







RARE SESEH, MUNGGU LAND – TWO PREMIUM PLOTS WITH RICE FIELD VIEWS

LAND FOR SALE IN MUNGGU BALI – YELLOW ZONE WITH RICE FIELD VIEWS

For buyers searching for land for sale in Munggu Bali, these two adjoining plots offer an opportunity to secure Yellow Zone land in a peaceful residential pocket close to Seseh and Bali's west coast.

The land is available as two individual plots of 215m² and 240m², or buyers can secure the entire 455m² site, providing flexibility for a private villa, larger residence or potential multi-villa development, subject to the required planning and building approvals. Local Property Team

One of the property's standout features is its rice-field outlook, providing a greener and more open setting than many increasingly developed areas closer to central Canggu.

455m2

Price	Only 17M Per Are
Property Type	Residential
Property ID	1554
Land Area	455 m2

AGENT DETAILS

Brennan Hill - 0424 133 622

OFFICE DETAILS

Local Property Team - Bali
0424133622

LOCAL PROPERTY TEAM

The location also provides convenient access to Seseh Beach and Cemagi Beach, while Pererenan and Canggu remain within easy reach for dining, fitness, wellness and everyday amenities.

For buyers looking to buy land in Munggu, the combination of flexible plot sizes, Yellow Zone positioning, rice-field surroundings and proximity to the coast makes this an interesting site for creating a Bali residence or villa project.

Property Details

- Plot 1: 215m²
- Plot 2: 240m²
- Combined Land: 455m²
- Available individually or together
- Peaceful luxury villa neighbourhood
- Green-zone rice field outlook
- Excellent villa development potential
- Minutes from Seseh and Cemagi beaches
- Easy access to Pererenan and Canggu
- Luxury residences on the same street

Price

17M Per are Per Year

Long Leasehold: Approx. 26.75 Years (Expiring June 2053) + Guaranteed renewal

LAND FOR SALE IN MUNGGU BALI – 455M² YELLOW ZONE LAND

For buyers searching for land for sale in Munggu Bali, these two adjoining plots offer a flexible opportunity to secure land in a peaceful residential area surrounded by rice fields and close to Bali's west coast.

The property comprises two adjoining plots of 215m² and 240m², available individually or together as a substantial 455m² landholding. This gives buyers the flexibility to create a private Bali residence, develop a larger luxury villa or explore a multi-villa concept, subject to the applicable

planning and building approvals.

Two Premium Yellow Zone Villa Plots Overlooking Rice Fields

Set in the tranquil and fast rising village of Munggu, Seseh, these two adjoining plots offer an increasingly rare opportunity to secure land in one of Bali's most promising residential pockets.

Available individually at 215m² and 240m², or together as a substantial 455m² holding, the land sits within an established luxury yellow zone villa neighbourhood surrounded by rice fields.

The setting is what makes these plots particularly special. Rather than being surrounded by dense development, the land enjoys a peaceful outlook across the rice fields, creating the sense of space and greenery buyers increasingly seek as development pushes further through the Canggu–Pererenan–Seseh corridor.

Both plots provide excellent footprints for the development of a high-end private villa, family residence or investment property. Buyers also have the flexibility to secure the entire 455m² site, opening up possibilities for a larger luxury residence or multi-villa development, subject to the applicable planning and building approvals.

WHY BUY LAND IN MUNGGU?

Munggu has become an increasingly popular choice for property buyers looking for a **quieter alternative to central Canggu**, while remaining close to Bali's west-coast beaches and lifestyle areas.

The area retains a more relaxed atmosphere, with **rice fields, local villages and lower-density development** alongside a growing selection of cafes, restaurants and villa developments.

For buyers looking to **buy land in Munggu**, the location provides convenient access to **Seseh, Cemagi and Pererenan**, with the wider Canggu area also easily accessible.

This 455m² property adds further flexibility through its **two adjoining plots**, allowing buyers to purchase a smaller parcel or combine both plots for a larger villa project.

For anyone comparing **land for sale in Munggu Bali**, the combination of Yellow Zone positioning, rice-field views, flexible plot sizes and proximity to

the coast makes this property an interesting option for a future Bali home or villa development.

A Location Experiencing Significant Growth

Munggu is rapidly emerging as premium alternatives to the increasingly busy areas of Canggu and Pererenan.

Within minutes are Seseh Beach and Cemagi Beach within easy reach for cafés, restaurants, beach clubs, wellness facilities, international schools and everyday amenities.

Importantly, the area is attracting a new generation of architecturally led residential projects rather than large-scale tourism development.

For buyers looking beyond the already established Canggu market, this represents an opportunity to secure land while the Munggu–Seseh corridor continues to mature.

LEASEHOLD LAND FOR SALE IN MUNGGU

The land is offered on a **leasehold basis**, with the current lease running through to **June 2053**, providing approximately 26 years remaining on the lease term.

Buyers can choose between the **215m² and 240m² plots**, or secure the entire **455m² site**, depending on the scale of the home or villa project they are planning.

For buyers searching for **leasehold land for sale in Munggu**, the remaining lease period should be considered alongside the purchase price, proposed development costs and any contractual rights relating to a future lease extension.

Before proceeding, buyers should have the **lease agreement, land title, access arrangements, zoning and extension provisions independently reviewed** as part of their due diligence.

Local Property Team Bali can provide the available property documentation and assist buyers through the process of purchasing **leasehold land in Munggu Bali**

If you're searching for land for sale in Munggu Bali, these adjoining plots offer a flexible opportunity to secure land in a peaceful rice-field setting close to Seseh and Cemagi.

Choose between the 215m² or 240m² individual plots, or purchase the complete 455m² site for greater flexibility when designing a private home or villa project.

With Yellow Zone positioning, rice-field views and convenient access to Seseh Beach, Cemagi Beach, Pererenan and Canggu, the property combines a quieter Munggu setting with access to Bali's popular west-coast lifestyle areas.

Contact Local Property Team Bali to request the land information, lease details and available documentation, or to arrange an inspection of the property.

Our local team can also help you compare this site with other land for sale in Munggu, Seseh and surrounding Bali locations and assist with the property due-diligence process.

View All Bali Land for Sale →

Lease term, zoning and pricing available on request.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.