

55245 – 60.8 Are (6,080 sqm) Main-Road Commercial & Coastal Land for Sale Near Soka Beach in Selemadeg, Tabanan

Description

? **Location:** Antap, Selemadeg, Tabanan Regency, Bali *(Primary Denpasar–Gilimanuk National Highway & Coastal Corridor)*

A prime **60.8 Are (6,080 sqm)** commercial and coastal land parcel featuring an expansive **±70-meter frontage** directly along the **main Denpasar–Gilimanuk highway** in Soka, Selemadeg, Tabanan. Positioned just a **5-minute walk from Soka Beach** and **10 minutes from Balian Beach**, this high-visibility plot is offered at **IDR 150 million per Are (slightly negotiable)**—providing an ideal site for a commercial rest area, logistics warehouse, hospitality stopover, or short- to long-term West Bali land investment.

Property Specifications & Location Highlights

- **Total Land Area:** 6,080 sqm (60.8 Are)
- **Frontage Width:** ±70 meters
- **Road Access:** Direct frontage on the main Denpasar–Gilimanuk arterial highway
- **Coastal & Destination Proximity:**
  - 5-minute walk to Soka Beach
  - 10-minute drive to Balian Beach
- **Recommended Development Uses:** Commercial rest area, warehouse/logistics facility, or short- to long-term capital appreciation investment

Pricing & Transaction Terms

- **Asking Price per Are:** IDR 150,000,000 / Are *(150 Million Rupiah per Are — Slightly Negotiable / Nego Tipis)*
- **Total Asking Price (60.8 Are):** IDR 9,120,000,000 *(9.12 Billion Rupiah / Approx. USD 570,000 at ~IDR 16,000/USD exchange rate)*

Key Investment Advantages & Strategic Highlights

- **Commanding ±70-Meter Highway Frontage:** Direct exposure on the primary Denpasar–Gilimanuk overland artery ensures maximum commercial visibility and effortless heavy-vehicle access for a rest area, service hub, or warehouse.
- **Walking Distance to Soka Beach & Near Balian:** Just a 5-minute walk to Soka Beach and 10 minutes from Balian Beach's growing surf and lifestyle community, combining commercial traffic flow with coastal appeal.
- **Competitive IDR 150M/Are Entry Valuation:** Large-scale 60.8 Are main-road coastal land priced at IDR 150 Million per Are (negotiable) offers strong upside along West Bali's expanding infrastructure corridor.

? 60.8 Are (6,080 sqm) main-road land with ±70m Denpasar–Gilimanuk highway frontage at IDR 150 Million/Are (negotiable), a 5-minute walk from Soka Beach and 10 minutes from Balian Beach in Selemadeg, Tabanan Bali.

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

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