



## Excellent Plot of land for sale on Bintan Island



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 18,000,000

### Posizione

Nazione:	Indonesia
Indirizzo:	Kijang, Bintan
Cap:	29151
Pubblicato:	21/04/2025
Descrizione:	Excellent Plot of land for sale on Bintan Island Indonesia

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### Property Location

Kampung

Sei Enam Darat, RT/RW 1/2, Sungai Enam Hamlet, Sungai Village/Village

Six, East Bintan District, Bintan Regency, Riau Islands Province. 29151.

### Property Details

Extraordinary Investment Opportunity: Expansive Tourism & Development Land on the South-East Coast of Bintan Island, Riau Islands Province, Indonesia (Approximately 30 Hectares)



## A Prime Waterfront Development Canvas Adjacent to Established Hospitality in Kijang, Bintan Regency

Presenting an exceptional and substantial investment opportunity in the burgeoning Riau Islands Province of Indonesia: a sprawling land plot encompassing an impressive 300,000 square meters (equivalent to 30 hectares or approximately 74.1 acres) of strategically located vacant land. Situated on the coveted south-east coast of Bintan Island, within close proximity (less than 30 kilometers) to Tanjung Pinang, the vibrant capital city of the Riau Islands Province, this remarkable property neighbors the established and reputable Sun Hotel, further underscoring its inherent value and development potential within a recognized tourism zone.

This expansive landholding, meticulously documented under fifteen (15) individual Right to Own Certificates, offers a truly unparalleled canvas for visionary investors and ambitious developers seeking to capitalize on the Riau Islands' rapidly expanding tourism sector and its strategic position within the dynamic Southeast Asian economic landscape. The sheer scale of the property provides immense flexibility for the creation of a landmark development, capable of accommodating a diverse range of high-impact projects that can cater to both the burgeoning tourism market and other viable sectors identified within the region's land use planning.

The south-east coast of Bintan Island is increasingly recognized as a prime location for tourism-related developments, boasting pristine beaches, captivating natural beauty, and a tranquil yet accessible environment. The adjacency of this land to the existing Sun Hotel is a significant advantage, indicating a well-established tourism infrastructure and a proven track record of attracting visitors to this particular area. This proximity can offer potential synergies and opportunities for collaboration, as well as providing a benchmark for successful hospitality operations in the vicinity.

Imagine the transformative possibilities that this substantial land parcel presents. Envision the creation of a world-class integrated resort, featuring luxurious accommodations, state-of-the-art amenities, and a diverse array of leisure and recreational facilities that capitalize on the stunning coastal setting. Picture a meticulously planned residential estate, offering exclusive villas and residences with breathtaking ocean views, catering to both international and domestic buyers seeking a premium island lifestyle. Consider the development of specialized tourism attractions, such as eco-tourism ventures, wellness retreats, or marine-based activities, leveraging the natural assets of Bintan's south-east coast.

Furthermore, the strategic location within the Riau Islands archipelago provides inherent advantages beyond the immediate tourism sector. The proximity to Tanjung Pinang, the provincial capital, ensures access to essential administrative and commercial services. The relatively easy connectivity to Batam, a major industrial and commercial hub within the Indonesia-Malaysia-Singapore Growth Triangle, opens up opportunities for synergistic developments that could cater to the needs of both the tourism and business sectors. The increasing accessibility of Bintan Island through improved transportation infrastructure further enhances the long-term investment potential of this land.

This offering transcends a mere land transaction; it is an invitation to become a key player in the ongoing development and prosperity of Bintan Island and the wider Riau Islands region. It is a chance to create a signature project that will not only generate significant financial returns but also contribute to the



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economic growth and enhanced reputation of this captivating Indonesian destination.

## Strategic Land Use Planning: A Trifecta of Development Potential – Tourism, Manufacturing, and Mining

A critical aspect of this exceptional investment opportunity lies in the designated land use planning for the subject property. Based on prevailing town planning regulations, the zoning of this expansive 300,000 square meter land plot is strategically designated for both tourism and development areas. This dual zoning designation provides a significant degree of flexibility for potential investors, allowing for the consideration of a wide range of development concepts that can capitalize on the inherent attractions of Bintan Island and the broader economic dynamics of the Riau Islands.

