



53830 – Ocean View Land Plots Starting from 425 sqm (4.25 Are) for Lease or Sale in Ungasan

Description

? **Location:** Jl. Tukad Selatan, Ungasan, South Kuta, Badung Regency, Bali

An exceptional real estate opportunity to acquire rare ocean-view land plots in a desirable villa enclave along Jl. Tukad Selatan, Ungasan. Available in three generous plot sizes (425 sqm, 450 sqm, and 534 sqm), these flat, ready-to-build land parcels feature residential Yellow Zone designation with Freehold SHM titles. Boasting wide road access (+/- 5m paved and 6m asphalt) and located just 7 minutes from Melasti Beach, these plots offer ideal sites for luxury villa development, private residential compounds, or high-return capital investment. Available for both outright Freehold purchase and long-term Leasehold.

Property Details

- **Plot Sizes Available:**
 - 425 sqm (4.25 Are)
 - 450 sqm (4.50 Are)
 - 534 sqm (5.34 Are) (*Offers maximum ocean view potential*)
- **Spatial Zoning:** Yellow Zone / Residential Zone (ITR Pemukiman)
- **Terrain / Contour:** 100% Flat land contour, ready for immediate construction
- **Legality:** Freehold Title Certificate (SHM)
- **Access Road:** Dual access via +/- 5-meter paved road and 6-meter asphalt road
- **Environment:** Exclusive villa neighborhood surrounded by high-end private residences
- **Development Potential:** Multi-unit villa complex, private luxury estate, or investment holding

Transaction Options & Pricing Terms

Option 1: Freehold Purchase (SHM)

- **425 sqm (4.25 Are) Plot:** IDR 675,000,000 / Are (*Total: IDR 2,868,750,000*)
- **450 sqm (4.50 Are) Plot:** IDR 750,000,000 / Are (*Total: IDR 3,375,000,000*)
- **534 sqm (5.34 Are) Plot:** IDR 825,000,000 / Are (*Total: IDR 4,405,500,000*)

Option 2: Long-Term Leasehold

- **425 sqm (4.25 Are) Plot:** IDR 14,000,000 / Are / Year
- **450 sqm (4.50 Are) Plot:** IDR 16,000,000 / Are / Year
- **534 sqm (5.34 Are) Plot:** IDR 18,000,000 / Are / Year

Nearby Locations & Advantages

- **7 Minutes to Melasti Beach:** Close proximity to one of South Kuta's premier white-sand beaches and luxury beach clubs.
- **Scenic Ocean Views:** Premium elevated placement along Jl. Tukad Selatan, with the 534 sqm plot boasting wide ocean view potential.
- **Excellent Accessibility:** Dual paved (5m) and asphalt (6m) access road network simplifies development logistics.
- **Residential Zoning Security:** Designated Yellow Zone guarantees smooth building permit (PBG/IMB) processing for villas and homes.

? **Lease Price:** Starting from IDR 14,000,000 / Are / Year

? **Sale Price:** Starting from IDR 675,000,000 / Are

? Rare ocean-view land plots starting from 425 sqm with SHM title, yellow zoning, and 5-6m road access near Melasti Beach, Ungasan.

? **Contact us for site visits and further information.**

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