



53515 – 519 sqm Yellow Zone Freehold Land for Sale in Abianbase, Mengwi

Description

? **Location:** Abianbase, Mengwi, Badung, Bali

A prime 519 sqm (5.19 are) freehold land parcel situated in a quiet, high-end residential and villa pocket in Abianbase, Mengwi. Featuring a "Tanah Ngantong" shape (wider at the back), a 14-meter frontage, and scenic views of surrounding rice fields, a river, and lush greenery, this property sits at the end of a peaceful cul-de-sac with 4.5-meter hot-mix road access—making it an ideal setting for a private estate or boutique villa development.

Property Details

- **Land Size:** 519 sqm / 5.19 Are
- **Frontage:** ~14 meters wide
- **Plot Shape:** "Tanah Ngantong" (favorable traditional layout wider at the rear)
- **Legality & Zoning:** Freehold Title (SHM) with Yellow Zone (Residential / Itr Kuning) classification
- **Access & Road:** 4.5-meter wide hot-mix asphalt road (quiet cul-de-sac / jalan buntu)
- **Views & Environment:** Scenic rice field, river, and green tree views set in a safe, peaceful neighborhood surrounded by modern homes and villas

Nearby Locations & Advantages

- **Educational Proximity:** Near the new Marcopolo Bali Badung campus.
- **5 Minutes:** Mangusada Regional Hospital (RSUD Kapal).
- **17 Minutes:** Canggu hub and coastal lifestyle destinations.
- **Strategic Location:** Offers a tranquil setting close to nature while maintaining quick access to key arterial routes toward Denpasar and Canggu.

? **Price:** IDR 650,000,000 / Are (Negotiable) (*Total Asking Price: ~IDR 3,373,500,000*)

? A prime 519 sqm Yellow Zone freehold land plot in Abianbase, Mengwi, featuring a 14m frontage, 4.5m hot-mix road access, river/rice field views, and close proximity to RS Kapal and Canggu.

? **Interested in this property?** Contact us for more information or to arrange a private site inspection.

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