



54134 – 5,400 sqm (54 are) Prime Caldera-Rim Tourism Land with Mount Batur Lake Views for Sale on Jalan Raya Penelokan, Kintamani

Description

? **Location:** Jalan Raya Penelokan, Kintamani, Bangli Regency, Bali (Approx. 150 meters from Pahdi Specialty Coffee)

An extraordinary, rare commercial tourism development opportunity situated directly on the caldera rim of Jalan Raya Penelokan in Kintamani. Spanning a vast **5,400 sqm (54 Are)** with an impressive **100-meter main road frontage**, this cliffside/rim-side plot commands breathtaking, unobstructed panoramic views of Mount Batur (*Gunung Batur*) and Lake Batur. Designated within the official Tourism Zone and equipped with an HGB title valid through 2049, with notary documents ready for transfer, this property represents the ultimate canvas for a high-end destination cafe, luxury restaurant, day club, boutique hotel, or commercial retail hub in Bali's booming highland tourism capital.

Property Details

- **Total Land Size:** 5,400 sqm / 54 Are
- **Main Road Frontage:** Approx. 100 meters directly facing Jalan Raya Penelokan
- **Topography & Views:** Rim-side plot with open, uninterrupted views of Mount Batur and Lake Batur
- **Legality & Title:** HGB Title Certificate (Valid to 2049), complete documents ready with the notary
- **Spatial Zoning:** Tourism Zone (Zona Pariwisata) – fully approved for hospitality and commercial operations
- **Engineering & Surveys:** Comprehensive soil investigation and topographic survey already completed and included
- **Development Potential:** Destination cafe, scenic restaurant, luxury cliffside day club, boutique hotel, or commercial retail spaces

Transaction & Pricing Terms

- **Asking Price:** IDR 450,000,000 / Are (IDR 4,500,000 / sqm)
- **Total Investment Price (54 Are / 5,400 sqm Plot):** IDR 24,300,000,000

Nearby Locations & Key Advantages

- **Prime Caldera Rim Frontage:** Positioned along the high-traffic tourism corridor of Jalan Raya Penelokan, just 150 meters from popular establishments like Pahdi Specialty Coffee.
- **Unrivaled Panoramic Vistas:** Offers wide 100-meter direct rim exposure, capturing iconic, sweeping angles of Mount Batur and Lake Batur that attract millions of regional and international visitors annually.
- **Ready-to-Develop Status:** Features complete HGB legalities up to 2049, pre-conducted soil tests, and topographic mapping, significantly reducing pre-construction timelines.
- **High-Yield Tourism Zoning:** Official tourism zoning allows for immediate commercial structuring for hospitality, food and beverage, or lodging ventures.

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

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