

53941 – 242 sqm (2.42 are) Flat Pink Zone Land for Lease in Tebongkang, Ubud Corridor

Description

? **Location:** Tebongkang, Singakerta, Ubud, Gianyar Regency, Bali

An exceptional boutique land lease opportunity situated in the desirable villa environment of Tebongkang, along the primary southern access corridor to central Ubud. Spanning a compact, highly efficient area of **242 sqm (2.42 Are)** with regular rectangular dimensions (13 meters frontage by 20 meters depth), this plot features a 100% super flat contour and clear Freehold (SHM) title status. Designated within a high-value Pink Zone (Commercial / Tourism Spatial Zone) with views over surrounding plantations and rice fields, this land is ideally proportioned for building a high-yield private luxury villa, boutique holiday rental unit, or commercial studio space.

Property Details

- **Total Land Size:** 242 sqm / 2.42 Are
- **Dimensions:** Rectangular shape (13 meters frontage × 20 meters depth)
- **Spatial Zoning:** Pink Zone / Commercial & Tourism Zone (ITR Pariwisata)
- **Legality:** Freehold Title Certificate (SHM)
- **Terrain / Contour:** 100% Super flat contour, cleared and ready for immediate construction
- **Access Road:** 4-meter-wide road access
- **Environment & Views:** Surrounded by modern private villas with scenic plantation and rice field views
- **Development Potential:** High-yield private villa, boutique holiday rental home, or artistic studio space

Lease Terms & Pricing

- **Lease Rate:** IDR 8,500,000 / Are / Year
- **Total Annual Lease:** IDR 20,570,000 / Year

Nearby Locations & Key Advantages

- **Prime Commercial Tourism Zoning:** Pink Zone status guarantees seamless processing for commercial accommodation licenses, boutique rental permits, or business ventures.
- **Efficient Rectangular Footprint:** Wide 13-meter frontage allows maximum flexibility for architectural layout, villa orientation, and private pool placement.
- **Strategic Tebongkang Hub:** Located in a rapidly developing villa neighborhood providing easy connectivity to central Ubud, Sayayan, and South Bali transport corridors.
- **Peaceful Tropical Setting:** Offers scenic plantation and rice field backdrops, combining tranquil natural surrounds with convenient suburban access.

? **Lease Price:** IDR 8,500,000 / Are / Year

? Super flat 2.42 are of Pink Zone land with 13m frontage, SHM title, and 4m road access in a villa area in Tebongkang, Ubud.

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

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Author
admin