



54687 – 150 sqm (1.5 Are) Rice Field & Sunset View Leasehold Commercial Land in Pandak Gede, Tabanan

Description

? **Location:** Pandak Gede, Tabanan Regency, Bali (*Scenic agricultural enclave, close to local commercial hubs and West Bali coastal routes*)

An exceptional leasehold land opportunity featuring a scenic **150 sqm (1.5 Are)** plot in Pandak Gede's peaceful agricultural corridor. Featuring a wide **12-meter frontage**, a **South-facing orientation**, and a flat contour, this plot delivers unobstructed, picturesque views of surrounding green rice fields and stunning West Bali sunsets. Located in verified Residential/Tourism Zoning (**ITR Kuning / Yellow Zone**), the land includes existing semi-permanent structures (30% building coverage), requiring capital expenditure compensation. Offered at an attractive lease rate of **IDR 15,000,000 per Are per Year**, this parcel is ideally suited for a boutique cafe, scenic sunset dining spot, artisan workshop, or compact lifestyle villa.

Property Specifications

- **Total Land Area:** 150 sqm / 1.5 Are
- **Plot Frontage:** 12 meters wide
- **Orientation:** Facing South (*Hadap Selatan*)
- **Site Topography:** Level, flat-contour land parcel
- **Spatial Zoning:** Yellow Zone (*ITR Kuning*), verified for residential and commercial development
- **Vistas & Views:** Unobstructed panoramic views of active rice fields and open sunset horizons
- **Existing Improvements:** Includes minor structures (occupying ~30% footprint) requiring a capital expenditure return compensation upon lease agreement

Transaction & Lease Terms

- **Lease Rental Rate:** IDR 15,000,000 / Are / Year (*Total Land Lease: IDR 22,500,000 / Year*)
- **Additional Terms:** Bangunan compensation fee required for existing structures (*ROI compensation for 30% building coverage*)

Key Investment Advantages & Strategic Highlights

- **Scenic Rice Field & Sunset Vistas:** Elevated visual appeal with gorgeous open sunset views, making it highly attractive for F&B concepts, sunset lounges, or creative boutique spaces.
- **Wide 12-Meter Frontage:** Exceptional street visibility and easy access configuration for commercial or hospitality ventures.
- **Verified Yellow Zone Status:** Guarantees legal compliance for building and business operations under regional spatial planning.
- **Affordable Tabanan Entry Point:** Low annual holding costs with high creative upside in one of Tabanan's emerging lifestyle areas.

? **Lease Rate:** IDR 15,000,000 / Are / Year (*Plus structure compensation*)

? Scenic 1.5-Are rice field and sunset view land with 12m frontage, South orientation, and Yellow Zone status in Pandak Gede, Tabanan.

? **Interested in this property?** Contact us to inspect lease agreements, discuss structure compensation terms, or schedule a private site viewing.

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