



An exceptional land plot opportunity in Bukit Kampilan, Nusa Dua, situated within a rapidly developing villa neighborhood off Jalan Dharmawangsa. Offering flexible plot sizes starting from 120 sqm with frontages from 12 meters, this one-gate system development features full infrastructure inclusions—including free electricity and PDAM water connections, drainage systems, and wide 8-meter road access.

- **Minimum Plot Size:** Starting from 120 sqm (1.2 Are)
- **Frontage:** Wide frontage starting from 12 meters (Corner/Hook plots available)
- **Legality & Zoning:** Freehold Title (SHM) with Yellow Zone (Residential / ITR Kuning) classification
- **Orientations Available:** North, East, South, or West facing depending on plot selection
- **Infrastructure & Inclusions:** Free PDAM water connection, free electricity connection, and constructed drainage network
- **Access & Security:** Wide 8-meter access road set within a secure One-Gate System community
- **Environment:** Quiet villa neighborhood ideal for private residence, guest house, or rental villa builds

- **Nusa Dua Resort Hub:** Located along the strategic Dharmawangsa corridor with quick access to luxury resorts, ITDC area, and Pandawa/Melasti beaches.
- **Development Ready:** Yellow residential zoning, generous 12-meter frontages, and complimentary utility setups make this immediately ready for construction.
- **Secure Living:** Gated residential concept surrounded by contemporary villas and high-end residences.

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

agung-devata