


# Flat Plots for Sale in Selong Belanak, South Lombok

Selong Belanak, Lombok

STARTING FROM

**$148,000**

EUR

**EUR 134,872**

IDR

**IDR 2.71B**

Indicative conversions at 1 USD = IDR 18,291 / EUR 0.911.

| PROPERTY TYPE | OWNERSHIP | LAND SIZE |
|---|---|---|
| Lands for Sale | Freehold/HGB | 2000-9300 sqm |



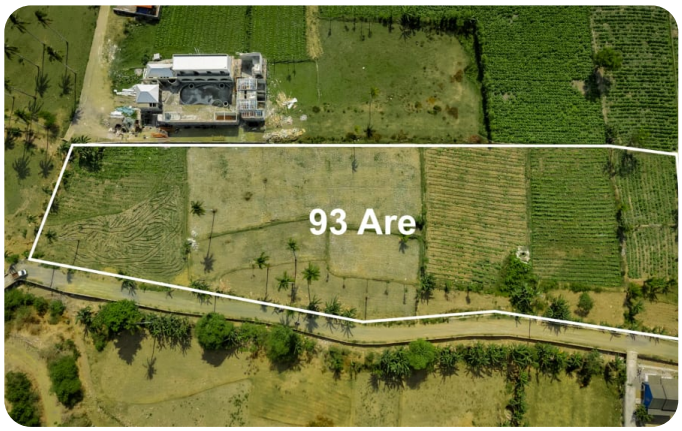
Information is provided for guidance only and may change without notice. Not an offer or contract.

## Gallery










## About this property

Flat Plots for Sale in Selong Belanak, South Lombok: 9,300 sqm of flat, road-access land on freehold title, right next to downtown Selong Belanak and about 5 minutes from the beach. Buy from 2,000 sqm at IDR 135 million per are, or take the full 9,300 sqm at IDR 125 million per are. Electricity runs along the road.

Flat land this close to Selong Belanak is scarce. Most plots around the bay are hillside, which is where the views come from but also where the earthworks bill starts. This land is level, so a villa, a small boutique project or a commercial build can start without cut and fill.

### Key Facts at a Glance

| Property Detail | Information |
|---|---|
| **Location** | Selong Belanak, South Lombok, Indonesia |
| **Total land** | 9,300 sqm, can be split |
| **Minimum purchase** | 2,000 sqm |
| **From 2,000 sqm** | IDR 135 million per are (from IDR 2.7 billion, approx. USD 148,000) |
| **Whole 9,300 sqm** | IDR 125 million per are (IDR 11.625 billion, approx. USD 637,000) |



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| | |
|---|---|
| **Ownership** | Freehold (SHM) |
| **Terrain** | Flat |
| **Access** | Direct from the main road |
| **Frontage** | Commercial frontage potential |
| **Electricity** | Available at the road |
| **Setting** | Next to downtown Selong Belanak, walking distance to the beach |
| **Selong Belanak Beach** | Approx. 5 minutes |
| **Kuta Lombok** | Approx. 30 minutes |
| **Lombok International Airport** | Approx. 35 minutes |

## Flat Land with Easy Access

The flat plots for sale in Selong Belanak sit on level ground with access straight off the main road, so trucks, materials and future guests get in without a private road to build first. Electricity is at the road. The land sits right next to downtown Selong Belanak, beside Klub Kembali, Pronto and Ikigai, with the centre and the beach both within walking distance.

- Flat profile, no cut and fill, predictable construction costs
- Direct access from the main road
- Electricity available at the road
- Next to downtown Selong Belanak: Klub Kembali, Pronto, Ikigai
- Commercial frontage potential

## Close to Selong Belanak Beach

Selong Belanak Beach is about 5 minutes away, close enough to walk. It is the beach most visitors to South Lombok come for: a long white-sand bay with gentle surf, beginner-friendly waves and beach warungs. Being a few minutes back from the sand keeps the land price well below beachfront while staying close enough for guests to walk or scooter down.

## Flexible Plot Options and Pricing

The total land is 9,300 sqm and can be bought in part from 2,000 sqm or as one piece.

| Plot size | Price per are | Total | Approx. USD |
|---|---|---|---|
| **From 2,000 sqm** | IDR 135 million | From IDR 2.70 billion | From USD 148,000 |
| **9,300 sqm (all)** | IDR 125 million | IDR 11.62 billion | USD 637,000 |

One are is 100 sqm. The lower per-are rate applies to the full 9,300 sqm parcel. USD figures are approximate at current exchange rates; the transaction completes in IDR.


