

54965 – 13,640 sqm (136.4 Are / 1.364 Hectares) Prime Eco-Tourism Land Plot for Sale at Gadungan, Selemadeg Timur

Description

? **Location:** Gadungan, Selemadeg Timur, Tabanan Regency, Bali *(Directly opposite GalaLima Glamping & Resort)*

An extraordinary mega-plot acquisition opportunity situated in the tranquil eco-tourism highlands of Gadungan, Selemadeg Timur, Tabanan. Spanning a vast **13,640 sqm (136.4 Are / 1.364 Hectares)** across **3 Freehold Certificates (SHM)**, this expansive estate features dramatic natural topography with direct views of three natural waterfalls. Surrounded by mature tropical flora—including productive coconut palms, durian, and rambutan trees—and positioned directly opposite the renowned GalaLima Glamping resort with a 5-meter-wide access road, this site represents an ideal canvas for a flagship eco-luxury resort, wellness retreat, glamping hub, or long-term land bank.

Property Specifications & Legal Status

- **Total Land Area:** 13,640 sqm / 136.4 Are / 1.364 Hectares
- **Topography & Environment:** Lush tropical plantation terrain featuring mature durian, rambutan, and coconut trees
- **Natural Highlights & Scenery:** Direct views of 3 natural waterfalls; positioned directly opposite GalaLima Glamping
- **Road Access:** 5-meter-wide vehicular access road
- **Legal Status:** Freehold Title (*Sertifikat Hak Milik / SHM*) split across 3 clean certificates
- **Agency Commission:** 2.5% *(included in the transaction price)*
- **Development Suitability:** Eco-resort compound, luxury glamping park, wellness & yoga retreat, or agricultural land development

Key Investment Advantages & Strategic Highlights

- **Exceptional Price Point:** Highly competitive entry rate of IDR 50 Million/Are for a massive 1.364-hectare footprint in Tabanan's rapidly expanding eco-tourism zone.
- **Rare Waterfall Views & Natural Features:** Direct orientation toward three waterfalls creates an unmatched aesthetic backdrop for high-end eco-hospitality operations.
- **Established Eco-Tourism Neighbor:** Located directly opposite GalaLima Glamping, validating the area's proven attraction for eco-tourists and luxury nature seekers.
- **Subdivision & Development Flexibility:** Held under 3 separate SHM titles, offering convenient legal structuring for multi-phase development or strategic parcel resale.

? **Asking Sale Price per Are:** IDR 50,000,000 / Are (IDR 500,000 / m²)

? 13,640 sqm (1.364 Ha) SHM eco-tourism land with 3 waterfall views, mature fruit trees, and 5m access directly opposite GalaLima Glamping at Gadungan Selemadeg Timur in Tabanan, Bali.

? **Interested in this property?** Contact us to inspect the SHM title certificates, review site boundary maps, or schedule a private site viewing.

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