



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

RARE LAND FOR SALE – MUNGGU / SESEH

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

📏 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

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.

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.

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

Whether you're looking to develop a private Bali residence, create an investment villa, or secure a larger parcel for a premium project, these plots offer the combination that is becoming increasingly difficult to find: usable land, rice-field outlook, coastal proximity and a rapidly improving surrounding neighbourhood.

With Munggu continuing to evolve into one of Bali's most desirable emerging residential areas, these two plots offer an opportunity to secure a position in the market before the area reaches the density and pricing now

seen in neighbouring Pererenan and Canggu.

Available separately or secure the full 455m² site.

Lease term, zoning and pricing available on request.

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