



53775 – Strategic 2-Level Commercial Unit for Lease on Main Balangan Road

Description

? **Location:** Jl. Pantai Balangan, South Kuta, Badung, Bali (*Close to Bingin, Dreamland, and Uluwatu*)

An exceptional commercial leasing opportunity featuring the very last unit available in a highly coveted prime location along the main access road to Balangan Beach. Spanning approximately 80 sqm across two versatile levels (40 sqm per floor), this modern commercial space offers maximum road frontage, high foot and vehicle traffic visibility, and long-term business potential. Delivered in raw condition, it provides a blank canvas for complete interior customization, making it an ideal venue for a boutique retail store, modern café, wellness outlet, or corporate office in one of the Bukit Peninsula's fastest-growing tourism hubs.

Property Details

- **Total Building Size:** Approx. 80 sqm (*Two levels / 40 sqm per floor*)
- **Condition:** Raw shell condition, allowing full interior customization and branding
- **Amenities:** Private restroom facility included
- **Frontage & Exposure:** High-visibility main road frontage with continuous daily traffic
- **Availability:** Final commercial unit remaining in the development

Lease Terms & Conditions

- **Annual Lease Rate:** IDR 160,000,000 / Year

Nearby Locations & Advantages

- **2 Minutes Drive:** Direct access down to the waves of Balangan Beach.
- **Strategic Transit Hub:** Situated along the primary thoroughfare to Balangan, with seamless connectivity to nearby Bingin, Dreamland, and Uluwatu.
- **High Growth Corridor:** Positioned along the first major stop of the upcoming New Bukit Road infrastructure expansion.
- **Thriving Commercial District:** Surrounded by high-performing hospitality projects, boutique villas, and active commercial developments.

? **Lease Price:** IDR 160,000,000 / Year

? The final available 2-level commercial unit (80 sqm) in raw condition on the main Balangan Road, featuring high visibility and a 2-minute drive to the ocean.

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

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