



54371 – 750 sqm (7.5 are) Premium Residential Leasehold Land with Guaranteed Rice Field Views in Pangkung Tibah, Tabanan

Description

? **Location:** Jl. Batu Tampih Kawan, Pangkung Tibah, Kediri District, Tabanan Regency, Bali (*Minutes from Kedungu Beach*)

An exceptional, ready-to-build leasehold land opportunity spanning **750 sqm (7.5 Are)** in the highly sought-after coastal extension of Pangkung Tibah, right next to the vibrant Kedungu lifestyle hub. Unlike legacy agricultural listings in the area, this plot features official and verified ITR **"Rumah Tinggal" (Residential Zoning)**, ensuring a straightforward path for building permit (PBG) approval. Perfectly flat, sitting directly alongside an excellent main access road to minimize preliminary excavation costs, and bordered by protected green zone rice fields that guarantee permanent unobstructed views, this site is primed for an immediate luxury villa development. Backed by a secure remaining lease term and an open-minded landowner willing to grant extensions, this asset offers high-conversion investment and long-term ROI potential.

Property Details

- **Total Land Size:** 750 sqm / 7.5 Are
- **Property Type:** Ready-to-Build Leasehold Land (*Tanah Siap Bangun*)
- **Spatial Zoning / Legality:** Official Residential Zoning (*ITR Kuning / Rumah Tinggal*), fully eligible for PBG (Building Permit) processing
- **Contour & Topography:** 100% flat land layout, minimizing site preparation and structural fill costs
- **Access Road:** Directly situated on an excellent, wide main access road (*Jl. Batu Tampih Kawan*)
- **Views & Environment:** Direct permanent green vistas overlooking protected, non-buildable rice fields; positioned immediately next to a newly completed luxury villa estate
- **Lease Flexibility:** Solid remaining lease term with guaranteed extension options directly from a cooperative landowner

Nearby Locations & Key Advantages

- **Prime Kedungu / Pangkung Tibah Corridor:** Located in Bali's fastest-rising coastal investment zone, just moments away from Kedungu Beach, surf breaks, and burgeoning boutique cafes.
- **Guaranteed Regulatory Compliance:** Verified residential (*Rumah Tinggal*) zoning eliminates zoning conversion hurdles and streamlines commercial or residential villa construction.
- **Immediate Development Viability:** Flat contour, verified road access, and neighboring high-end luxury villas make this a low-risk, fast-turnaround project.
- **Protected Permanent Views:** Bordering strict agricultural green zones to safeguard your scenic investment against future structural blockages.

? **Rental Price:** IDR 18,500,000 / Are / Year (*Total: IDR 138,750,000 / Year*)

? Ready-to-build 7.5 Are residential-zoned leasehold land with guaranteed permanent rice field views in Pangkung Tibah near Kedungu.

? **Interested in representing or acquiring this property?** Contact us for complete legal documentation, lease term extensions, or to schedule a private site inspection.

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Author

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