The explicit inclusion of tourism within the zoning regulations underscores the suitability of this land for hospitality-related ventures. This could encompass the development of large-scale resorts with extensive beachfront access, boutique hotels catering to discerning travelers, themed attractions designed to draw international and domestic tourists, or integrated tourism complexes that combine accommodation, leisure facilities, and retail offerings. The adjacency to the established Sun Hotel further reinforces the viability and attractiveness of this location for tourism-focused developments, suggesting a proven demand and a supportive ecosystem for the hospitality sector.

Beyond tourism, the designation of the property as a development area opens up a broader spectrum of potential uses. This zoning typically allows for a variety of commercial, residential, and potentially even light industrial or mixed-use developments, subject to specific regulatory approvals and environmental impact assessments. This flexibility is particularly valuable as it allows investors to consider projects that may complement the tourism sector or cater to the growing local population and the increasing number of expatriates drawn to the region's economic opportunities.

Furthermore, the HBU (Highest and Best Use) Analysis conducted for this property identifies three key potential uses: Hotel, Manufacturing, and Mining. This professional assessment provides valuable insights into the most economically productive and legally permissible uses of the land.

The inclusion of Hotel within the HBU analysis aligns directly with the tourism zoning and reinforces the strong potential for hospitality-related developments on this prime coastal land. The scale of the property allows for the creation of a significant hotel or resort complex with ample space for amenities such as swimming pools, recreational facilities, conference centers, and extensive landscaping.

The identification of Manufacturing as a potential HBU reflects the broader economic landscape of the Riau Islands, particularly the presence of industrial zones on nearby Batam Island. While the subject property is located on Bintan, its size and accessibility could potentially make it suitable for certain types of manufacturing or processing facilities that may benefit from the proximity to regional supply chains and transportation links, subject to environmental considerations and specific regulatory approvals.

The inclusion of Mining within the HBU analysis suggests the potential presence of commercially viable mineral resources on the land. This would require further detailed geological surveys and feasibility studies to ascertain the type and extent of any such resources and to ensure compliance with all relevant



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mining regulations and environmental safeguards. If viable mineral deposits are identified, this could represent a significant alternative or supplementary development opportunity for the land.

The confluence of the tourism and development zoning, coupled with the HBU analysis identifying hotel, manufacturing, and mining as potential highest and best uses, presents a truly multifaceted investment proposition. This flexibility allows investors to explore a range of development options, tailoring their plans to market demand, their specific expertise, and the unique characteristics of this substantial landholding on the south-east coast of Bintan Island.

## A Strategic Location on Bintan Island: Unveiling the Investment Value

The strategic location of this 300,000 square meter land plot on the south-east coast of Bintan Island is a key driver of its inherent investment value and its significant potential for future appreciation. Bintan Island, the largest island in the Riau archipelago, is increasingly recognized as a premier tourism destination and a vital component of the Indonesia-Malaysia-Singapore Growth Triangle. Its natural beauty, proximity to major urban centers, and ongoing infrastructure development contribute to its growing appeal for both leisure and business travelers, as well as long-term residents.

The south-east coast of Bintan, in particular, is attracting significant attention for its pristine beaches, tranquil environment, and potential for high-end tourism developments. The presence of established resorts like the neighboring Sun Hotel underscores the suitability of this area for hospitality ventures and indicates a recognized demand for quality accommodations and amenities. This adjacency can provide a degree of stability and a benchmark for successful operations in the area.

The proximity of the land to Kijang city (less than 30 kilometers) offers access to local amenities, services, and a local workforce, which can be crucial for the operational aspects of any future development. Furthermore, the relatively short distance to Tanjung Pinang, the capital of the Riau Islands Province, ensures connectivity to key administrative centers, government agencies, and broader commercial activities within the region.

Bintan's strategic location within the Riau Islands archipelago provides excellent connectivity to both domestic and international destinations. The island is served by Raja Haji Fisabilillah International Airport (TNJ) in Tanjung Pinang, offering flights to various parts of Indonesia and some international connections. Additionally, Bintan is easily accessible via frequent ferry services from Singapore, a major international transportation hub. This ease of access is a significant advantage for attracting international tourists and investors.

The ongoing infrastructure development on Bintan Island further enhances its investment appeal. This includes improvements to roads, utilities, and tourism-related facilities, all of which contribute to a more conducive environment for development and long-term growth. The Indonesian government has also identified the Riau Islands, including Bintan, as a key tourism development zone, often providing incentives and support for investment in this sector.

