

54917 – 390 sqm (3.9 Are) Prime Cliff-Front Ocean-View Land for Sale – Seraya, Karangasem

Description

? **Location:** Seraya, Karangasem, Bali *(10-minute walk to the beach)*

An extraordinary cliff-front land investment opportunity located in the serene coastal region of Seraya, Karangasem. Spanning **390 sqm (3.9 Are)** with direct **Yellow Zone (Residential District)** designation, this plot features panoramic ocean views and ideal dimensions for a private cliffside villa, boutique retreat, or long-term land holding. Positioned with direct 6-meter-wide car access and an existing PDAM municipal water supply, this property provides a seamless foundation for immediate residential development.

Property Specifications & Legal Status

- **Total Land Area:** 390 sqm / 3.9 Are
- **Plot Dimensions:** Width 9.14 meters × Length 43.8 meters
- **Topography & Scenery:** Cliff-front ocean view, 10-minute walk down to the beach
- **Spatial Zoning:** Yellow Zone (*Residential District / Aspect Pemukiman*)
- **Road Access:** Direct car access via a 6-meter-wide road
- **Utilities:** PDAM Municipal Water Access available on site
- **Legal Status:** Freehold Title (*Sertifikat Hak Milik / SHM*), complete legal documents under private ownership

Key Investment Advantages & Strategic Highlights

- **Rare Cliff-Front Ocean Elevation:** Offers unobstructed sea views and coastal breeze, a high-value physical feature in Bali's cliffside real estate market.
- **Yellow Zone Designation:** Fully clear for residential building permits (PBG/IMB), allowing immediate villa construction without zoning friction.
- **Excellent Infrastructure & Access:** Wide 6-meter car access and on-site PDAM water connections significantly reduce preliminary development costs.
- **Ideal Villa Proportions:** Rectangular 9.14m × 43.8m dimensions provide ideal depth for building layout, infinity pool positioning, and sea-facing outdoor living spaces.

? Total Asking Price: IDR 1,131,000,000 (Negotiable) *(Approx. USD 70,687)*

? 390 sqm (3.9 Are) Yellow Zone cliff-front ocean-view land with SHM title and 6m car access in Seraya, Karangasem.

? **Interested in this property?** Contact us to review the SHM title certificate, verify site boundaries, or schedule a private viewing.

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