

1.28 Hectares of Prime
Land with river and
Jungle Views for sale.
Heart of Bali, north Ubud

Zoning

Yellow Zone

Residential/Tourism, ready for
building permits

Legal

PMA with HGB

Ideal for foreign
investors / companies

Access

Private Road

asphalt road, 1km from
the main road

Land size

128 are

± 12,800 m²

Price

IDR 150M

/are

Total Investment

IDR 19.2B

(USD 1.15M)



Payangan, Gianyar – Bali
(5 Minutes from Ayatara Luxury Resort)



PAYANGAN RIVER SIDE

A rare opportunity to acquire prime land near Ubud

1.28 Hectares of Guaranteed Privacy Above Ubud

Located just 30 minutes north of Ubud's cultural center, this exceptional 128-acre landholding in Payangan offers a rare balance between convenient access to Ubud's luxury amenities and complete jungle seclusion. The location allows residents or guests to enjoy proximity to Ubud without exposure to traffic, noise, or overdevelopment.

Set within one of Ubud's most desirable green luxury corridors and surrounded by established 4- and 5-star resorts, the land is ideally positioned for a high-end, low-density development. Despite its prestigious surroundings, the area remains untouched by congestion and mass tourism, preserving the sense of exclusivity and long-term value.

Natural Topography with Uninterrupted Views

The land features a dramatic natural slope that is ideally suited for terraced architecture, elevated villas, and infinity pools, allowing buildings to follow the contours of the landscape in a harmonious and understated way. This natural formation supports thoughtful, low-density design while enhancing the sense of elevation and exclusivity.

Each structure can be carefully positioned to enjoy unobstructed jungle and valley views, ensuring complete visual privacy and a strong, continuous connection to nature. The result is a serene environment where architecture and landscape blend seamlessly, creating a refined retreat immersed in greenery.



A Truly Protected Setting

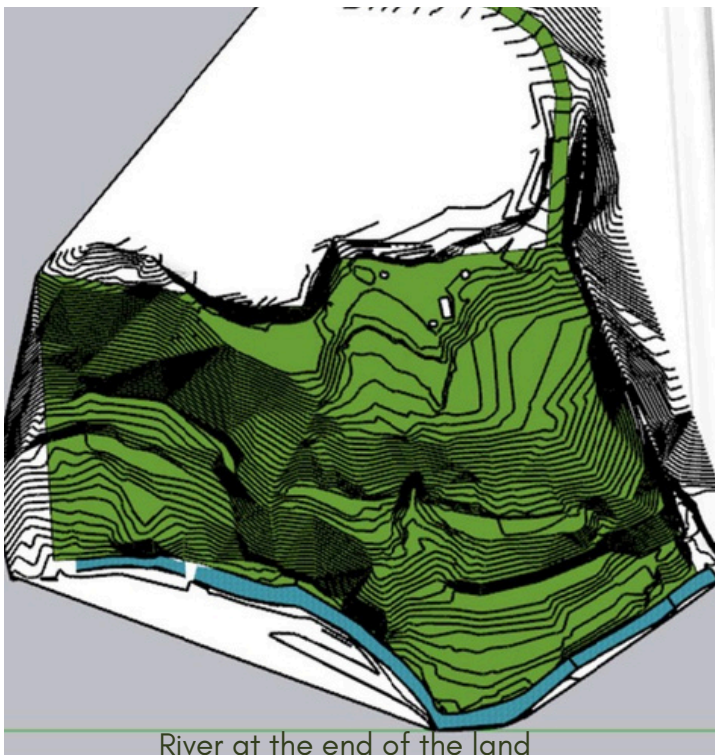
What sets this land apart is its guaranteed long-term privacy.

All surrounding plots are officially protected land, meaning:

- No future construction
- No neighboring developments
- No risk of blocked views

Your only neighbors will be the lush Balinese jungle, preserving silence, greenery, and exclusivity for generations to come.

Positioned within one of Bali's most desirable green luxury settings, the land offers enduring value with flexibility for future use.



River at the end of the land

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FUTURE POTENTIAL

(Optional Concept)



THE PAYANGAN RIVERFRONT RETREAT

The Payangan Riverfront Retreat is a premier 1.3-hectare luxury development opportunity situated within the highly sought-after “Luxury Corridor” of North Ubud. Positioned in an area increasingly favored by international investors and high-end hospitality brands, the site offers a rare convergence of scale, privacy, and natural beauty—elements that are becoming increasingly difficult to secure within Ubud’s development radius.

The land is defined by Bali’s most iconic natural assets: a dense jungle canopy, a gentle tiered slope, and direct river frontage that creates a constant sensory connection to nature. The topography naturally supports terraced architectural design, allowing each structure to be elevated, visually private, and oriented toward uninterrupted jungle and valley views. This setting enables architecture to sit lightly on the land, enhancing both exclusivity and environmental harmony. Designed to accommodate cutting-edge tropical architecture, the site

is ideally suited for a low-density, high-value development—whether envisioned as a boutique retreat, wellness destination, or private estate. The combination of protected surroundings, river access, and elevation establishes a timeless sense of place, positioning the Payangan Riverfront Retreat as a landmark asset within Bali’s evolving luxury landscape.

