

55000 – 3,770 sqm (37.7 Are) Cliffside Ocean View Land Plot for Sale in Tegallinggah, Karangasem, Bali

Description

? **Location:** Tegallinggah, Karangasem District, Karangasem Regency, Bali *(Prime East Bali Coastal & Hillside Enclave)*

An extraordinary elevated land investment opportunity situated on the scenic headland of Tegallinggah, Karangasem. Spanning **3,770 sqm (37.7 are)** under a clear **Freehold Title (SHM)**, this spectacular plot boasts rare 360-degree panoramic sights—including direct sunrise views, Nusa Penida island, the nearby islets off Virgin Beach (Bias Tugel / Pantai Prasi), Mount Lempuyang, the Lombok coastline, and expansive open-ocean horizons. Complete with existing hotel and villa building permits (PBG/IMB), this site represents a turnkey development asset for a luxury boutique resort, clifftop villa complex, or landmark wellness retreat.

Property Specifications & Legal Status

- **Total Land Area:** 3,770 sqm / 37.7 Are
- **Topography & Contour:** Elevated cliffside/hillside terrain with multi-directional sea and landscape perspectives
- **Panoramas & Scenery:** Sunrise View, Nusa Penida Island View, Islet View near Virgin Beach, Mount Lempuyang View, Lombok View, and Open Ocean View
- **Permits & Licensing:** Complete building permits for hotel/villa construction already granted (*Sudah Ada Izin Membangun Hotel / Villa*)
- **Legal Status:** Freehold Title (*Sertifikat Hak Milik / SHM*)
- **Development Potential:** Clifftop boutique hotel, luxury villa resort compound, retreat center, or high-value capital growth land bank

Pricing & Transaction Terms

- **Asking Sale Price (37.7 Are Total):** IDR 3,000,000,000 (3 Billion Rupiah) — *Negotiable* — Approx. **USD 187,500 total** *(Approx. IDR 79.57 Million / Are / Approx. USD 4,973 / Are; calculated at ~IDR 16,000 / USD)*

Key Investment Advantages & Strategic Highlights

- **Turnkey Hotel & Villa Permitting:** Pre-approved building licenses eliminate regulatory delay, allowing immediate architectural mobilization for hospitality projects.
- **Rare Multi-Element Vista:** Unmatched combination of sunrise orientation, island views (Nusa Penida & Lombok), mountain backdrops, and close proximity to the turquoise waters of Virgin Beach.
- **Exceptional Value Entry:** At IDR 3 Billion for 37.7 Are (under IDR 80 Million/Are), this parcel offers rare coastal-corridor pricing in East Bali's burgeoning eco-luxury resort zone.

? 3,770 sqm (37.7 are) SHM land with pre-approved hotel/villa permits and 360-degree ocean, mountain & island views at Tegallinggah in Karangasem, Bali.

? **Interested in this property?** Contact us to inspect the SHM title certificates, review approved hotel/villa building permits, or arrange a private site inspection.

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