



46489 – FOR LEASE – 2-Storey Commercial Shop of 2 Units in Prime Semat, Canggu, Bali

Description

Located in one of Canggu's fastest-growing commercial corridors, this newly constructed two-storey commercial building offers an exceptional opportunity for entrepreneurs, investors, and established businesses seeking a high-visibility location with strong traffic and year-round demand. Situated in the highly sought-after Jalan Raya Semat area—just minutes from Berawa, Batu Bolong, and the heart of Canggu—these units are perfectly positioned for retail, café, office, studio, or boutique commercial ventures.

Built on a 90 m² land plot with a total building size of 170 m² (each unit offering 85 m² of functional space), the property consists of two spacious shop units, each thoughtfully designed across two levels to maximize usability and flexibility. The building is currently in its final stages of completion, showcasing a modern, clean architectural style with wide window panels that allow abundant natural light and excellent street visibility—ideal for attracting foot and vehicle traffic.

Each unit features an open-plan layout, high ceilings, and a modern façade that enhances your business's professional presence. The second floor of each unit can serve as a private workspace, additional retail display, or a staff area—perfect for businesses that require separation between customer-facing and operational activities. Nestled in Jalan Semat is one of Canggu's fastest-expanding commercial hotspots, surrounded by newly built cafés, fitness studios, co-working spaces, boutique shops, and villa complexes. With increasing residential growth and strong local and tourist traffic, this area provides unparalleled exposure for any business looking to capitalize on Canggu's booming economy. Whether you're launching a new business, expanding your brand, or securing a high-potential investment, this commercial building offers outstanding value in one of Bali's most dynamic business environments. The combination of location, design, and flexible terms makes it a rare opportunity in Semat, Canggu. Secure your position in one of Bali's most thriving commercial areas—perfect for retail, F&B, office, wellness, beauty, and creative enterprises.

Property Details

- Land Size: 90 m² (45 m² per unit)
- Building Size: 170 m² (85 m² per unit)
- Building Permit (IMB): Available
- Utilities:
 - PDAM (city water) + deep well
 - Electricity: 3,500 watts per unit
- Bathrooms: 1 bathroom per unit
- 2 units available of Two-storey design, suitable for shopfront, office, or mixed commercial use

Pricing Options

- Leasehold: IDR 3.5 Billion / 20 Years (entire building)
- Annual Rental:
 - 1 Unit: IDR 175,000,000 / year
 - 2 Units: IDR 325,000,000 / year
- Freehold Option: Available (D.K.O.)

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