



54736 – 400 sqm (4 Are) Prime Leasehold Yellow Zone Land for Sale Near Kedungu Beach – Bengkel, Tabanan

Description

? **Location:** Kedungu, Tabanan, Bali (3 minutes to Humble Club, 4 minutes to Grow in Kedungu International School, and 5-6 minutes to Kedungu Beach)

An exceptional prime leasehold land opportunity featuring a **400 sqm (4 Are)** parcel situated in the rapidly appreciating coastal corridor of Kedungu, Tabanan. Featuring clean plot dimensions of **15m x 26.7m**, the land is accessed via a **3.5-meter road** and is situated within verified Residential Zoning (**Zona Kuning / Yellow Zone**), making it immediately suitable for luxury villa construction, a private residential compound, or a boutique boutique rental development. Offered under a **30-year lease agreement with a guaranteed 10-year extension option** at a highly attractive price of **IDR 13,500,000 per Are per Year** or **USD 90,000 for the entire 30-year term** (approx. **IDR 1,620,000,000**).

Property Specifications

- **Total Land Area:** 400 sqm / 4 Are
- **Plot Dimensions:** 15 meters width x 26.7 meters depth
- **Access Road:** 3.5-meter-wide access road
- **Spatial Zoning:** Yellow Zone (*Zona Kuning / Perumahan*), designated for residential and villa development
- **Ownership / Tenure:** 30-Year Leasehold tenure with a guaranteed +10-year extension right
- **Surrounding Neighborhood:** Emerging high-end lifestyle district surrounded by international schools, wellness clubs, and surf beaches

Transaction & Pricing Terms

- **Annual Lease Rate:** IDR 13,500,000 / Are / Year
- **Total 30-Year Lease Price:** USD 90,000 (Approx. **IDR 1,620,000,000**)

Key Investment Advantages & Strategic Highlights

- **Prime Kedungu Growth Belt:** Positioned just minutes from Kedungu Beach, Grow in Kedungu International School, and Humble Club, capturing strong demand from expat families, surfers, and long-term villa tenants.
- **Verified Residential Zoning:** Yellow Zone status ensures streamlined building permit process (PBG/SLF) for residential or commercial villa builds.
- **Clean Plot Dimensions:** Rectangular 15m x 26.7m footprint provides maximum spatial efficiency for architectural design, pool placement, and parking.
- **Long Security of Tenure:** 30-year base lease duration with an additional 10-year extension protects long-term capital appreciation and ROI timelines.

? **Lease Price: USD 90,000 for 30 Years (Approx. **IDR 1,620,000,000** / **IDR 13.5M per Are/Year**)**

? Strategic 4-Are Yellow Zone plot with 15m x 26.7m dimensions, 3.5m access, and 30+10 year leasehold tenure in Kedungu, Tabanan.

? **Interested in this property?** Contact us to inspect title documents, verify boundary surveys, or schedule a private site viewing.

Date Created

2026/10/29

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