

54924 – 1,000 sqm (10 Are) Coastal Land Plot for Sale or Lease – Batubelah, Karangasem

Description

? **Location:** Batubelah, Abang, Karangasem, Bali *(5-minute walk to Batubelah Beach, 8 minutes from Tulamben)*

A high-value coastal land acquisition and lease opportunity located in the quiet, growing tourism zone of Batubelah, Karangasem. Spanning a total plot size of **1,000 sqm (10 Are)** under a clear **Freehold Title (SHM)**, this property boasts regular dimensions of 20 meters street frontage by 50 meters depth. Situated just a short 5-minute walk from the beach and minutes away from the world-famous Tulamben diving corridor, this versatile plot is perfectly suited for a private villa compound, eco-resort, dive lodge, or long-term land holding.

Property Specifications & Legal Status

- **Total Land Area:** 1,000 sqm / 10 Are
- **Plot Dimensions:** Width 20 meters (frontage) × Length 50 meters
- **Proximity & Access:** 5-minute walk to Batubelah Beach, 8 minutes to central Tulamben
- **Legal Status:** Freehold Title (*Sertifikat Hak Milik / SHM*)
- **Tax Terms:** Taxes borne by respective parties (*Pajak ditanggung masing-masing*)

Key Investment Advantages & Strategic Highlights

- **Flexible Commercial Model:** Offered for outright sale or long-term lease, catering to diverse development strategies and investment budgets.
- **Prime Proximity to World-Class Diving Hubs:** Positioned only 8 minutes from Tulamben, guaranteeing high tourist traffic and strong demand for boutique dive resorts, homestays, or wellness retreats.
- **Ideal Rectangular Dimensions:** The 20m × 50m site layout allows for clean architectural planning, efficient villa positioning, and optimal landscape design.
- **Highly Accessible Price Point:** A competitively priced entry point in Karangasem's expanding coastal corridor with strong capital appreciation potential.

? Asking Sale Price: IDR 190,000,000 / Are (Negotiable) *(Approx. USD 11,875 / Are)*

? Lease Rate: IDR 2,500,000 / Are / Year (Negotiable) *(Approx. USD 156 / Are / Year)*

? 10 Are (1,000 sqm) SHM coastal land (20m × 50m), just 5 mins walk to Batubelah Beach & 8 mins from Tulamben, Karangasem.

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

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