

LAND AT JL. RAYA DALEM

UBUD, GIANYAR, BALI



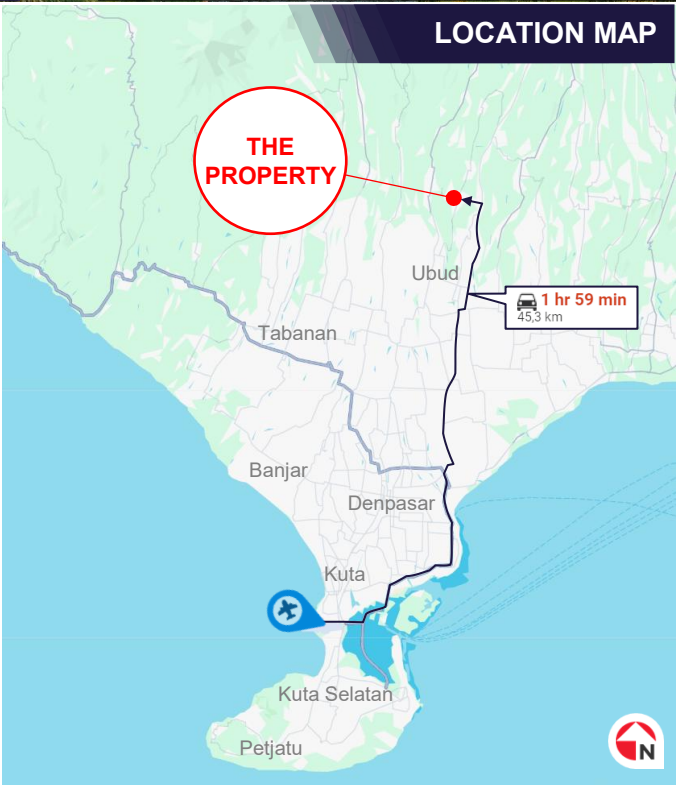
PROPERTY DESCRIPTION

- The Property is strategically located at Jl. Raya Dalem, Ubud, Gianyar, Bali.
- It is adjacent several luxury hotels, including Capella Ubud and the under-construction Apurva Kempinski Ubud.
- Nestled on the hillside by the Wos River, The Property offers panoramic greenery views and a tranquil natural setting, making it well suited for a luxury hotel development.
- The Property is served by an ± 8 m direct access to Jl. Raya Dalem, ensuring convenient and direct accessibility.
- Ngurah Rai International Airport is ± 45 km away, or about a two-hour drive from The Property.

