



51107 – Premium Freehold Villas & Land for Sale – Kutuh, South Kuta

Description

A rare opportunity to acquire freehold (SHM) properties in a strategic residential area of Kutuh, Nusa Dua, offering flexible purchase options: villa only, villa + land, or entire compound. Located in a quiet yet accessible neighborhood with paved road access, this property is ideal for a private residence, family compound, or long-term investment. The total land spans 1,083 m² under 1 SHM, consisting of yellow zoning & green zoning, with two existing buildings and remaining land—providing strong future development potential.

- ? Location: Kutuh – Nusa Dua
- ? Road Access: 5-meter paved road
- ? Facing Direction: North

Villa 1 – Main Residence (Yellow Zone)

- Land Size: 416 m²
- Building Size: 352 m²
- Floors: 2
- Bedrooms: 3
- Bathrooms: 4
- Carport: 2 cars
- Condition: Occupied
- Furnishing: Fully furnished
- Electricity: 11,000 watts
- Water Source: Underground tank
- Zoning: Yellow
- Facilities: Private swimming pool, rooftop, garden, gazebo

? Price: IDR 4.6 Billion (Negotiable)

Villa 2 – Secondary Villa (Green Zone)

- Land Size: 250 m²
- Building Size: 128 m²
- Floors: 1
- Bedrooms: 3
- Bathrooms: 3
- Carport: 1 car
- Condition: ±95% complete
- Furnishing: Semi-furnished
- Electricity: 7,000 watts
- Water Source: Underground tank
- Zoning: Green
- Facilities: Swimming pool, balcony, garden

? Price: Available upon request

Land Only (Green Zone)

- Land Size: 417 m²
- Legal Title: SHM
- Zoning: Green
- Road Access: 5-meter paved road
- Facing: North

? Price: Available upon request