



54170 – 498 sqm (4.98 Are) Freehold Yellow Zone Residential Land for Sale in Kediri, Tabanan

Description

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

An attractive investment opportunity to acquire a prime 498 sqm (4.98 Are) freehold land plot situated in a quiet, authentic local community area in Kediri, Tabanan. Featuring ideal dimensions of 16.6 meters by 30 meters, this completely flat land plot is classified within the Yellow Zone (*ITR Kuning / Residential Zone*), allowing for straightforward residential building permit (PBG) approval. Accessed via a broad 5-meter concrete road, the property is perfectly suited for private home construction, a family villa, or long-term land banking in one of West Bali's steadily growing residential sectors.

Property Details

- **Total Land Size:** 498 sqm / 4.98 Are
- **Plot Dimensions:** 16.6 meters width x 30 meters length
- **Legality & Title:** Freehold Title Certificate (SHM / Hak Milik)
- **Spatial Zoning:** Yellow Zone / Residential (*ITR Kuning / Pemukiman*)
- **Land Contour:** Flat, level terrain (*Kontur Datar*)
- **Access Road:** Broad 5-meter concrete road (*Jalan Beton 5 Meter*)
- **Neighborhood Environment:** Peaceful local community setting (*Lingkungan Warga Lokal*)
- **Development Potential:** Custom private villa, family homestead, or long-term land banking investment

Nearby Locations & Key Advantages

- **Ideal Plot Dimensions:** Balanced 16.6m x 30m rectangular footprint offers optimal layout efficiency for residential floor plans, garden space, and private parking.
- **Verified Yellow Zone Zoning:** Official *ITR Kuning* status ensures a secure legal framework for building residential houses or villas.
- **Excellent Infrastructure Access:** Direct front access via a wide 5-meter concrete road allows easy transit for cars and construction vehicles.
- **Strategic Tabanan Growth Hub:** Conveniently positioned in Kediri, providing fast connectivity to Tabanan central services, regional hospitals, and coastal beaches.

? **Price:** IDR 500,000,000 / Are (

? Strategic 4.98 Are Freehold Yellow Zone residential land (16.6m x 30m plot) with 5m concrete road access in 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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