



54572 – 2.31-Hectare (23,100 sqm) Tourism Land for Sale in Tegalwangi, Jimbaran

Description

? **Location:** Tegalwangi Beach Area, Jimbaran, South Kuta, Badung Regency, Bali (5 minutes to Tegalwangi Beach, Rock Bar AYANA, and Locca Sea House; 30 minutes to Ngurah Rai International Airport)

An extraordinary prime tourism development land parcel spanning **23,100 sqm (231 Are / 2.31 Hectares)** in the prestigious Tegalwangi coastal enclave of Jimbaran. Encompassed by world-class 5-star luxury resorts and exclusive private villa estates, this site features **favorable flat topography and clear ocean-view potential from second-floor elevations**. Held under corporate ownership with **3 SHGB titles** (PT-owned) and verified **Tourism Zoning (Zona Pariwisata)**, the site is equipped with wide two-way access roads and established public infrastructure. Offered at **IDR 5,500,000 per sqm** (or **IDR 550,000,000 per are**), this property provides an optimal foundation for institutional investors, hotel groups, or luxury villa developers looking to launch a flagship resort project in South Bali.

Property Specifications

- **Total Land Area:** 23,100 sqm / 231 Are / 2.31 Hectares (Global size)
- **Land Title:** 3 Corporate Certificates (Sertifikat Hak Guna Bangunan / SHGB PT)
 - Parcel Breakdown: 19,700 sqm + 2,900 sqm + 500 sqm
- **Spatial Zoning:** Tourism Zoning (Zona Pariwisata), designated for commercial hospitality, resorts, and luxury residential projects
- **Topography & Elevational Aspects:** Flat land contour ensuring efficient construction and site preparation, with second-story elevation offering ocean view potential
- **Access Roads:** Wide two-way asphalt/paved access road providing smooth logistics and vehicular ingress/egress
- **Surrounding Neighborhood:** Enclosed by luxury 5-star hotel brands, exclusive villa compounds, fine dining venues, and complete family amenities

Transaction & Pricing Terms

- **Per-Square-Meter Price:** IDR 5,500,000 / sqm
- **Per-Are Equivalent Price:** IDR 550,000,000 / Are
- **Total Global Acquisition Price:** IDR 127,050,000,000

Key Investment Advantages & Strategic Highlights

- **Prime Hospitality & Luxury Enclave:** Located moments from renowned landmarks, including AYANA Resort's Rock Bar, Locca Sea House, and Tegalwangi Beach.
- **Clean Corporate Legal Structure:** Held under 3 SHGB titles (PT), facilitating direct corporate acquisition, foreign investment structures (PMA), or streamlined ownership transfers.
- **Verified Tourism Zoning:** Fully zoned for commercial tourism, simplifying building permits (PBG/SLF) for luxury resorts, branded residences, or lifestyle complexes.
- **Efficient Development Canvas:** Flat land contour minimizes initial earthworks and grading costs, accelerating project development timelines.
- **Exceptional Connectivity:** 30-minute drive to Ngurah Rai International Airport with immediate access to international schools, medical facilities, and commercial hubs in Jimbaran and Nusa Dua.

? **Asking Price:** IDR 5,500,000 / sqm (Total Global: IDR 127.05 Billion)

? Prime 2.31-hectare flat tourism land with 3 SHGB titles, ocean view potential, and 2-way access near Tegalwangi Beach, Jimbaran.

? **Interested in this property?** Contact us to request copies of the corporate certificate, verify zoning permits, or schedule a private site inspection.

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