

49222 – 500 sqm Residential Land for Lease on Main Gubug Sari Road, Kutuh – Nusa Dua

Description

A rare opportunity to lease residential land in a strategic and fast-growing villa area of Kutuh, Nusa Dua. Located directly on Gubug Sari main road, this land offers excellent accessibility, a peaceful environment, and strong development potential—ideal for private residence, villa development, or long-term investment use. The land is situated in a comfortable, flood-free neighborhood, surrounded by established villas and residential properties. With Yellow Zone (residential zoning) status and complete nearby infrastructure, the plot is ready for immediate planning and development. This property is located within the greater Nusa Dua area, one of South Bali's most desirable regions for residential and villa projects.

Land Details

- **Location:** Jalan Gubug Sari, Kutuh – Nusa Dua, Bali
- **Land Size:** 5 are (500 m²)
- **Zoning:** Residential (Yellow Zone)
- **Land Orientation:** North-facing
- **Topography:** Flat and ready to use

Environment & Accessibility

- Direct access from a main road
- Villa and residential surroundings
- Quiet, safe, and flood-free area
- ± 600 meters to Jalan Dharmawangsa
- ± 600 meters to Pertashop (fuel station)

Utilities

- PDAM water line available (connection ready)
- Easy access to electricity and public facilities

Lease Price

? **IDR 17,000,000 per are / per year**

? Strategic main-road location
? Yellow Zone suitable for residential development
? Strong villa neighborhood appeal
? Easy access to major roads and amenities
? Ideal for a private home or villa project

Ideal For

- Private residential development
- Villa project (long-term lease)
- Land banking in a high-growth area

? **Contact us today** for lease terms, duration options, or to arrange a site visit.
Secure this **strategically located land in Kutuh, Nusa Dua**, before availability is taken.

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