



54666 – 2,500 sqm (25 are) Prime Ready-to-Build Beachside Villa Land for Sale, Tangguntiti, Selemadeg Timur, Tabanan

Description

? **Location:** Banjar Braban, Desa Tangguntiti, Selemadeg Timur, Tabanan Regency, Bali (Walking distance to the beach, minutes from Pasut Beach and Kelating Beach)

An extraordinary opportunity to acquire a prime **2,500 sqm (25 Are)** coastal land parcel in the peaceful beachside area of Tangguntiti, Selemadeg Timur. With highly regular rectangular dimensions of **20 meters by 95 meters**, this flat, ready-to-build land is ideal for a luxury villa compound, boutique wellness retreat, eco-resort, or long-term land banking asset. Positioned along a **7-meter-wide main asphalt front road** with an additional **3-meter side access road**, the property offers easy access and dual-frontage design potential. Complete with clean Freehold Title (**SHM**) and direct connection to central PLN electricity and PDAM municipal water infrastructure, this exceptional plot is offered at a total global acquisition price of **IDR 2,300,000,000** (approx. **IDR 92,000,000 per Are**).

Property Specifications

- **Total Land Area:** 2,500 sqm / 25 Are
- **Plot Dimensions:** 20 Meters (Frontage) x 95 Meters (Depth)
- **Property Title:** Freehold Title Certificate (*Sertifikat Hak Milik / SHM*)
- **Site Condition:** Level, flat contour, ready-to-build coastal land parcel
- **Access Roads:** 7-meter main front road access plus a 3-meter side access lane
- **Utilities Connected:** PLN main electricity grid & PDAM municipal water supply available on-site
- **Surrounding Neighborhood:** Tranquil coastal villa and agricultural environment near Tabanan's pristine west coast beaches

Transaction & Pricing Terms

- **Asking Sale Price (Global):** IDR 2,300,000,000
- **Equivalent Price Per Are:** IDR 92,000,000 / Are (*IDR 920,000 / sqm*)

Key Investment Advantages & Strategic Highlights

- **Unbeatable Value Near the Beach:** Offered at under IDR 100M per are for prime freehold coastal land, providing exceptional ROI potential in Tabanan's expanding western tourism corridor.
- **Generous Rectangular Configuration:** 20m x 95m plot layout facilitates optimal master planning for private villa units, shared amenity zones, or a boutique resort footprint.
- **Dual Road Access:** 7m main road and 3m side access allow convenient dual entry points, vehicle turning zones, and seamless construction logistics.
- **Plug-and-Play Infrastructure:** Pre-existing PLN electrical lines and PDAM water connections significantly reduce initial site preparation costs and construction timelines.

? **Asking Price: IDR 2,300,000,000 (Global Price – Approx. IDR 92M / Are)**

? Ready-to-build 25-Are beachside villa land (20x95m) with SHM, dual road access (7m & 3m), PLN, and PDAM in Tangguntiti, Selemadeg Timur, Tabanan.

? **Interested in this property?** Contact us to inspect title certificates, review plot dimensions, or schedule a private site viewing.

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