



54742 – 484 sqm (4.8 are) Prime Leasehold Yellow Zone Land for Sale in Pangkung Tibah, Tabanan

Description

? **Location:** Pangkung Tibah, Tabanan, Bali (3 minutes to the beach, 4 minutes to Grow in Kedungu International School, and 4 minutes to Humble Club)

An exceptional prime leasehold land opportunity featuring a **484 sqm (4.8 Are)** plot situated in the rapidly growing lifestyle corridor of Kedungu, Tabanan. Accessed via a **4-meter wide road** and situated within verified Residential Zoning (**Zona Kuning / Yellow Zone**), this plot is exceptionally suited for high-yield commercial villa rentals or an exclusive private residence. Offered with a secure tenure of **27.5 years plus a guaranteed 25-year extension option**, priced competitively at **IDR 17,000,000 per Are per Year** or **USD 125,000 for the full 27.5-year term** (approx. **IDR 2,000,000,000**).

Property Specifications

- **Total Land Area:** 484 sqm / 4.8 Are
- **Access Road:** 4-meter-wide access road
- **Spatial Zoning:** Yellow Zone (*Zona Kuning / Perumahan*), verified for residential and villa development
- **Ownership / Tenure:** 27.5-Year Leasehold tenure with a guaranteed +25-year extension right
- **Surrounding Area:** Thriving expat and tourist enclave surrounded by international schools, wellness clubs, and surf beaches

Transaction & Pricing Terms

- **Annual Lease Rate:** IDR 17,000,000 / Are / Year
- **Total 27.5-Year Lease Price:** USD 125,000 (Approx. **IDR 2,000,000,000**)

Key Investment Advantages & Strategic Highlights

- **Prime Coastal Location:** Positioned just 3 minutes from Kedungu Beach and 4 minutes from Grow in Kedungu International School and Humble Club, ensuring high occupancy potential for rental villas.
- **Verified Yellow Zone Zoning:** Guarantees a seamless building permit acquisition process (PBG/SLF) for residential and commercial villa builds.
- **Excellent Infrastructure:** Wide 4-meter road access provides effortless vehicular entry and easy logistical setup during construction.
- **Extended Security of Tenure:** A 27.5-year base lease backed by a 25-year extension clause offers superior long-term capital protection and ROI projection.

? **Lease Price:** USD 125,000 for 27.5 Years (Approx. **IDR 2,000,000,000 / IDR 17M per Are/Year**)

? Prime 4.8-Are Yellow Zone plot with 4m road access, multi-decade lease tenure, and top location 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

Author

mila