



53910 – 1,422 sqm (14.22 are) Yellow-Zoned Residential Land for Lease in Demung, Kediri, Tabanan

Description

? **Location:** Demung, Kediri, Tabanan Regency, Bali

An exceptional long-term land lease opportunity situated in a growing residential corridor in Demung, Kediri, Tabanan. Spanning a total area of **1,422 sqm (14.22 Are)** across **2 Freehold Certificates (2 SHM)** on a 100% flat, ready-to-build contour, this plot is designated within a Yellow Zone (Residential Zoning). Serviced by a wide 6-meter asphalt access road, the property is perfectly suited for developing a housing estate, boarding house compound, private residence, storage facility, or commercial venture.

Property Details

- **Total Land Size:** 1,422 sqm / 14.22 Are
- **Legality:** Freehold Title Certificate (Consisting of 2 SHM Titles)
- **Spatial Zoning:** Yellow Zone / Residential Zone (ITR Pemukiman)
- **Terrain / Contour:** 100% Flat contour, cleared and ready for immediate construction
- **Access Road:** Wide 6-meter asphalt main road access
- **Neighborhood:** Local residential area and commercial entertainment venues
- **Development Potential:** Residential compound, rental unit complex, private estate, storage facility, or commercial venue

Lease Terms & Pricing

- **Lease Rate:** IDR 4,000,000 / Are / Year
- **Total Annual Lease:** IDR 56,880,000 / Year
- **Minimum Lease Period:** 5 Years

Nearby Locations & Advantages

- **Dual-Certificate Legal Security:** Consisting of 2 clean Freehold (SHM) titles within a designated Yellow Zone, guaranteeing smooth building permit (PBG/IMB) administration.
- **Wide Asphalt Road Access:** A clean 6-meter asphalt road provides effortless accessibility for cars, delivery trucks, and construction equipment.
- **Highly Affordable Rates:** At just IDR 4 million per are per year, this offers exceptional value and low operational overhead for long-term leaseholders.
- **Strategic Tabanan Corridor:** Seamlessly connects to central Kediri town, local markets, schools, and essential public facilities.

? **Lease Price:** IDR 4,000,000 / Are / Year (Minimum 5-Year Lease)

? Flat 1,422 sqm residential land consisting of 2 SHM titles with 6m asphalt road access in Demung, Kediri, Tabanan.

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

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Author

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