

Commercial Land for Sale in Serangan Lombok

Serangan, Lombok

PRICE

$125,000

EUR

EUR 114,063

IDR

IDR 2.28B

Indicative conversions at 1 USD = IDR 18,226 / EUR 0.912.

PROPERTY TYPE	OWNERSHIP	LAND SIZE
Lands for Sale	HGB or Freehold (SHM)	880 sqm

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About this property

This Commercial Land for Sale in Serangan is an 880 sqm (8.8 are) plot on the public road, directly in front of the Twin Peaks estate in Selong Belanak Bay, South Lombok. It is priced at USD 125,000 (about USD 142 per sqm), on a HGB certificate, and the groundwork is already done: the land is filled to road level, the retaining walls are built and the foundations are poured.

It suits a restaurant, cafe, shop or small hospitality business, on the road that Twin Peaks residents and guests use every day.

Key Facts at a Glance

- Location: Serangan, Selong Belanak Bay, South Lombok
- Land size: 880 sqm (8.8 are)
- Price: USD 125,000 (approx. IDR 2,234,000,000)
- Price per sqm: about USD 142
- Price per are: about IDR 254 million
- Title: HGB (Hak Guna Bangunan)
- Access: direct frontage on the public road
- Already done: filled to road level, retaining walls built, foundations poured

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- Best for: restaurant, cafe, shop or small hospitality

The Plot: On the Road, in Front of Twin Peaks

The Commercial Land for Sale in Serangan sits right on the public road in front of Twin Peaks, the hillside estate of private villas and villa plots above Serangan. Residents, guests and staff all use this road, so a business here is seen every day by the people most likely to use it. It is also the road that takes you to Samara from Selong Belanak and the airport, so through traffic passes the frontage too.

Around the plot it is still green: open fields on one side, a handful of villas on the other, and Serangan Beach a short way down the road. Most land for sale nearby is inside villa estates. This one faces the road, which is what a business needs.

Groundwork Already Done

Preparing a site is usually the slow, unglamorous first stage of a build. On this Commercial Land for Sale in Serangan it is finished:

- Filled to road level, so customers walk or drive straight in
- Retaining walls built around the plot
- Foundations poured, ready for the next stage of construction

We can share the site plan and walk the plot with you and your builder.

What You Can Build

At 880 sqm with road frontage, the Commercial Land for Sale in Serangan suits:

- A restaurant or beach-road cafe with parking
- A minimarket, surf shop or boutique
- A small guesthouse or co-working space
- A mixed building with a shop below and rooms above

The villa owners and holiday guests of Twin Peaks and the wider Selong Belanak Bay have very few shops and restaurants on this side of the bay. A business here has them on its doorstep.

Serangan and Selong Belanak Bay

Serangan is the quieter western end of Selong Belanak Bay: a long beach, a surf break and green hills, with new villas arriving every year. The Commercial Land for Sale in Serangan gives you a way into that growth from the commercial side, where there is still very little supply.

Price

The Commercial Land for Sale in Serangan is USD 125,000.

- About USD 142 per sqm
- Approx. IDR 2,234,000,000 in total
- About IDR 254 million per are

IDR figures are indicative and depend on the exchange rate at the time of the transaction.

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Title: HGB

The land is held on HGB (Hak Guna Bangunan, right to build). HGB is the title foreign buyers hold through a PT PMA, and it is the right fit for a commercial project.

Other Land for Sale in Serangan

Looking for a villa plot instead of a business site? See our Flat Plot for Sale in Serangan, the Twin Peaks oceanview land or the flat plots for sale in Selong Belanak.

Commercial Land for Sale in Serangan: Frequently Asked Questions

How much is the commercial land in Serangan?

USD 125,000, which is about USD 142 per sqm or approx. IDR 2,234,000,000. Taxes and notary fees are not included.

How big is the plot?

880 sqm, or 8.8 are, on one single certificate.

Where exactly is it?

On the public road in Serangan, Selong Belanak Bay, directly in front of the Twin Peaks estate.

What work has already been done on the land?

The land is filled to road level, the retaining walls are built and the foundations are poured.

What can I build on it?

It suits a restaurant, cafe, shop or small hospitality business. We confirm the permitted use and building rules with you before you commit.

What title does the land have?

HGB (Hak Guna Bangunan) under a single certificate. Foreign buyers hold HGB through a PT PMA.

Enquire Now

Want the site plan, the exact pin or a visit to this Commercial Land for Sale in Serangan? Get in touch and we will set it up.

- Email: hello@nourestates.com
- WhatsApp: +62 853-3713-3898
- Instagram: @nour.estates

Disclaimer

Prices are listed in USD for marketing purposes and based on current exchange rates. Final transactions are completed in IDR. Taxes, notary fees, and due diligence costs are not included. Availability may change without notice.

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Features

- Road Access
- Partially serviced
- Flat terrain

Estimated buying costs

FREEHOLD / HGB

Property price Listing price	**$125,000**
Notary fee (PPAT) 1% of the total value	**$1,250**
Property transfer tax 5% of the total value, paid by the buyer	**$6,250**
Land title registration 0.5% of the total value, land office fee	**$625**
Due diligence Legal and title checks	**$823**
Land-use permit (Pertek) Technical recommendation, average price	**$384**

Estimated total **$134,332**

Taxes & fees ~ 7.5% of price ~ IDR 2,448,350,162

* An estimate only, not a quote. Final taxes and fees depend on the transaction, the notary and current local regulations.

Interested in this property?

Talk to our property experts for viewings, pricing and the buying process.

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