

Hilly Land for Sale in Kuta, South Lombok

Kuta Lombok, Lombok

PRICE

$306,000

EUR

EUR 275,369

IDR

IDR 5.56B

Indicative conversions at 1 USD = IDR 18,168 / EUR 0.900.

PROPERTY TYPE	OWNERSHIP	LAND SIZE
Lands for Sale	Freehold/HGB	3242 sqm

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Gallery









About this property

Price:USD 306,000Ownership: Freehold / HGBLand Size: 3,242 sqm

Located just a short drive from Central Kuta, this 3,242 sqm hilly land offers an excellent opportunity for investors and developers looking to secure land in one of South Lombok's fastest-growing property markets.

This hilly land for sale in Kuta features an elevated landscape that provides an attractive natural setting, making it ideal for a boutique villa development, luxury private residence, or hospitality project. The gentle hillside allows future designs to make the most of the surrounding landscape while creating a greater sense of privacy, creating an environment that continues to appeal to both buyers and holidaymakers.

One of the property's biggest advantages is that important groundwork has already been completed. A water well is already available on site, while a retaining wall has been constructed, helping reduce preparation time and development costs. These existing improvements allow future owners to move forward with planning more efficiently.

Combining a strategic location with development-ready features, this property presents an opportunity to invest in an area that continues to experience increasing demand from both local and international buyers.

Property Highlights

- Land size: 3,242 sqm
- Elevated hilly landscape

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- Water well already available
- Retaining wall completed
- Easy access from the main bypass road
- Suitable for residential or commercial development
- Peaceful surroundings with good accessibility
- Short drive to Central Kuta
- Excellent long-term investment potential

Location – Kuta, South Lombok

Kuta has become one of South Lombok's most desirable destinations for property investment, attracting developers, hospitality operators, and private buyers seeking opportunities outside Bali. Continued infrastructure improvements, expanding tourism, and increasing international attention have supported strong growth throughout the area over recent years.

This property enjoys a convenient location with direct access to the main bypass road, making travel across South Lombok simple and efficient. At the same time, its elevated position provides a quieter environment away from the busiest parts of town while remaining close to everyday conveniences.

Nearby destinations include:

- Short drive to Central Kuta
- Easy access to the Bypass Road
- Close to restaurants, cafés, and daily amenities
- Approximately 25 minutes to Lombok International Airport
- Easy access to Mandalika and surrounding beaches

The location allows future residents or guests to enjoy both the peaceful hillside setting and the vibrant lifestyle that has made Kuta one of Lombok's fastest-growing destinations.

Development Potential

The natural contours of this hilly land provide excellent flexibility for a range of development concepts. Its elevated setting makes it well suited for projects that prioritise privacy, views, and a peaceful environment.

Development highlights include:

- 3,242 sqm of elevated land suitable for various development concepts
- Existing water well, reducing initial infrastructure requirements
- Retaining wall already in place, helping minimize early construction work
- Suitable for a boutique villa development, private estate, or hospitality project
- Natural terrain that supports creative architectural designs
- Peaceful hillside setting with convenient access to Central Kuta

With several key site improvements already completed, future development can begin with fewer preparation requirements, potentially reducing both construction time and early development costs.

Kuta continues to be one of South Lombok's strongest performing property markets, supported by growing tourism, improving infrastructure, and increasing international investment.

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Investment Opportunity

Why consider this property?

- Strategic location just minutes from Central Kuta
- Easy access via the main bypass road
- Existing infrastructure, including a water well and retaining wall
- Generous 3,242 sqm land size
- Suitable for residential or commercial development
- Strong long-term capital appreciation potential
- Located in one of South Lombok's fastest-growing investment areas

Whether you're planning to build a boutique villa project or secure land for future growth, this property offers an excellent opportunity to invest in a well-positioned site with outstanding development potential.

Contact Nour Estates

Nour Estates is an AREBI-certified real estate agency specialising exclusively in South Lombok. We can provide more information about this hilly land for sale in Kuta, arrange a private site visit, and connect you with trusted legal professionals to assist you throughout the purchase process.

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

Disclaimer

Prices are listed in USD and based on current exchange rates. Final transaction prices are settled in IDR. Taxes, notary fees, and due diligence costs are not included. Availability and terms may change without notice.

Features

- Road Access
- Hilly terrain
- Partially serviced
- Water Available
- Mixed terrain

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Estimated buying costs

FREEHOLD / HGB

Property price Listing price	**$306,000**
Notary fee (PPAT) 1% of the total value	**$3,060**
Property transfer tax 5% of the total value, paid by the buyer	**$15,300**
Land title registration 0.5% of the total value, land office fee	**$1,530**
Due diligence Legal and title checks	**$826**
Land-use permit (Pertek) Technical recommendation, average price	**$385**

Estimated total **$327,101**

Taxes & fees ~ 6.9% of price ~ IDR 5,942,895,509

* 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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