



54762 – Rare 9,360 sqm Land for Sale with Tegenungan Waterfall & Glass Bridge View – Kemenuh, Gianyar

Description

? **Location:** Kemenuh, Sukawati, Gianyar, Bali (10 minutes to Sukawati Traditional Market, 15 minutes to Central Ubud)

An extraordinary institutional-grade commercial land opportunity in the heart of Gianyar's primary tourism corridor. Spanning an expansive **9,360 sqm (93.6 Are)**, this parcel features exclusive direct views of **Tegenungan Waterfall** and the iconic **Glass Bridge**, two of Bali's highest-trafficked natural and eco-tourism attractions. The site features a favorable "ngantong" layout (widening toward the rear for maximum privacy and efficient space utilization) and comes fully enclosed with a perimeter boundary wall. Situated within verified **Tourism Accommodation Zoning (ITR Akomodasi Wisata)** with a **7-meter paved access road**, the property is ideally designated for a luxury resort development, high-end wellness retreat, or premium commercial hospitality venture.

Property Specifications

- **Total Land Area:** 9,360 sqm / 93.6 Are
- **Frontage Width:** 22 meters
- **Site Configuration:** "Ngantong" (Widens toward the rear)
- **Site Condition:** Fully walled / perimeter fence established
- **Title Status:** 3 Freehold Certificates (SHM)
- **Spatial Zoning:** Tourism Accommodation Zone (ITR Akomodasi Wisata)
- **Access Road:** 7-meter-wide asphalt road
- **Primary Vistas:** Direct views of Tegenungan Waterfall & Kemenuh Glass Bridge

Key Investment Advantages & Strategic Highlights

- **Unrivaled Iconic Vistas:** Direct, unobstructed visual exposure to Tegenungan Waterfall and the Glass Bridge provides unprecedented marketing leverage for cliffside hospitality or dining concepts.
- **Verified Tourism Zoning:** Fully zoned under *ITR Akomodasi Wisata*, streamlining the building permit acquisition process (PBG/SLF) for luxury hotels, commercial villas, or wellness retreats.
- **Superior Access & Logistics:** Wide 7-meter paved access road easily accommodates tour buses, construction logistics, and high guest traffic volume.
- **Favorable Layout Dynamics:** 22-meter entry opens into an expansive rear footprint, offering optimal layout flexibility for private villa suites, central amenities, and infinity pool installations.

? **Asking Price:** IDR 350,000,000 / Are (Negotiable) | **Total:** IDR 32,760,000,000 (Approx. USD 2,047,500)

? Rare 9,360 sqm plot with direct Tegenungan Waterfall views, 3 SHM titles, 7m road access, and Tourism Zoning in Kemenuh, Gianyar.

? **Interested in this property?** Contact us to review the 3 SHM certificates, verify zoning maps, or schedule a private site viewing.

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