



49607 – 990 sqm Freehold Land in Tumbak Bayuh Near Pererenan Beach

Description

Secure a Strategic Commercial Asset in Bali's Highest-Growth Corridor.

Positioned in the dynamic heart of Tumbak Bayuh, this 990 sqm (9.9 Are) freehold plot represents an exceptional commercial opportunity. Situated along a prime route surrounded by high-end luxury villas and located just 10 minutes from Pererenan Beach, this property is a "Blue Chip" asset for those looking to capitalize on the rapid expansion of the Canggu and Pererenan markets. The defining advantage of this land is its "Perdagangan & Jasa" (Business & Service) Zoning. This legal status provides full flexibility to develop a wide range of commercial ventures, from upscale restaurants and boutique cafes to premium retail outlets or office complexes. With an impressive 16-meter street frontage and a wide 7-meter asphalt access road, this location ensures maximum visibility and seamless accessibility for future clientele.

Property Detail Specifications

- Location: Tiyang Tutul, Pererenan, Mengwi, Badung, Bali
- Land Size: 9.9 Are (990 sqm)
- Frontage: 16 Meters (Ideal for Business Facades)
- Ownership Status: Freehold (SHM) – Private Ownership
- Zoning (ITR): Business & Service (Komersial)
- Orientation: West-facing
- Road Access: 7-Meter Wide Asphalt Road (High Accessibility)
- Distance to Beach: +/-10 Minutes to Pererenan/Canggu Beach

Why this land?

1. **Pure Commercial Zoning:** Unlike standard residential plots, the "Business & Service" status allows for straightforward commercial licensing and long-term operational security.
2. **High-End Demographic:** Surrounded by luxury villas and an affluent expatriate/tourist community, ensuring a target market with high purchasing power.
3. **Superior Infrastructure:** The 7-meter road width is a rare premium feature in Pererenan, facilitating easy parking and smooth traffic flow for high-traffic businesses.

Price: IDR 1,400,000,000 per Are (IDR 14,000,000 per sqm)

- Secure Freehold (SHM) title for a transparent and safe transaction.

Contact us to schedule a site visit and for further information.

Secure your business presence in one of Bali's most strategic locations.

Date Created

2026/04/07

Author

agung-devata