

55236 – 80 Are (±8,000 sqm) Rice-Field View Land for Sale in Tampaksiring, Gianyar

Description

? **Location:** Jalan Raya Ayodya, Tampaksiring, Gianyar Regency, Bali *(Cultural & Heritage Corridor Near Tirta Empul, Gunung Kawi & Tegallalang)*

An expansive **±8,000 sqm (80 are)** parcel of flat **Freehold (SHM)** land overlooking scenic **rice fields** (*hamparan persawahan*) along Jalan Raya Ayodya in Tampaksiring, Gianyar. Benefiting from **±5-meter main road access** and **±4-meter private road access**, this **Brown Zone (Plantation / *Zona Perkebunan*)** parcel offers an attractive entry price of **IDR 275 million per Are** (totaling **±IDR 22 Billion**), positioned within convenient driving reach of Tampaksiring's iconic temples, Subak Pulagan, Tegallalang Rice Terrace, and Ubud.

Property Specifications, Zoning & Access

- **Total Land Area:** ±8,000 sqm (80 Are)
- **Legal Documentation:** Freehold / SHM (*Sertifikat Hak Milik*)
- **Zoning:** Brown Zone (*Zona Perkebunan* / Plantation Zoning)
- **Contour & View:** Flat terrain (*datar*) with scenic rice-field views (*hamparan persawahan*)
- **Road Access:** ±5-meter main road access + ±4-meter private road access
- **Estimated Travel Times to Key Destinations:**
  - Gunung Kawi Temple: ±9 minutes
  - Tirta Empul Temple: ±10–11 minutes
  - Mengening Temple & Subak Pulagan (Tampaksiring area)
  - Tegallalang Rice Terrace: ±20–21 minutes
  - Goa Gajah: ±20–21 minutes
  - Ubud Monkey Forest: ±32–34 minutes

Pricing & Transaction Terms

- **Asking Price per Are:** IDR 275,000,000 / Are *(275 Million Rupiah per Are)*
- **Total Asking Price (80 Are):** ±IDR 22,000,000,000 *(±22 Billion Rupiah / Approx. USD 1,375,000 at ~IDR 16,000/USD exchange rate)*

Key Investment Advantages & Strategic Highlights

- **Scenic Rice-Field Views on Flat Land:** Combines level ground—reducing earthworks and site preparation complexity—with tranquil open rice-field scenery suited to an eco-sanctuary, agricultural estate, or nature retreat.
- **Dual Road Access & 80 Are Scale:** Supported by a ±5-meter main road and ±4-meter private access road across a substantial 8,000 sqm Freehold footprint.
- **Strategic Tampaksiring–Ubud Cultural Corridor:** Conveniently connected to major Gianyar cultural landmarks including Tirta Empul, Gunung Kawi, Subak Pulagan, and Tegallalang, with straightforward access toward Ubud.

? Freehold (SHM) 80 are (±8,000 sqm) flat Brown Zone land with rice-field views at IDR 275 Million/Are (±IDR 22 Billion) on Jalan Raya Ayodya, Tampaksiring, Gianyar, Bali.

? **Interested in this land parcel?** Contact us directly to inspect ownership certificates, verify zoning and access details, or schedule a private site inspection.

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