



54711 – 700 sqm (7 are) Rice Field View Leasehold Commercial Land for Sale or Lease, Pandak Bandung, Tabanan

Description

? **Location:** Pandak Bandung, Kediri District, Tabanan Regency, Bali (*Scenic agricultural enclave, close to local commercial hubs and west coast access routes*)

An exceptional leasehold land opportunity featuring a generous **700 sqm (7 Are)** plot situated in the tranquil agricultural corridor of Pandak Bandung, Tabanan. Featuring an impressive **22-meter-wide frontage**, a **North-facing orientation**, a flat contour, and a high-quality **6-meter-wide concrete access road**, this parcel delivers unobstructed, picturesque views of surrounding green rice fields. Situated within verified Residential/Tourism Zoning (**ITR Kuning / Yellow Zone**), this land is ideally suited for a boutique cafe, scenic sunset dining spot, artisan workshop, or a private lifestyle villa compound. Offered at an attractive lease rate of **IDR 8,000,000 per are per Year**.

Property Specifications

- **Total Land Area:** 700 sqm / 7 Are
- **Plot Frontage:** 22 meters wide
- **Orientation:** Facing North (*Hadap Utara*)
- **Site Topography:** Level, flat contour land parcel
- **Access Road:** 6-meter-wide paved concrete access road
- **Spatial Zoning:** Yellow Zone (*ITR Kuning*), verified for residential and commercial development
- **Vistas & Views:** Unobstructed panoramic views of active green rice fields

Transaction & Lease Terms

- **Lease Rental Rate:** IDR 8,000,000 / Are / Year (*Total Annual Lease: IDR 56,000,000 / Year*)

Key Investment Advantages & Strategic Highlights

- **Scenic Rice Field Vistas:** Elevated visual appeal with gorgeous open green views, making it highly attractive for F&B concepts, sunset lounges, or creative boutique spaces.
- **Generous 22-Meter Frontage:** Exceptional street visibility and flexible layout configuration for commercial or hospitality ventures.
- **Wide 6-Meter Concrete Access:** Easily accommodates multi-vehicle traffic, delivery trucks, and customer parking.
- **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 expanding lifestyle areas.

? **Lease Rate:** IDR 8,000,000 / Are / Year (*Total Annual: IDR 56 Million*)

? Scenic 7-Are rice field view land with 22m frontage, North orientation, 6m concrete access, and Yellow Zone status in Pandak Bandung, Tabanan.

? **Interested in this property?** Contact us to inspect lease agreements, verify boundary markers, or schedule a private site viewing.

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