

50110 – Leasehold Land-Plot For Development – Nyanyi, Beraban – Bali

Description

A carefully positioned leasehold land offering in one of Bali's most future-forward coastal corridors, surrounded by curated developments, lifestyle hubs, and premium villa projects. Located moments from Nuanu Creative City and Nyanyi Beach, this land presents a rare balance between natural serenity, lifestyle appeal, and long-term investment security. The area is rapidly evolving into a low-density, high-quality residential and creative zone, attracting international residents, remote professionals, and boutique hospitality operators. With pink zoning, legal clarity, and a long lease structure with pre-fixed extension pricing, this opportunity is particularly attractive for investors seeking predictable long-term value.

? **Location:** Nyanyi – Bali

Land Overview

- Total Land Size: ± 30 are
- Subdivision: 4 plots @ ± 5.4 are each
- Zoning: Pink (Residential – villa-friendly)
- Leasehold Term: 27 years
- Guaranteed Extension: 15 years (price fixed in advance)

Pricing – Remaining 4 Plots

(4 plots @ ± 5.4 are)

- **All-in price :**
  ? **IDR 15.9 million / are / year**
- **Initial lease duration:** 27 years

Investment Rationale & Lifestyle Appeal

Nyanyi is emerging as one of Bali's most **strategic long-term investment destinations**, driven by limited land supply, controlled zoning, and proximity to major lifestyle anchors such as **Nuanu Creative City, Canggu, and Pererenan**. Unlike overbuilt zones, the area maintains **strong planning discipline**, making it ideal for **high-quality residential developments** rather than mass tourism.

The land configuration allows for:

- Private villas with strong privacy
- Boutique villa clusters
- Long-term rental assets targeting expatriates and creatives
- Land banking with strong appreciation potential

With a **locked extension price**, investors benefit from **cost certainty**, significantly reducing long-term risk compared to standard leasehold structures.

Key Selling Points

? Prime location near Nuanu Creative City & Nyanyi Beach
? Pink zoning – suitable for residential & villa development
? Long lease + fixed extension pricing
? Controlled development environment with strong upside
? Ideal for private use, rental income, or capital appreciation

? Interested in securing the best plot?

Contact us today to receive:

- Detailed plot layout