

A scenic view of a cliff-top with lush green grass overlooking the ocean under a blue sky with light clouds. The foreground is dominated by tall, vibrant green grasses. In the middle ground, a dense line of green bushes and trees marks the edge of the cliff. Beyond the cliff, the deep blue ocean stretches to the horizon. The sky is a clear, bright blue with wispy white clouds. The overall atmosphere is serene and natural.

**A stunning block of cliff-front land for sale  
in Nusa Lembongan**

The land is located on the exclusive westernmost tip of the island

- Things to see & do**
1. Devil's Tear
  2. Dream Beach
  3. Mangrove Forest
  4. Arts and Crafts
  5. Seaweed Farms
  6. Sunset Beach & Sandy Bay
  7. Suspension Bridge
  8. Underground House
  9. World Diving
  10. Lulur Spa
  11. Scoot Boat Office
  12. Public Boat Office
  13. Celagi Beach
  14. Rocky Fast Cruises Office
- Cafes and bars**
1. Mangrove Restaurant
  2. Ketul Warung
  3. Waring Sunset
  4. Cafe Bali
  5. Scooby Doo
  6. The Beach Club at Sandy Bay
- Sleeping**
1. Batu Karang
  2. Bungalo No 7
  3. Coconuts Beach Resort
  4. Dream Beach Huts
  5. Indiana Kenanga Villas
  6. Jenny's B&B
  7. Lembongan Beach Retreat
  8. Linda's Bungalows
  9. Lumbung Bali Huts
  10. Mainski Lembongan
  11. Nanuk's Bungalows
  12. Nusa Lembongan Resort
  13. Pondok Baruna
  14. Secret Garden
  15. Waka Nusa
  16. Tamarind Beach Bungalows
  17. The Tanis Villas
  18. Villa Atas Nusa Lembongan
  19. Ware Ware Bungalows
  20. Villa Shambala
  21. Ketul's Losmen
  22. Mushroom Bay Bungalows
  23. Playgrounds Resort
  24. Lembongan Island Beach Villas



To Gili Islands and Lombok (70 km)

Lombok Strait

Shipwrecks Surf Break

Lacerations Surf Break

Mangrove Forest

Jungut Batu

Nusa Lembongan

To Bali (12 km)

Playgrounds Surf Break

The Land

Mushroom Bay

Nusa Lembongan Village

To Toyapakeh (1 km)

0.5 km  
0.5 miles

Nusa Ceningan

Nusa Penida

Ceningan Surf Break

Indian Ocean



## NUSA LEMBONGAN INFORMATION

Nusa Lembongan is a small tropical island just 30 minutes by fast boat from Sanur in Bali (or a 10 minute scenic helicopter ride). It's two main industries are seaweed farming and tourism. Although only 8 km<sup>2</sup> in size, the island offers a tremendously diverse topography with a range of calm bays, steep hillside resorts and hotels, cliff top properties, mangrove forests and crashing surf. The locals are hindu Balinese and their welcoming smiles and traditional ceremonies are a common sight around the island.

Offering some of Indonesia's best diving, Nusa Lembongan is also a popular destination for hikers, surfers, snorkelers, beach lovers and for those who just want to get away from the hustle and bustle of Bali.



### WHY NUSA LEMBONGAN?

- Very exclusive tropical island fast becoming the discerning investor's choice for a second home/investment property
- Excellent returns on investment due to very high demand for accommodation on the island
- Unpolluted seas, white sandy beaches, stunning scenery
- Great diving, snorkeling and surfing
- Easy access to and from Bali with several boats daily
- Over 30 private residences recently built or under construction



## THE LAND

This is arguably one of the very best land lots available on the island. Occupying the most western point, the entire lot consists of just over 4000m<sup>2</sup> of land along with a substantial amount of rocky plateau below that is only accessible from this land.

There is even a natural pool built into the lower rocks...

Enjoying stunning views to Bali, amazing sunsets and more than 100 metres of cliff frontage, this land also benefits from an incredibly dramatic setting of crashing waves – unique to only this part of the island.

Views to the north include Bali's impressive Mount Agung – the mother volcano visible across the ocean.

The land is offered on a 40 year lease and would be a perfect spot for the ultimate private estate, an events villa or even two separate villas.

The land - looking west, out to sea



The lower platform





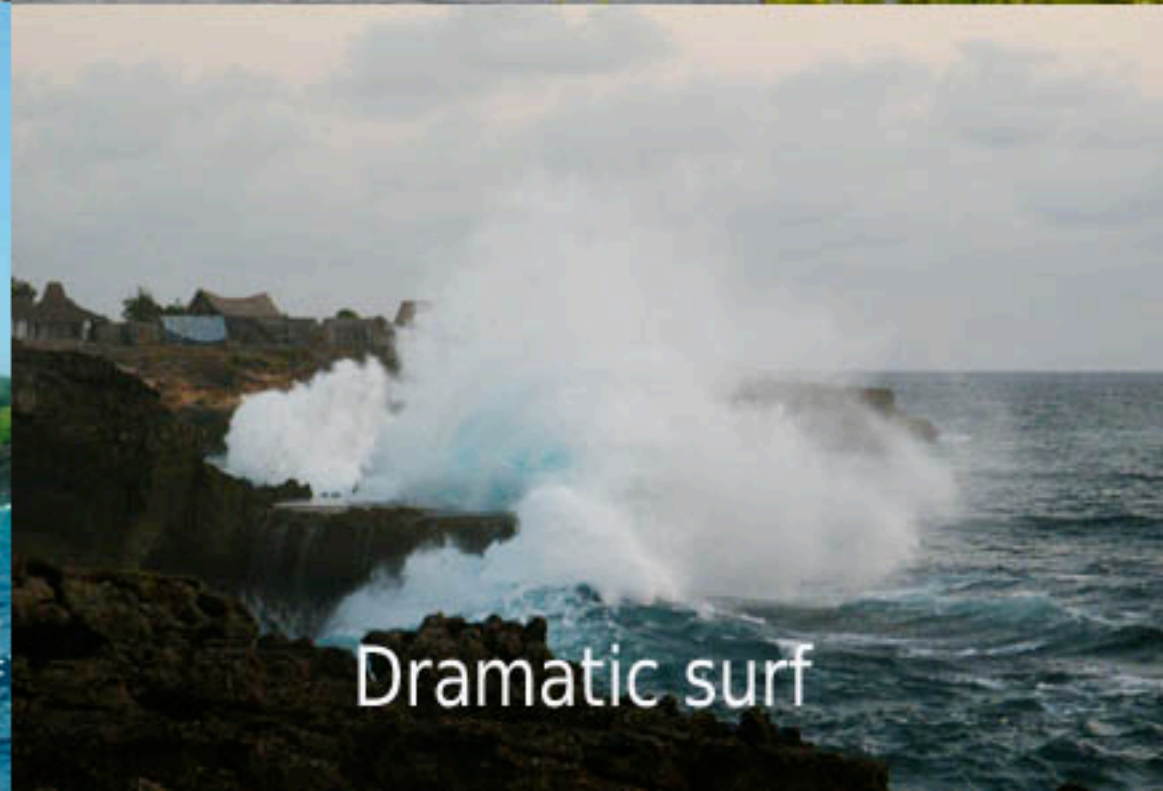
The lower platform



The view to Mount Agung



From the ocean, looking back



Dramatic surf



# Sunsets

