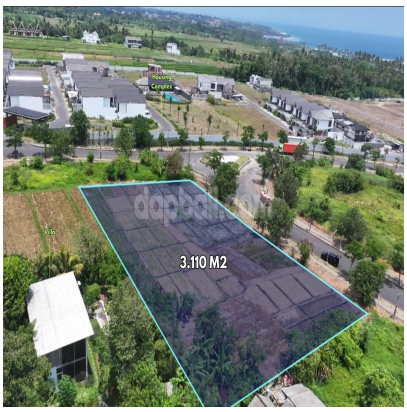


53842 – Ocean View Tourism Land 3,110 sqm (31.1 Are) for 30-Year Lease in Pangkung Tibah, Tabanan

Description

? **Location:** Pangkung Tibah, Kediri, Tabanan Regency, Bali *(Near Ciputra Resort)*

An exceptional premium land investment opportunity located in the prestigious resort corridor of Pangkung Tibah, Tabanan. Spanning a global area of **3,110 sqm (31.1 Are)** with regular dimensions of 47 meters frontage by 69 meters depth, this prime property is situated within a designated Tourism Zone (Pink Zone). Featuring panoramic ocean and lush rice field views on a 100% flat, ready-to-build terrain, this plot is perfectly crafted for luxury resort development, high-end private villas, or commercial guest house complexes. Complete with 4-meter private road access and walking distance to Ciputra Resort and the beach, it offers a high-yield development opportunity in Tabanan's fast-growing coastal strip.

Property Details

- **Total Land Size:** 3,110 sqm / 31.1 Are
- **Plot Dimensions:** Approx. 47 meters frontage × 69 meters depth
- **Spatial Zoning:** Tourism Zone / Commercial Accommodation (ITR Pariwisata)
- **Terrain / Contour:** 100% Flat land contour, cleared and ready for immediate construction
- **Access Road:** 4-meter-wide private road access
- **Views & Surroundings:** Dual panoramic ocean views and lush rice field vistas; surrounded by luxury villas, commercial compounds, and boutique homestays
- **Development Potential:** Luxury resort, exclusive villa complex, or commercial guest house project

Lease Terms & Conditions

- **Lease Rate:** IDR 30,000,000 / Are / Year
- **Lease Tenure:** 30 Years
- **Annual Investment:** IDR 933,000,000 / Year

Nearby Locations & Advantages

- **Walking Distance:** Moments from the landmark Ciputra Resort complex and local beach access.
- **5 Minutes:** Direct access to the shoreline and Bali Beach Glamping.
- **10 Minutes:** Proximity to local boutique cafes, restaurants, and retail shops.
- **Tourism Zoning Security:** Designated tourism zoning ensures smooth licensing for commercial accommodation and hospitality ventures.

? **Lease Price:** IDR 30,000,000 / Are / Year *(30-Year Fixed Leasehold)*

? Premium 31.1 are flat tourism land with dual ocean and rice field views, 4m private road access, and walking distance to Ciputra Resort in Pangkung Tibah.

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

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Author
agung-devata