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## Development Potential

The size and the flat profile open up more than a single villa. Buyers have looked at this land for a small villa cluster, boutique accommodation, a restaurant or café, a wellness or surf-lifestyle concept, or a phased project that starts with one building and grows. With frontage next to downtown Selong Belanak, the land also suits a commercial build facing the road. Confirm the zoning for your intended use during due diligence; we can arrange the check with the notary.

- Private villa estate or rental villa cluster on 2,000 sqm
- Restaurant, café or retail with commercial frontage next to downtown
- Boutique guesthouse or mixed hospitality project on the full 9,300 sqm
- Land bank in a growing destination, built out in phases

## Life in Selong Belanak

Selong Belanak is one of South Lombok's fastest-growing coastal villages. Surfers, families, expats and investors come for the beach, and new restaurants, cafés, villas and small hotels open each season.

- Approx. 5 minutes to Selong Belanak Beach
- Approx. 30 minutes to Kuta Lombok and Mandalika
- Approx. 35 minutes to Lombok International Airport
- Mawi, Tampah and Serangan beaches a short drive away

## Ownership: Freehold

The land is held on freehold title (SHM, Sertifikat Hak Milik). Foreign buyers hold freehold land in Indonesia through an Indonesian company (PT PMA) or convert to HGB at purchase; our team and an independent notary will take you through the options, the costs and the timeline before you commit.

## Purchase Process

- 1. Site visit. Walk the land, see the road access and discuss which portion suits your plan.
- 2. Due diligence. Independent notary check of the certificate, boundaries, zoning and access. Typically 2 to 3 weeks.
- 3. Agreement and payment. Sale agreement, company setup if needed, and transfer of title. Split plots are surveyed and certified separately.
- 4. Build. Permit application for your project.

## Why These Flat Plots in Selong Belanak Stand Out

- Flat land with direct main-road access, rare around Selong Belanak
- 5 minutes to one of South Lombok's best beaches
- Freehold title
- Electricity at the road
- Buy from 2,000 sqm or take the full 9,300 sqm
- Next to downtown Selong Belanak, walking distance to the beach
- Commercial frontage potential
- Suitable for a villa, a small hospitality project or a land bank


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# Flat Plots for Sale in Selong Belanak: Frequently Asked Questions

## How much do the flat plots in Selong Belanak cost?

IDR 135 million per are from 2,000 sqm (from IDR 2.7 billion, approx. USD 148,000), or IDR 125 million per are for the full 9,300 sqm (IDR 11.625 billion, approx. USD 637,000). Transactions complete in IDR; buyer's tax and notary fees are extra.

## What is the minimum plot size?

2,000 sqm. The land can be bought in part from 2,000 sqm or as one 9,300 sqm parcel.

## What is the ownership title?

Freehold (SHM). Foreign buyers typically hold through a PT PMA or convert to HGB at purchase. We can refer you to an independent notary and legal team.

## Is the land really flat?

Yes. The plots are level with direct access from the main road, so no cut and fill is needed before building.

## Are there utilities?

Electricity is available at the road. Ask us about water and other connections for your specific plot.

## How far is the land from the beach and the airport?

About 5 minutes to Selong Belanak Beach, within walking distance of the centre, 30 minutes to Kuta and 35 minutes to Lombok International Airport.

## What can I build?

A private villa, a small cluster of rental villas, a guesthouse, a café, restaurant or shop on the commercial frontage, or a phased mixed project on the full parcel. Confirm zoning for your intended use during due diligence.

## How long does the purchase take?

Due diligence through a notary typically takes 2 to 3 weeks, then the sale agreement, company setup if you need one, and transfer. Split plots are surveyed and certified separately.

## Own Flat Land in Selong Belanak

Contact Nour Estates for the plot plan, the certificate details and a site visit in Selong Belanak. Flat, road-access land this close to the beach does not come up often.

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

## Disclaimer

Prices are listed in IDR with approximate USD equivalents at current exchange rates; final transactions are settled in IDR. Buyer's tax and notary fees are not included. Availability and pricing may change without notice. Buyers should confirm zoning and complete independent legal due diligence before any purchase.


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## Features

- Road Access
- Flat terrain

## Estimated buying costs

FREEHOLD / HGB

| | |
|---|---|
| **Property price**<br>Based on the starting price | **$148,000** |
| **Notary fee (PPAT)**<br>1% of the total value | **$1,480** |
| **Property transfer tax**<br>5% of the total value, paid by the buyer | **$7,400** |
| **Land title registration**<br>0.5% of the total value, land office fee | **$740** |
| **Due diligence**<br>Legal and title checks | **$820** |
| **Land-use permit (Pertek)**<br>Technical recommendation, average price | **$383** |

**Estimated total** **$158,823**

Taxes & fees ~ 7.3% of price ~ IDR 2,905,091,382

* 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.

Chat on WhatsApp

+62 853 3713 3898 | nourestates.com

View this property online



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