LAND NEAR AYATARA LUXURY RESORT



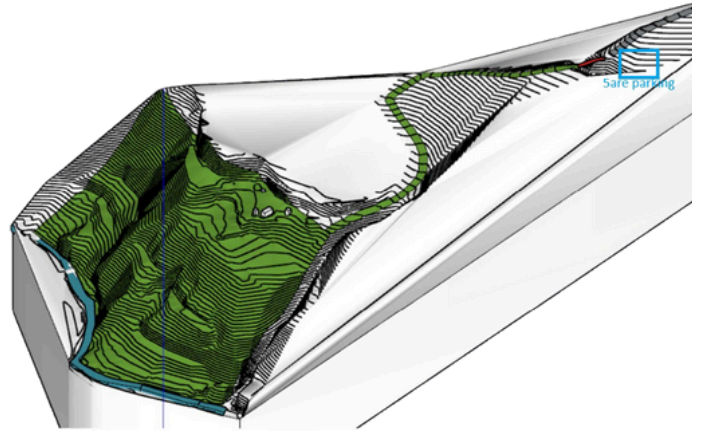


ARCHITECTURAL AND MASTERPLAN VISION

Site Strategy	Tiered vertical masterplan optimized for a 1.3-hectare sloping site, following natural contours to minimize cut-and-fill and preserve the landscape.
Villa Distribution	15 luxury villas arranged in stepped rows, each offset to eliminate sightlines between units and ensure 100% visual privacy.
View Optimization	All villas oriented toward the valley, securing unobstructed jungle views through controlled building heights and staggered placement.
Private Pools	Each villa integrates a valley-facing infinity pool within the primary terrace, structurally aligned with the balcony slab for seamless indoor-outdoor transition.
Program Zoning	Public and communal functions concentrated at the riverfront base, separating private accommodation from shared amenities.
Riverfront Hub	Centralized communal pool, restaurant, and wellness facilities positioned along the river edge, reinforcing a strong connection to water while maintaining acoustic and visual separation from the villas above.

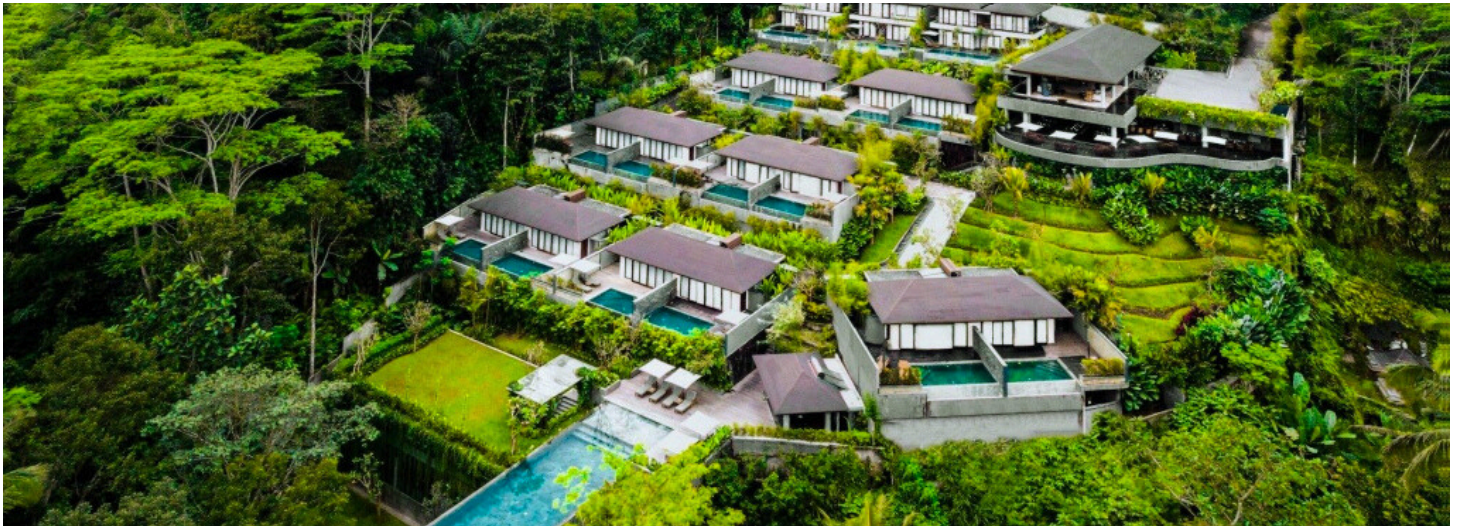
SITE SPECIFICATIONS

- Topography: Managed slope (Ideal for tiered villa construction with valley views).
- Natural Border: Direct river frontage at the base of the property.
- Vegetation: Dense tropical jungle with high-value mature trees preserved for landscaping.
- Infrastructure: Excellent asphalt road access directly to the site boundary.



STRATEGIC ADVANTAGES

- Legal Readiness: Unlike most developments, this land is already held under a PMA (Foreign Investment Company) with the HGB (Hak Guna Bangunan) titles fully processed. This allows for an immediate start to construction.
- Infrastructure: The site features rare, high-quality road access directly to the plot, significantly reducing development logistics and costs.
- Market Demand: Payangan has become the primary destination for ultra-luxury travelers seeking privacy and nature, away from the congestion of South Bali.



INVESTMENT hotel development proposal

Estimated Total Investment: **IDR 37.5B – 54B**

(Approx. USD 2.4M – 3.5M)

Estimated Investment Framework (1.3 Hectares)

** these are professional estimates for high-end luxury standards in the Payangan/Ubud region.*

Why This Project is High Value

Because the HGB is ready and it's already in a PMA, you are saving an investor 6 to 12 months of administrative waiting time and thousands of dollars in legal setup. In Bali real estate, "Ready to Build" with clear access is the most significant selling point.

