

Oceanview Land for Sale in Are Guling, South Lombok

- Are Guling, Lombok

PRICE

$660,000

EUR

EUR 593,934

IDR

IDR 11.99B

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

PROPERTY TYPE	OWNERSHIP	LAND SIZE
Lands for Sale	Freehold/HGB	5700 sqm

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About this property

This oceanview land for sale in Are Guling offers wide open views across the valley and out toward the coastline, set in one of South Lombok's most naturally scenic areas.

With a total size of 57 are, the land sits on a hillside overlooking Are Guling Bay, giving it a strong position for both private development and long-term investment. The shape and elevation allow for clear views, good airflow, and flexible building options.

Property Overview

- Location: Are Guling, South Lombok
- Land Size: 5,700 sqm (57 are)
- Price: USD 660,000 (200 million IDR/are)
- Land Type: Raw land
- Topography: Hillside
- Access: Road access available
- View: Ocean and valley views

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The Land

Oceanview Land for Sale in Are Guling is a single continuous plot, making it suitable for different types of development.

Its hillside position provides natural views over the surrounding valley and toward the ocean, while still allowing enough usable space for building.

The plot offers flexibility for either a single private villa or a larger development project, depending on the buyer's plans.

Location – Are Guling, South Lombok

Located in Are Guling, South Lombok, the land is positioned in a quieter area just outside of Kuta.

Are Guling is known for its natural landscape, surf spots, and growing interest from developers and investors looking for locations with strong potential but less density.

- Around 10–15 minutes to Kuta Lombok
- Around 30 minutes to Lombok International Airport
- Close to Are Guling Beach and nearby surf breaks
- Surrounded by hills, greenery, and open views

The area offers a more relaxed setting while still being connected to the main hub of South Lombok.

Investment Highlights

Its hillside position not only frames the coastline but also benefits from natural airflow and drainage, two practical advantages for villa construction that are often overlooked when comparing raw land purchases based on price alone.

- Large 57 are plot with strong development potential
- Ocean and valley views from the land
- Suitable for private villa or small development project
- Located in an area with increasing demand
- More accessible pricing compared to central Kuta

Why Pick This Land

- Elevated position with open views
- Flexible usage: private villa or development
- Quiet area with growing interest
- Good balance between privacy and accessibility
- Strong long-term upside as the area develops

Who This Property Is For

- Investors looking for land with growth potential
- Developers planning a small villa project
- Buyers wanting to build a private villa
- Those looking for land near Kuta but away from crowds

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Contact Us

Our team at Nour Estates can assist with the full process, from due diligence to closing.

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

Frequently Asked Questions

Large, elevated plots with unobstructed ocean and valley views are becoming harder to find as Are Guling continues to attract developer interest, making a single 57 are parcel a relatively flexible entry point for buyers planning either a private villa or a larger development project.

Features

- Sea view
- Raw land
- Hilly terrain

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Estimated buying costs

FREEHOLD / HGB

Property price Listing price	**$660,000**
Notary fee (PPAT) 1% of the total value	**$6,600**
Property transfer tax 5% of the total value, paid by the buyer	**$33,000**
Land title registration 0.5% of the total value, land office fee	**$3,300**
Due diligence Legal and title checks	**$826**
Land-use permit (Pertek) Technical recommendation, average price	**$385**

Estimated total **$704,111**

Taxes & fees ~ 6.7% of price ~ IDR 12,792,558,941

* 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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