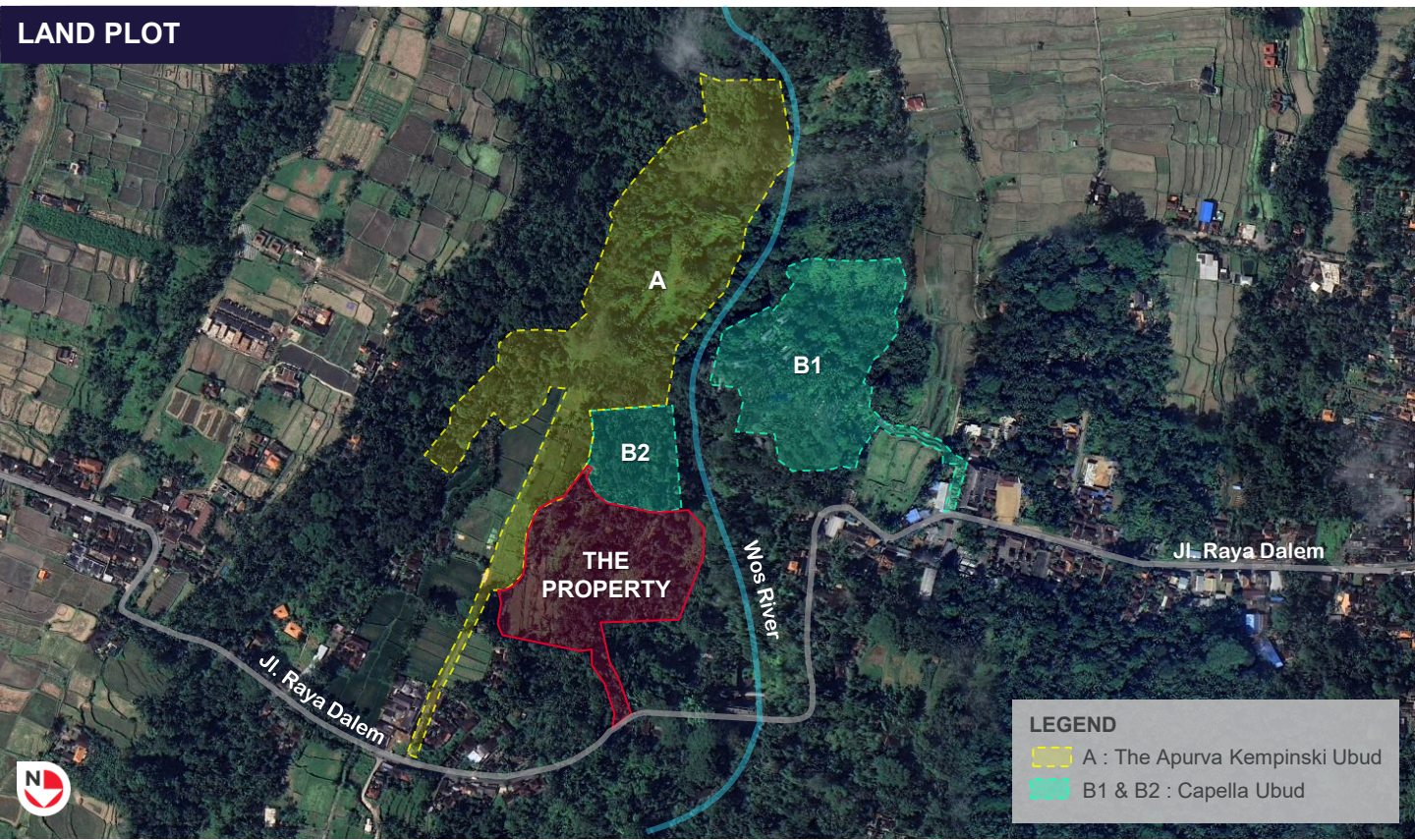
PROPERTY DETAILS

LAND AREA	$\pm 18,900$ sm
LAND TITLE	SHGB
PRICE	TBA
OWNER	A single asset PMA company
ZONING	Commercial and Agriculture
LOCATION	Google Map

LOCATION MAP



LAND PLOT



LEGEND

- A : The Apurva Kempinski Ubud
- B1 & B2 : Capella Ubud

For more information
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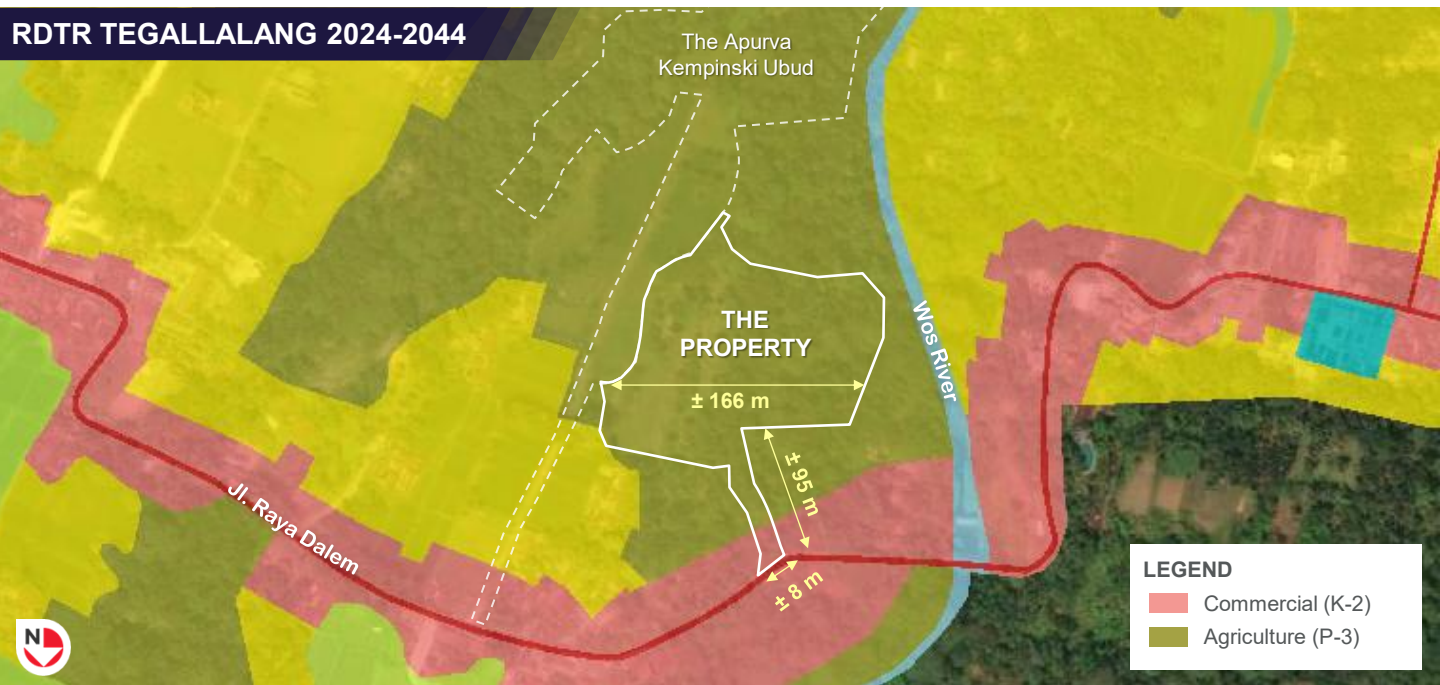


