



47405 – Prime Small Plot Land of 300 sqm for Sale in Toyaning, Ungasan

Description

An excellent opportunity to own a high-quality small plot of land in one of South Bali's most promising residential and villa development areas. Located on Jalan Toyaning, Ungasan, this land is ideally suited for the construction of a private villa, holiday home, or commercial rental villa, surrounded by existing and upcoming villas. The land has a total size of 300 sqm (3 are) with practical dimensions of approximately 13 x 20 meters, making it very efficient for villa design and development. The plot features a flat contour and is positioned on a corner (hook) lot, offering better access, improved air circulation, and more flexible architectural possibilities. The land faces west and north, providing good natural light and comfortable orientation. This property comes with Freehold title (SHM) and is designated under Residential Zoning (ITR Pemukiman), ensuring legal clarity and ease for building permits. Infrastructure in the area is well-developed, with convenient road access and a growing villa neighborhood that enhances both lifestyle appeal and investment value. One of its strongest advantages is the location. The land is only approximately 4 km from Melasti Beach, one of Bali's most iconic beaches, and within easy reach of popular destinations such as Uluwatu, Ungasan, and Jimbaran. This strategic positioning makes it highly attractive for both long-term living and short-term rental potential.

Land Details

- Land size: 300 m²
- Ownership: Freehold/SHM
- Spatial: Yellow/Residential zoning
- Dimension: +/- 13 x 20 m²
- Contour: Flat land
- Hook position
- Orientation: Facing to the West & North
- Neighbors: Villa
- Selling points: +/- 4 km from Melasti beach
- Location: Ungasan, Badung, Bali

PRICE IDR 750,000,000

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