



## LTAB1220 - Tabanan

3800m2 Freehold Land with Panoramic Rice Paddy Views

Located near Megati, Tabanan, this land is approximately 40 Km from Ngurah Rai airport and 8 Km from the sea. The proposed Sunset toll road extension linking Jalan By-pass with Gilimanuk will run approximately 5 Km south of the site and would put Denpasar within 30 minutes drive. The village of Megati is 1500m away and provides local shopping. The plot is located in a tranquil setting, approximately 160m above sea level, ensuring pleasant breezes and uninterrupted views of the sea to the south. It is surrounded on three sides by beautiful Balinese rice terraces (Sawah). The north side of the site has a small river and access road running along it with views towards the mountains (Gunung Batukaru).

## Property Information

**Price (IDR)** : 4.550.000.000  
**Equivalent (USD)** : 330.000  
**Title** : Hak Milik (Freehold)  
**Land Size** : 3,800 sqm  
**Other Features:**

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The land is broadly triangular in shape with the southern facing boundaries adjoining the rice paddies. A 60 cm wall (with posts to take 1.6 meter BRC wire mesh) has already been completed. This will give security while not damaging the exceptional views. A 2.5m wide bridge, giving access from the road, over the small river on the northern boundary has already been completed. Water can be obtained via bore holes and electricity supply is available from the main power supply which already runs along the access road to the north of the site.

The site has IMB/planning permission for a main/large house (approx 300m<sup>2</sup>, 3-4 bedroom) together with three two bedroom villas (approx 150m<sup>2</sup> each), plus a services block (storage and servants quarters etc) with a one bedroom penthouse above. The services block is partially completed as is the one bedroom apartment/penthouse on its roof.

This 3800m<sup>2</sup> (38 Are) of freehold land is priced to sell for: IDR 4,550,000,000 (USD \$330,000)

For more information or to view this property, please contact: james@ppbali.com or phone: +62 81337311099

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