

Land for Sale in Central Kuta Lombok

Kuta Lombok, Lombok

PRICE

$226,000

EUR

EUR 206,225

IDR

IDR 4.12B

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

PROPERTY TYPE	OWNERSHIP	LAND SIZE
Lands for Sale	Freehold/HGB	1109 sqm

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About this property

This Land for Sale in Central Kuta Lombok is a flat 1,109 sqm (11 are) plot, fully walled, with a water well already drilled and HGB title valid until May 2053. It is priced at IDR 4,070,000,000 (approx. USD 226,000), which works out to IDR 370 million per are, and sits 5 minutes from Kuta Beach in South Lombok.

The plot is one step back from the main road, with a side road running along its eastern and southern edges, so you get easy access without the traffic at your gate. Villas and houses sit on the north and west sides, and the land across the road is open green hillside.

Key Facts at a Glance

- Location: Central Kuta Lombok
- Land size: 1,109 sqm (11 are)
- Price: IDR 4,070,000,000 (approx. USD 226,000)
- Price per are: IDR 370 million
- Title: HGB (Hak Guna Bangunan), valid until May 2053
- Terrain: flat and cleared
- Already done: perimeter wall built, water well drilled
- Access: road frontage on two sides, just off the main road
- Kuta Beach: 5 minutes
- Airport: 25 minutes

The Plot: Flat, Walled and Ready to Build

Most land in Kuta Lombok is either on a slope or a bare field. This Land for Sale in Central Kuta is neither. The ground is level and cleared, the perimeter wall is built and the water well is drilled, which takes two of the first jobs and costs off your construction list.

The wall also splits the land into two sections, which suits a two-villa project or a main villa with a separate guest house. At 1,109 sqm there is room for a large private villa with a real garden, or a small cluster of rental villas, depending on your plans and the zoning.

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The road frontage on the east and south sides gives you a choice of where to put the entrance, and makes it simple to give each villa its own gate if you build more than one.

What Is Around the Land

The Land for Sale in Central Kuta Lombok is in the lived-in part of town, not on the outskirts. Your direct neighbours are finished villas and houses, with a new villa development on the hill opposite. Soma House is close by, and you are a short ride from Mawun Road, the street that links Kuta to the beaches further west.

- Kuta Beach: 5 minutes
- Cafes, restaurants and shops in Kuta centre: a few minutes by scooter
- Mawun Road: easy access for Mawun, Are Guling and Selong Belanak
- Mandalika Circuit: a short drive
- Lombok International Airport: 25 minutes

Read more about the area in our Kuta Lombok guide.

Title: HGB Valid Until 2053

The Land for Sale in Central Kuta Lombok is held on HGB (Hak Guna Bangunan, right to build. HGB is the title foreign buyers hold through a PT PMA, and it can be extended and renewed.

Who This Land Suits

- A private villa a few minutes from the centre of Kuta, with a garden most central plots cannot offer
- Two to four rental villas in a location guests already search for
- A buyer who wants to start building quickly, with wall and water in place

Villas in this part of Kuta report occupancy of around 80 to 85%. That is a market indication, not a promise, but it explains why central plots of this size rarely come up.

Other Land for Sale in Kuta

Looking for a view instead of a flat central plot? See our Hilly Land for Sale in Kuta. For a beach village feel, we also have flat plots for sale in Selong Belanak.

Land for Sale in Central Kuta Lombok: Frequently Asked Questions

How much is the land?

This Land for Sale in Central Kuta is IDR 4,070,000,000, approx. USD 226,000, or IDR 370 million per are. Taxes and notary fees are not included.

How big is the plot?

1,109 sqm, which is 11 are. It is flat and fully walled.

What title does the land have?

HGB (Hak Guna Bangunan), valid until May 2053. Foreign buyers hold HGB through a PT PMA.

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What is already on the land?

A perimeter wall and a drilled water well. The land itself is cleared and level.

How far is it from the beach and the airport?

Kuta Beach is 5 minutes away and Lombok International Airport is 25 minutes.

Can I build more than one villa?

The size and the two road frontages make a multi-villa layout practical. What you can build depends on the zoning and building rules, which we check with you before you commit.

Enquire Now

Want the exact pin, the certificate or a site visit for this Land for Sale in Central Kuta? Get in touch and we will set it up.

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

Disclaimer

Prices, availability, and terms are subject to change. USD figures are approximate. Final transactions are conducted in IDR. Taxes, notary fees, and due diligence costs are not included.

Features

- Road Access
- Flat terrain
- Partial earthwork
- Raw land

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Estimated buying costs

FREEHOLD / HGB

Property price Listing price	**$226,000**
Notary fee (PPAT) 1% of the total value	**$2,260**
Property transfer tax 5% of the total value, paid by the buyer	**$11,300**
Land title registration 0.5% of the total value, land office fee	**$1,130**
Due diligence Legal and title checks	**$823**
Land-use permit (Pertek) Technical recommendation, average price	**$384**

Estimated total **$241,897**

Taxes & fees ~ 7.0% of price ~ IDR 4,408,841,092

* 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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