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AERIAL VIEW



RDTR TEGALLALANG 2024-2044



DEVELOPMENT PARAMETER

ZONING	Commercial (K-2)	Agriculture (P-3)
SITE COVERAGE	60%	40%
PLOT RATIO	2.4	1.6

Remarks: Hotel and villa development in the agriculture zone is permitted subject to certain restrictions (including the requirement to provide infrastructure and facilities beyond the minimum standards, limitations on operating hours and land use duration, and limitations on land area utilization).

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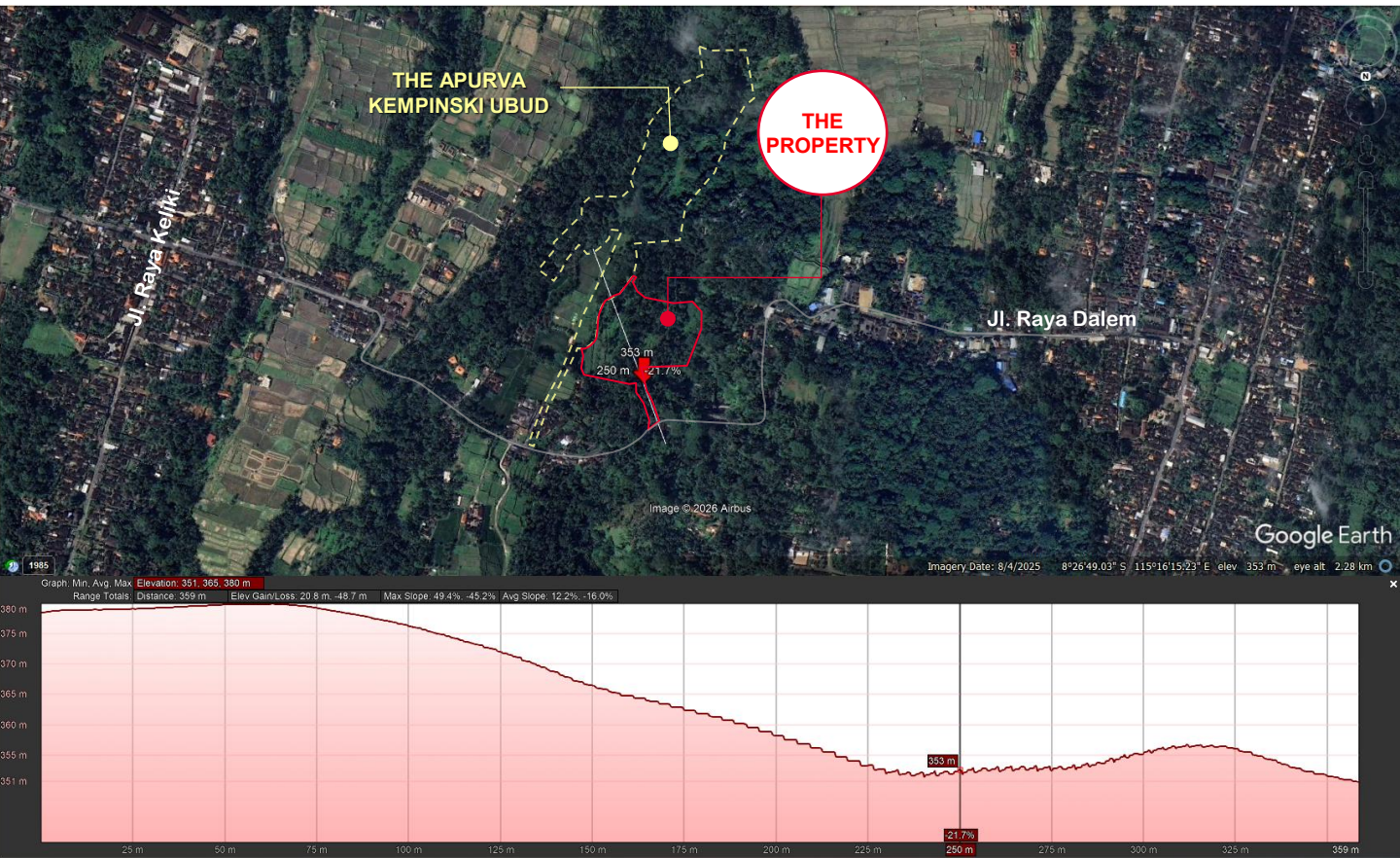
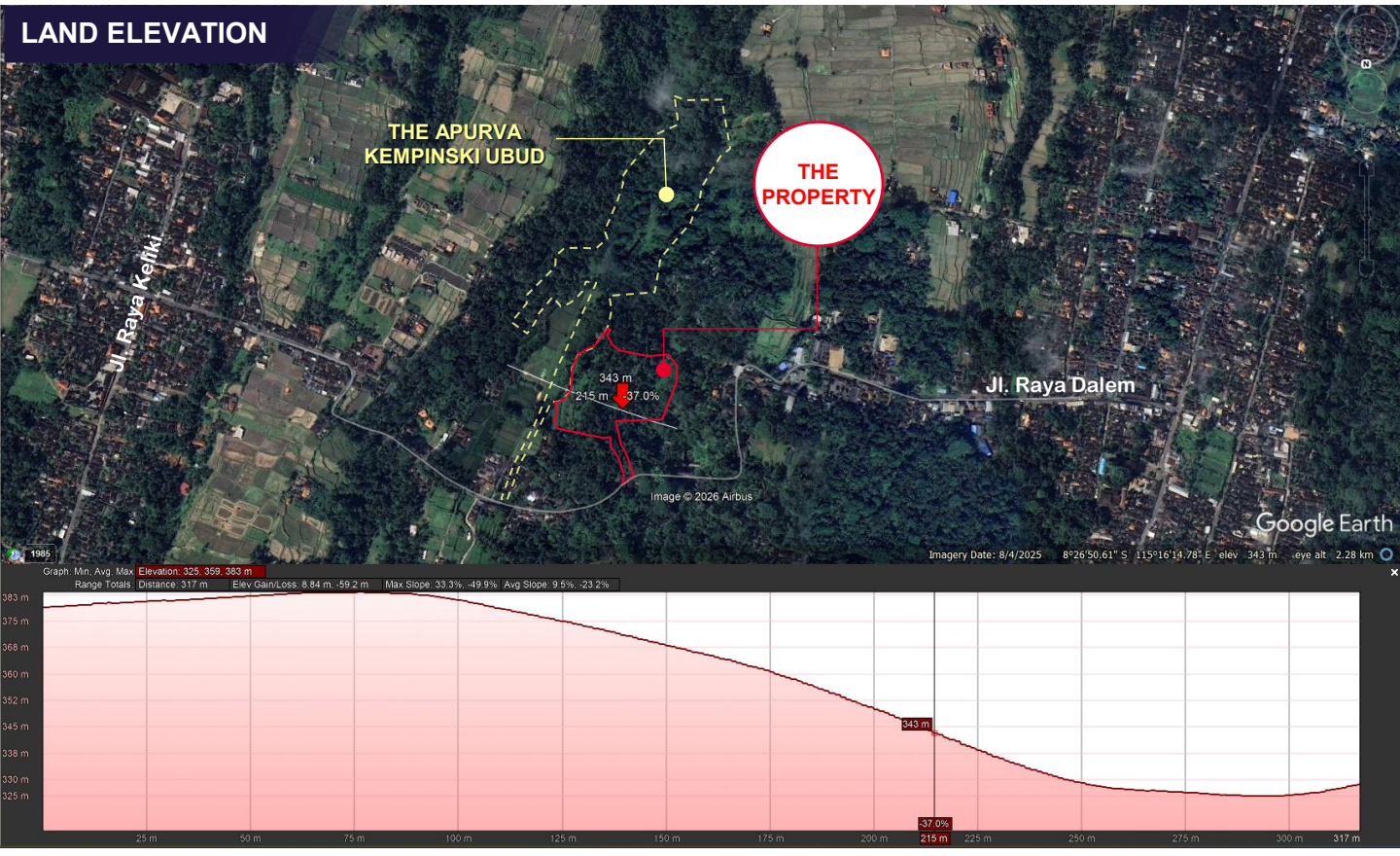
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LAND ELEVATION



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