an experienced architect, engineer, and construction team.

? **Interested in this property or the villa development opportunity?** Contact **Devata Agung Property** for more information or to arrange a private site inspection.

? A unique Ubud investment opportunity combining a prime location, spectacular jungle views, long-term leasehold security, and potential for villa development.

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