

54974 – 8,985 sqm (89.85 are) Tourism Zone Leasehold Development Land Plot for Lease at Pangkung Tibah in Tabanan, Bali

dapbali.com

Description

? **Location:** Pangkung Tibah, Kediri, Tabanan Regency, Bali *(Directly adjacent to Ciputra Beach Resort & Coastal Commercial Villa Enclave)*

An extraordinary high-yield leasehold investment opportunity positioned within the prestigious coastal development corridor of Pangkung Tibah, Tabanan. Spanning a massive **8,985 sqm (89.85 Are)** under **2 clean Freehold Certificates (SHM)**, this flat, regular rectangular plot features a wide **48-meter street frontage** and an expansive **190-meter depth**. Boasting multi-aspect panoramic views of the ocean, Mount Agung/Batukaru, and surrounding lush rice paddies, the parcel is situated directly on a **12-meter-wide asphalt access road** within a designated **Tourism Zone (Pink Zone)**. This site represents an unbeatable canvas for a luxury resort compound, high-end villa complex, or commercial hospitality venue.

Property Specifications & Legal Status

- **Total Land Area:** 8,985 sqm / 89.85 Are
- **Plot Dimensions:** Frontage 48 meters × Depth 190 meters (Clean Rectangular Shape)
- **Topography & Contour:** Flat, clear, ready-to-build land (*Tanah Kosong Flat*)
- **Scenery & Views:** Triple-aspect panoramic views (Ocean View, Mountain View, and Rice Paddy View)
- **Spatial Zoning:** Tourism Zone (*Zona Pariwisata / Pink Zone*)
- **Road Access:** Excellent 12-meter-wide main road access
- **Surrounding Infrastructure:** Surrounded by luxury commercial villas and the Ciputra Beach Resort development corridor
- **Legal Status:** 2 Freehold Certificates (*Sertifikat Hak Milik / SHM*)

Pricing & Lease Terms

- **Lease Price per Are:** IDR 16,000,000 / Are / Year *(Net / Non-negotiable)* — Approx. **USD 1,000 / Are / Year** *(calculated at ~IDR 16,000 / USD)*

Key Investment Advantages & Strategic Highlights

- **Prime Commercial Tourism Zoning:** Fully zoned for tourism (*Pink Zone*), ensuring effortless building permits (PBG/IMB) for commercial villa complexes, luxury hotels, or beachside lifestyle venues.
- **Triple Panoramic View Aspect:** Exceptional elevation and orientation deliver rare combined views of the ocean, Bali's iconic volcanic mountain range, and tranquil rice fields.
- **Superior 12m Access & 48m Frontage:** Wide main road infrastructure combined with substantial 48-meter frontage easily accommodates tour buses, heavy construction machinery, and high guest traffic.
- **High-End Resort Enclave:** Nestled adjacent to Ciputra Beach Resort and established commercial villa projects, guaranteeing strong capital appreciation and high rental yields.

? 8,985 sqm (89.85 are) Tourism Zone land with ocean, mountain & rice field views, 48m frontage, and 12m access at Pangkung Tibah in Tabanan, Bali.

? **Interested in this property?** Contact us to review the SHM title certificates, inspect spatial zoning plans, or schedule a private site inspection.

Date Created
2026/11/09
Author
admin