



53931 – 13,300 sqm (133 are) Main Road Residential Land for Sale in Sembung Gede, Tabanan

Description

? **Location:** Main Road Denpasar–Gilimanuk, Sembung Gede, Kerambitan, Tabanan Regency, Bali

An extraordinary land investment opportunity: a premium 13,300 sqm (133 Are) parcel located directly along the main Denpasar–Gilimanuk road in Sembung Gede, Tabanan. Consisting of 9 Freehold Certificates (SHM) under single ownership, this property features a Yellow Zone (Residential Zoning) designation with a flat to gently sloping *ngantong* contour. With direct main-road access and the ability to expand the total area to 6 hectares, this property is well suited for large-scale residential housing developments, commercial compounds, or strategic land banking along Bali's principal logistics corridor.

Property Details

- **Total Initial Land Size:** 13,300.40 sqm / 133 Are (*Expansion potential up to 60,000 sqm / 6 Hectares*)
- **Legality & Ownership:** Freehold Title Certificate (Consisting of 9 SHM titles under single ownership)
- **Spatial Zoning:** Yellow Zone / Residential Zone (ITR Pemukiman)
- **Terrain & Shape:** Flat and gently sloping contour with a highly favorable *ngantong* layout
- **Access Road:** Direct main road frontage with 6-meter-wide access
- **Neighborhood:** Local residential area along a major commercial transport corridor
- **Development Potential:** Large-scale residential housing estate, mixed-use commercial compound, logistics/distribution hub, or master-planned community

Nearby Locations & Key Advantages

- **Strategic Main Road Frontage:** Positioned along the arterial Denpasar–Gilimanuk main road, ensuring supreme visibility, high traffic flow, and effortless access for construction and logistics.
- **Massive Expansion Potential:** Opportunity to assemble and expand the land package up to 6 hectares, perfect for substantial master-planned projects.
- **Single-Owner Legal Cleanliness:** 9 consolidated Freehold (SHM) titles under one owner simplify land acquisition and legal processing.
- **Residential Zoning Security:** Designated Yellow Zone status guarantees smooth building permit (PBG/IMB) administration for housing or commercial builds.

? **Price:** IDR 250,000,000 / Are

? Prime 13,300 sqm main-road residential land (9 SHM titles) with expansion up to 6 Ha in Meliling, 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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