



54436 – Ultra-Prime 10.37 Hectare White Sand Beachfront Land for Sale, Jimbaran

Description

? **Location:** Jimbaran, South Kuta, Badung Regency, Bali (Adjacent to Ayana Resort, near Jumeirah, Raffles, and Four Seasons; close to the 24m Southern Ring Road / Jalan Lingkar Selatan)

An exceptionally rare trophy asset comprising **10.37 Hectares (103,700 sqm / 1,037 are)** of ultra-prime beachfront land situated directly next to the world-renowned Ayana Resort in Jimbaran. Held under **3 Freehold Title Certificates (SHM)**, this magnificent estate sits directly on a pristine white-sand beachfront with unobstructed sunset views. Positioned within Bali's most exclusive 5-star luxury hotel enclave—surrounded by global hospitality icons such as Ayana, Jumeirah, Raffles, and Four Seasons—and offering close proximity to the 24-meter Southern Ring Road (*Jalan Lingkar Selatan*), this site is pre-zoned for tourism (*Zona Pariwisata*), making it a premier canvas for an ultra-luxury integrated resort, branded residences, or a world-class beach club compound.

Property Details

- **Total Land Size:** 103,730 sqm / 1,037 Are / 10.37 Hectares
- **Legality & Title:** 3 Freehold Title Certificates (SHM / Hak Milik)
- **Spatial Zoning:** Tourism Zone (*Zona Pariwisata*) — fully approved for hospitality and commercial development
- **Topography & Beachfront:** Direct white-sand beachfront (*tepi pantai berpasir putih*) with panoramic sunset views (*sunset views*)
- **Neighborhood Context:** Ultra-luxury 5-star hotel district neighboring Ayana Resort, Jumeirah Bali, Raffles Bali, and Four Seasons Jimbaran
- **Access Infrastructure:** Strategically located near the 24-meter-wide Southern Ring Road (*Jalan Lingkar Selatan*)

Transaction & Pricing Terms

- **Asking Price:** IDR 750,000,000 / Are (*IDR 7,500,000 / sqm*)
- **Total Investment Value (1,037 Are / 10.37 Ha):** IDR 777,750,000,000

Key Investment Advantages & Strategic Highlights

- **Unrivaled Jimbaran Beachfront Location:** One of the very last remaining large-scale contiguous beachfront land holdings available directly adjacent to the Ayana Resort ecosystem.
- **Elite 5-Star Hospitality Ecosystem:** Surrounded by Bali's most prestigious ultra-luxury resorts, guaranteeing maximum prestige, high net-worth visitor traffic, and exceptional brand synergy.
- **Prime Tourism Zoning & Road Access:** Fully backed by commercial tourism zoning (*Zona Pariwisata*) and enhanced by arterial connectivity to the 24-meter Southern Ring Road, ensuring seamless heavy logistics and VIP guest access.
- **Trophy Asset Status:** Backed by clean SHM titles, offering institutional-grade security for global developers, hotel chains, and private equity investment syndicates.

? **Price:** IDR 750,000,000 / Are (*Total: IDR 777.75 Billion*)

? Ultra-prime 10.37-hectare white-sand beachfront land with tourism zoning adjacent to Ayana Resort, Jimbaran.

? **Interested in this trophy asset?** Contact us for access to complete legal data, spatial planning files, and confidential acquisition terms.

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