

Rolling Waters – Ocean View Land for sale in Are Guling

Are Guling, Lombok

AVAILABILITY

Under Offer

An offer is in progress. Ask us about its availability.

PROPERTY TYPE	BUILDING AREA
Lands for Sale	3065 sqm

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

Gallery









About this property

Property Overview

Location: Are Guling, South LombokLand Size: 3,065 sqmPrice: USD 440,000View: 280° panoramic ocean viewTopography: Elevated hillside close to Somewhere LombokDistance to Sea: ±500 metresAccess & Utilities: Road access, water & electricity availableDistance: 10 mins to Kuta Lombok | 30 mins to Airport

Rolling Waters presents an exclusive 3,065 sqm hillside plot in Are Guling, South Lombok. The land enjoys approximately 280-degree panoramic views across Are Guling Bay, offering a wide ocean outlook from an elevated position.

Location – Are Guling, South Lombok

Are Guling is known for its scenic bay, surf break, and quieter coastal atmosphere compared to central Kuta. It has gradually become one of the preferred areas for hillside villas and ocean-view homes.

- ±5 minutes to Are Guling surf break
- ±500 metres to the sea
- ±10 minutes to Kuta Lombok
- ±30 minutes to Lombok International Airport

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Why Choose Rolling Waters?

Prime Ocean Views:

- Sweeping views of the Indian Ocean and Are Guling Bay.
- Overlooks Gili Nusa Island, adding to the picturesque scenery.

Surf Paradise:

- Two world-class surf breaks just minutes away.
- Ideal for surf enthusiasts looking for a retreat.

Close to Amenities:

- 10 minutes to Kuta Mandalika for shopping, dining, and nightlife.
- 30 minutes to Lombok International Airport for easy travel.
- Walking distance to beautiful white sand beaches.
- Positioned close to Somewhere Lombok

Natural Surroundings:

- Adjacent to the Prabu forestry area, perfect for nature lovers.
- Enjoy peace and tranquility, surrounded by lush greenery.

Are Guling Land for Sale Features

- Infrastructure: Secured access road, water, and electricity available on-site.
- Investment-Friendly: Managed under a Covenant for added security and long-term value.
- Proximity:

  5 minutes to Are Guling surf break.

  10 minutes to Kuta Mandalika.

  30 minutes to Lombok International Airport.

Investment Potential

Rolling Waters is an ideal choice for:

- Private Villas: Build your dream home in a serene, ocean-view setting.
- Land Banking: Secure a piece of land in one of South Lombok’s fastest-growing areas.
- Tourism Ventures: Leverage the booming tourism industry in Lombok, driven by its pristine beaches, world-class surfing, and government-backed development projects.

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Contact Us

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

Secure Your Plot at Rolling Waters Today!Whether you’re planning to build a luxury villa, invest in land banking, or develop a surf retreat, Rolling Waters offers the perfect location to make your vision a reality.

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

- Ready to build
- SeaView
- Partially serviced
- Road Access
- Hilly terrain

Estimated buying costs

FREEHOLD / HGB

Property price Listing price	**$440,000**
Notary fee (PPAT) 1% of the total value	**$4,400**
Property transfer tax 5% of the total value, paid by the buyer	**$22,000**
Land title registration 0.5% of the total value, land office fee	**$2,200**
Due diligence Legal and title checks	**$820**
Land-use permit (Pertek) Technical recommendation, average price	**$383**

Estimated total **$469,803**

Taxes & fees ~ 6.8% of price ~ IDR 8,593,352,758

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

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Interested in this property?

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

Chat on WhatsApp

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View this property online

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