In conclusion, this 300,000 square meter land plot on the south-east coast of Bintan Island represents a compelling investment opportunity within a rapidly growing tourism destination. Its strategic location,



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favorable zoning, diverse development potential, and proximity to existing infrastructure and transportation links combine to create a truly exceptional prospect for visionary investors seeking to capitalize on the burgeoning potential of the Riau Islands. The focus on investment value and the purpose of the study report – to explore investment possibilities – clearly highlight the inherent financial and developmental advantages of this remarkable property.

## About the Area

Bintan Island is located about 50 kilometres away from Singapore, and 10 kilometres east of Batam Island. It is the largest island in the Riau Islands province of Indonesia, with Tanjung Pinang as its capital. Known for its stunning coastlines and cerulean pristine waters, you will find prominent world-class beach resorts with remarkable sea views lined up along the northern coastline of the island which is Bintan Resorts.

It comprises a total of 1,796 islands scattered between the Malay Peninsula, Sumatra, and Borneo. Situated on one of the world's busiest shipping lanes along the Malacca Strait and the South China Sea, the province shares water borders with neighbouring countries such as Singapore, Malaysia, and Vietnam. The Riau Islands also has a relatively large potential of mineral resources, energy, as well as marine resources.

Bintan Island has seen tremendous changes and developments in the last 20 years since the development of Bintan Resorts (located in the north east of Bintan island) and other locations such as Batam and Kijang.

Bintan Resorts was founded in 1990 as a collaborative initiative between the Governments of Singapore and Indonesia and garners strong support as an international and regional investment destination. Below are some interesting facts that why Bintan Island is the most favourite destination in the regions now;

Bintan is already a popular destination for sports activities such as The Bintan Triathlon, The Bintan Marathon, The Bintan Ironman Race, The Bintan Moon Run, Tour de Bintan, and numerous racing, cycling and golfing competitions.

The Riau Islands, or Kepulauan Riau (Kepri), are a captivating province of Indonesia, strategically located east of Sumatra and south of Singapore. This sprawling archipelago comprises over 1,700 islands, a significant number of which are uninhabited, scattered across the western part of the Indonesian archipelago. Tanjung Pinang on Bintan Island serves as the provincial capital, while Batam stands as the largest and most dynamic city, known for its industrial zones and status as a free trade zone within the Indonesia-Malaysia-Singapore Growth Triangle. This advantageous location has fostered rapid industrialization and economic prosperity, making the Riau Islands one of Indonesia's more affluent provinces and a significant gateway into the country.

Historically, the Riau Islands hold a prominent place in the maritime history of the Nusantara region. The area was once influenced by the powerful Srivijaya Empire and later became a central part of the Johor Sultanate. The archipelago's strategic position along vital sea routes between the Indian Ocean and the South China Sea has made it a hub for trade and cultural exchange for centuries. Today, the islands



showcase a rich cultural tapestry, with a diverse population including Malays, Chinese, Javanese, and Minangkabau, alongside a notable expatriate community drawn by the economic opportunities, particularly around Batam. This blend of cultures is reflected in the local cuisine, traditions, and languages spoken throughout the islands.

The Riau Islands offer a diverse range of attractions, from bustling urban centers like Batam with its shopping malls and industrial parks, to the resort island of Bintan, renowned for its pristine beaches, luxurious resorts, and golf courses. Other islands like Karimun offer a more laid-back atmosphere and are known for their granite mines and beautiful beaches. Island hopping is a popular activity, allowing visitors to explore the myriad of islands, each with its unique charm and natural beauty. The province is also known for its fresh seafood, historical sites like Penyengat Island with its Great Mosque, and natural attractions such as beaches, mangrove forests, and even a desert-like landscape on Bintan.

For travelers heading to the Riau Islands, the most convenient airport is generally Hang Nadim International Airport (BTH) located on Batam Island. As the largest city and a major point of entry, Batam's airport offers both domestic and international flights, providing connections to various parts of Indonesia and neighboring countries like Singapore and Malaysia. Another important airport serving the Riau Islands is Raja Haji Fisabilillah International Airport (TNJ) located in Tanjung Pinang on Bintan Island. While Batam's airport tends to have more frequent international connections, Tanjung Pinang also offers domestic flights and some international services, making both airports key gateways to exploring the diverse Riau Islands province.

## Main Features

- \* 300000 m2 of land for development
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

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## Comune

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