

50110 – 540 sqm & 600 sqm (5.4 Are & 6 Are) Prime Pink Zone Leasehold Land-Plot For Development – Nyanyi, Beraban – Bali

Description

? **Location:** Nuanu Beach / Nyanyi Corridor, Beraban, Kediri, Tabanan Regency, Bali *(Walking Distance to Nuanu Creative City & Nyanyi Beach)*

An outstanding high-growth leasehold development opportunity situated in the immediate vicinity of Nuanu Beach and the Nuanu Creative City ecosystem. Offering versatile subdivision options across a **30 Are total land footprint**, the site features **Pink Zone (Tourism/Residential)** zoning and an ultra-rare **42-year total security structure** (26-year base lease + 15-year guaranteed extension at a pre-fixed rate). Perfectly suited for luxury residential villas, boutique apartments, or wellness retreat developments in Bali's fastest-growing creative and eco-luxury corridor.

Available Subdivided Plots & Pricing Breakdown

? Plot 2 (Special Developer Promo Rate)

- **Plot Availability:** 1 Plot Available *(Plot 1 on main road already sold)*
- **Base Lease Rate (26 Years):** IDR 15,900,000 / Are / Year *(Special promo rate down from IDR 22 Million)*
- **Guaranteed Extension (15 Years):** IDR 10,500,000 / Are / Year *(Fixed rate, payable within 7 years)*
- **42-Year Blended Average Price: IDR 13,900,000 / Are / Year** *(Approx. USD 868 / Are / Year)*

? Plots 3, 4 & 5 (Standard Parcels)

- **Plot Sizes:** 2 Plots of **540 sqm (5.4 are)** and 1 Plot of **600 sqm (6 are)**
- **Base Lease Rate (26 Years):** IDR 22,000,000 / Are / Year
- **Guaranteed Extension (15 Years):** IDR 10,500,000 / Are / Year *(Fixed rate, payable within 7 years)*
- **42-Year Blended Average Price: IDR 17,800,000 / Are / Year** *(Approx. USD 1,112 / Are / Year)*

Leasehold Contract Details & Legal Terms

- **Spatial Zoning:** Pink Zone (*Tourism & Residential Development / Aspect Pemukiman*)
- **Base Lease Duration:** 26 Years *(Contract Period originating 16 February 2023)*
- **Guaranteed Extension:** 15 Years pre-fixed in contract
- **Notary Conveyance Fees:** 1% borne by the Buyer
- **Internal Access Infrastructure:** Shared internal access road within the parcel divided proportionally among plot buyers based on land area at the same per-Are rate.
- **Main Road Access:** Primary access infrastructure provided by the developer.

Key Investment Advantages & Strategic Highlights

- **Nuanu Eco-System Proximity:** Direct access to Nuanu Beach (Nyanyi), positioning future developments to capture high demand from expatriates, creatives, and luxury travelers targeting Nuanu.
- **Locked-In 42-Year Land Security:** The pre-fixed 15-year extension at IDR 10.5M/Are/Year protects investors against surrounding land inflation as the Nuanu corridor matures.
- **Flexible Plot Sizes:** Parcels starting from 540 sqm (5.4 are) provide ideal square footage for multi-bedroom private compounds or boutique rental units.
- **Prime Commercial Pink Zone:** Hassle-free licensing for residential villa builds and hospitality operations.

? Plot 2 Average 42-Yr Rate: IDR 13,900,000 / Are / Year *(Approx. USD 868 / Are / Year)*

? Plots 3–5 Average 42-Yr Rate: IDR 17,800,000 / Are / Year *(Approx. USD 1,112 / Are / Year)*

? 540 sqm & 600 sqm Pink Zone leasehold plots (26+15 yrs fixed extension) near Nuanu Beach & Nyanyi, Tabanan.

? **Interested in this property?** Contact us to review the master plan layout, inspect the leasehold contract terms, or schedule a site viewing.

Date Created