



53602 – 278 sqm Prime Tourism Land for Sale Near Berawa Beach – Tibubeneng

Description

? **Location:** Tibubeneng, Kuta Utara, Badung, Bali

A rare opportunity to secure a compact land parcel in the most prestigious pocket of Berawa, Canggu—located just a 3-minute walk from Berawa Beach. Set within an ultra-elite enclave of luxury villas and boutique hotels, this 278 m² plot (part of a larger 856 m² title that can be purchased as a whole) features prime Tourism Zoning (ITR Pariwisata) and a 6-meter natural andesite stone-paved access road, making it ideal for a luxury private villa or high-yield vacation rental build.

Property Details

- **Land Size:** 278 m² / 2.78 Are (Option to acquire the total plot of 856 m² / 8.56 Are)
- **Frontage:** 9 meters wide
- **Title / Legality:** Sertifikat Hak Guna Bangunan (SHGB)
- **Zoning:** Pink Zone (Tourism / ITR Pariwisata)
- **Access Road:** Premium 6-meter-wide natural andesite stone-paved road (Jalan Paving Batu Alam Andesit)
- **Environment:** Luxury villa and high-end hotel neighborhood, quiet and highly exclusive

Nearby Locations & Advantages

- **3 Minutes Walk:** Berawa Beach, Atlas Beach Club, and Finns Beach Club.
- **Walking Distance:** Prime access to Berawa's iconic dining, cafe, and wellness strip.
- **Prime Commercial & Villa Potential:** Rare small plot size in an elite beachside location with official tourism zoning allowing high-density hospitality development.

? **Price:** IDR 2,550,000,000 / Are (Included PPN)

(Total Asking Price for 278 m²: ~IDR 7,089,000,000)

? A rare 278 m² land plot in Berawa, Canggu featuring a 3-minute walk to the beach, SHGB title, tourism zoning, 9m frontage, and 6m andesite paved road access.

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

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