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Beach Front Land North of Canggu is in High Demand.

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Large pieces of real estate north of Canggu, on a long stretch of unspoilt beach that runs for about seven kilometres between the ancient and holy sea temple of Tanah Lot up to Soka beach, are selling fast.

The long stretch of land from Canggu up to Soka has miles of unspoilt beaches, dotted with small headlands, estuaries and river mouths. Rice padis and coconut palms fill the countryside and provide an idyllic and unspoiled setting with limitless views of the ocean and the mountains of the island's interior.

Demand for land is increasing, with many luxury villas built or in the planning, pushing the prices up in line with the rest of Bali's choicest areas. In 2005, 100 are of land sold for around US\$2000 per are and recently, in December 2007, 32 are sold for around US\$6,500, and 60 are sold in February 2008 for \$US5,500 per are.

For the following descriptions of developments taking place in the area, please consult the map on the Exotiq website: Between Pasut and the Yemata estuary, the entire coast is dotted with million dollar villas and it is starting to look like the Bukit's south coast. At Waka Ganga on the Yehanggu estuary, Spanish investors are building a 20-villa resort, and at Klatang beach, Alila Resorts are building several private villas on 8-12 are of land for around the US\$1.5 million mark and are close to selling out, if they haven't already. The owners of the famous Ku De Ta nightspot are also spreading their real estate dealings in Beraban Pasut with the 'Out of Town Villas' being built on one hectare of absolute beachfront.

Access to the area is limited but road improvements including two recently built bridges have shaved significant time off a trip that used to pass through the city of Tabanan. When the long awaited Sunset Road extension is completed, and it will be, access to this area will be easy, making the area a very attractive location.

The entire stretch of land is located in Tabanan regency, and is the rice bowl of Bali, and understandably there is a lot of concern about having enough land to keep pace with Bali's demand for rice. Sources suggest that 60% of the land in the main beachfront areas is foreign owned, but development is being regulated to ensure that it doesn't lose its ability to provide food.

Investors here have a strong interest in retaining the aesthetic of the landscape and ensuring it doesn't become an overcrowded tourist town. One buyer who owns land near Cimagi, is setting a great example by only using 15 are of their full 59 are of land for building, leaving 45 are under cultivation, which not only retains the visual beauty of the land but allows the local farmers to keep producing rice and feeding the people of Bali.

1 are = 100 square metres.