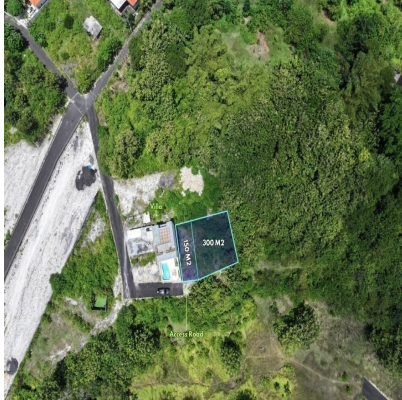




44778 – 450 sqm Affordable Residential Land for Sale in Prime Location of Kampial, Nusa Dua

Description

A rare opportunity to acquire 450 m² of freehold land located in the growing residential and villa neighborhood of Kampial, Nusa Dua. With a generous 35-meter frontage and excellent rectangular shape, this plot is perfect for developing a private residence, rental villa, or a small cluster of homes. The property is situated in a yellow zone (ITR Perumahan), making it ideal for residential development and ensuring long-term value. Strategically positioned, the land offers both convenience and lifestyle advantages. Just 3 minutes from Poltekpar Campus, it presents strong rental potential for students and staff. Within 10 minutes, you can reach the famous Pandawa Beach, known for its white sands and clear waters, making this an excellent option for building a vacation villa. Additionally, the world-class resort area of Nusa Dua is only 13 minutes away, offering fine dining, shopping, and entertainment. This prime accessibility adds to the land's value as both a residential and investment property. The property also benefits from a 4-meter-wide access road, providing easy entry for cars and motorbikes, and is surrounded by established villas and residential homes. With two separate freehold titles (SHM), investors also have the flexibility to purchase and develop in stages, or resell part of the land later at a profit. From an investment standpoint, Kampial is a rapidly developing area with rising demand for housing and rentals, especially due to its proximity to Nusa Dua's tourism hub. Land prices in this area continue to appreciate, making this plot an attractive buy for those looking to secure a high-growth asset at today's competitive market rate. This property offers the perfect balance of affordability, location, and investment potential. Whether for building your dream home, creating a profitable rental villa, or securing land in one of Bali's fastest-growing residential areas, this Kampial plot is an opportunity not to be missed.

Land Details

- Land size: 450 m²
- Frontage: 35 meters
- Zoning: Residential (Yellow Zone – ITR Perumahan)
- Access: 4-meter road
- Certificate: 2 Freehold titles (SHM)
- View: Lush greenery
- Surrounding: Villas & residential area
- Location: 3 min to Poltekpar Campus, 10 min to Pandawa Beach, 13 min to Nusa Dua

PRICE IDR 350,000,000/are

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Author

agung-devata