

52464 – 1.000 sqm Land for Sale in Nongan, Karangasem

Description

? **Location:** Nongan, Karangasem, Bali *(Main Provincial Road Frontage)*

An exceptional commercial and residential development opportunity situated directly along a high-visibility provincial highway in Nongan, Karangasem. Offering a total land footprint of **1,000 sqm (10 Are)**, this versatile site features existing residential structures, direct main road frontage, and flexible purchase or lease options across two Freehold titles (**SHM 766 sqm & SHM 799 sqm**). Offered significantly below current prevailing market rates for provincial road-front land, this asset presents immediate equity upside for commercial hubs, showrooms, operational bases, or villa compounds.

Property Specifications & Options

- **Total Land Parcel:** 1,000 sqm / 10 Are *(Available for Sale or Long-Term Lease)*
- **Title & Legalities:** 2 Freehold Certificates (*Sertifikat Hak Milik / SHM*) with areas of **766 sqm** and **799 sqm**
- **Existing Improvements:** 565 sqm Residential House Structure (*Rumah Tinggal*)
- **Road Frontage:** Direct access on the Main Provincial Highway
- **Transaction Options:** Complete 10 Are parcel available for outright sale or long-term commercial lease

Pricing & Transaction Terms

- **Asking Sale Price:** IDR 325,000,000 / Are — *Negotiable*
- **Total Sale Price (10 Are):** IDR 3,250,000,000 (3.25 Billion Rupiah)
- **Dual-Currency Equivalent:** Approx. **USD 203,125 total** *(Approx. USD 20,312 / Are at ~IDR 16,000 / USD)*
- **Market Context:** Prevailing market valuation along this provincial highway corridor averages **IDR 450,000,000 / Are**, offering an immediate competitive margin.

Key Investment Advantages & Strategic Highlights

- **Significant Equity Discount:** Priced at IDR 325 Million/Are against surrounding market averages of IDR 450 Million/Are, ensuring built-in value appreciation.
- **High-Visibility Provincial Highway Frontage:** Prominent roadside location with high daily vehicular traffic, ideal for commercial enterprises, retail display, or distribution.
- **Flexible Parcel & Lease Structure:** Dual SHM titles (766 sqm & 799 sqm) allow for versatile development plans, partial usage, or full 10-year long-term leasing.
- **Existing Infrastructure:** Built-in 565 sqm residential structure provides immediate utility or a structural base for adaptive reuse.

? **Asking Sale Price:** IDR 325,000,000 / Are (Negotiable) *(Approx. USD 20,312 / Are)*

? 10 Are main provincial road-front parcel (2 SHM: 766 sqm & 799 sqm) with a 565 sqm house structure for sale or lease in Nongan, Karangasem.

? **Interested in this property?** Contact us to review the SHM certificates, inspect the 565 sqm existing house, or schedule a site viewing.

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