



? **Location:** Kedewatan, Ubud, Gianyar, Bali

Property Details

- **Land Size:** ±3,100 m² / 31 are
- **Land Condition:** Flat and ready to build
- **Zoning:** Yellow Zone / Residential
- **Access:** Private access road measuring ±4 meters with a direct connection to the main road
- **Environment & Neighborhood:** Directly adjacent to Damara Villa within an established villa, residential, and hospitality area
- **Development Potential:** Ideal for a villa complex, boutique villas, a private residence, or a hospitality project, subject to zoning and permits

- **Short Drive to Culture & Nature:**
 - Campuhan Ridge Walk & Neka Art Museum: ±5–10 minutes
 - Sayan: ±5–10 minutes
 - Ubud Centre, Palace, & Market: ±10–15 minutes
 - Monkey Forest Ubud: ±15–20 minutes
 - Tegallalang: ±20–25 minutes
- **Airport Accessibility:** Approximately 1.5 to 2 hours from Ngurah Rai International Airport depending on traffic.

? Price: IDR 700,000,000 / are (Total Asking Price: ± IDR 21,700,000,000 — Negotiable)

? A prime $\pm 3,100$ sqm flat development land parcel in Kedewatan, Ubud, featuring a 4-meter private access road, Yellow Zone residential zoning, and a prestigious location next to Damara Villa.

? Interested in this property? Contact us for more information or to arrange a private site inspection.

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Author
admin