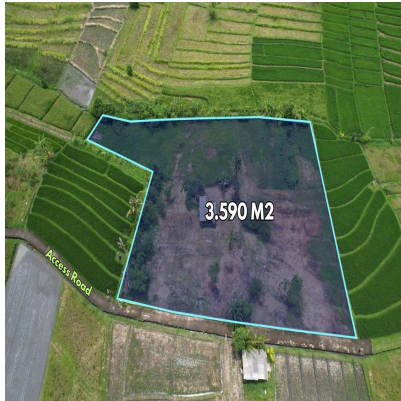




49767 – 3,590 sqm Prime Development Land for Sale in Nyanyi – Near Nuanu City, Ideal for Luxury Villa Estate

Description

An exceptional opportunity to acquire 35.9 are (3,590 sqm) of development-ready land in the fast-growing luxury corridor of Nyanyi, Bali. Strategically positioned just 7 minutes from Nuanu City and 8 minutes from Nyanyi Beach, this land offers an ideal balance between tranquility, accessibility, and long-term value. The property sits within a rapidly evolving upscale area with direct access to Canggu, Pererenan, and Tanah Lot, making it highly attractive for luxury residential and investment developments.

LAND DETAILS

- Total Land Size: 35.9 are (3,590 sqm)
- Zoning: Brown Zone (Villa Development)
- Ownership Options:
 - Freehold (SHM)
 - Leasehold option available
- Building Coverage Ratio (PBG): Up to 40%

DEVELOPMENT ADVANTAGE

A complete masterplan for 5 luxury villas has already been carefully designed in collaboration with Edition Office, a leading architecture firm from Australia. This significantly reduces development risk, shortens the time to market, and provides a strong design foundation aligned with international luxury standards.

INVESTMENT & LOCATION HIGHLIGHTS

- Prime location in Nyanyi's emerging luxury corridor
- Proximity to Nuanu City and Nyanyi Beach
- Excellent connectivity to Canggu, Pererenan, and Tanah Lot
- Ideal for a **boutique luxury villa estate or private compound**
- Strong capital appreciation potential
- Increasing demand from high-end buyers and long-stay expatriates

PRICE

- **Freehold: IDR 400,000,000 per are**

? Interested in this development opportunity?

Contact us today for **full masterplan details, zoning information, or to arrange a private site visit.**

A rare chance to secure **large-scale, villa-zoned land in one of Bali's strongest growth areas**—perfect for a signature luxury villa project.

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Author

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