



## 45608 – Prime Land of 360 sqm for Sale only 5 Minutes Walk to Berawa beach – Canggu, Bali

### Description

This premium land is located in one of Bali's most sought-after areas — Tibubeneng, Canggu. Perfectly positioned just 4 minutes from the famous Berawa Beach, this 360-square-meter plot offers a strategic investment potential for both residential and villa development. The land comes with a freehold title (SHM) and is situated in a residential zoning area, making it ideal for building a private home or a small villa complex. With a rectangular shape (12 x 30 meters) and flat contour, the land provides flexibility for modern tropical architectural designs. Accessible via a 5-meter-wide paved road, the location ensures smooth entry for cars and construction vehicles. The surrounding neighborhood consists of a blend of modern villas and friendly local residents, creating a peaceful yet vibrant community atmosphere. Tibubeneng is known for its rapid growth and proximity to key lifestyle hubs — minutes away from Finns Beach Club, Atlas Beach Fest, international schools, cafés, and restaurants, while still maintaining a tranquil residential feel. Overall, this land represents a solid investment in Bali's continuously developing property market.

### Land Details

- Land size: 360 sqm
- Ownership: Freehold/SHM
- Spatial: Yellow/Residential zoning
- Access road: 5 meters paving
- Dimension: 12 x 30 m<sup>2</sup> ( Rectangular)
- Contour: Flat land
- Neighbors: Villa, Local residence,
- Location: Tibubeneng, Badung, Bali
- Selling points: Walking distance (1 km) from Berawa beach, Atlas Beach Club, Finns Beach Club

**PRICE IDR 3,000,000,000/are**

### Date Created

2025/10/20

### Author

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