



# 54003 – 1,600 sqm (16 are) Prime Commercial Freehold Dual-Access Land for Sale on Bypass Ngurah Rai, Pemogan

## Description

? **Location:** Pemogan, South Denpasar, Bali (Strategic Access via Bypass Ngurah Rai Corridor, Near Simpang Dewa Ruci Interchange)

An exceptional, top-tier commercial land investment opportunity located in Pemogan, South Denpasar, positioned right near the iconic Simpang Dewa Ruci roundabout. Spanning **1,600 sqm (16 Are)** with a 20-meter main road frontage and an 80-meter depth, this ultra-strategic plot features rare dual-road access — main Bypass Ngurah Rai highway access at the front and Jl. Griya Anyar access at the rear. Positioned directly across from Harris Hotel and facing Mal Bali Galeria, this high-visibility property enjoys unexcelled daily traffic counts and maximum commercial exposure in the heart of Bali's main transit hub. Complete with a clean Freehold (SHM) title, it is ideally configured for high-density retail, headquarters, medical centers, or hotel developments.

## Property Details

- **Total Land Size:** 1,600 sqm / 16 Are
- **Dimensions:** 20 meters frontage × 80 meters depth
- **Legality & Ownership:** Freehold Title Certificate (SHM)
- **Access Roads:** Rare Dual-Road Access (Front access via main Bypass Ngurah Rai highway; Rear access via Jl. Griya Anyar)
- **Location Highlights:** Situated in Pemogan near the Simpang Dewa Ruci interchange toward Sanur, directly across from Harris Hotel and opposite Mal Bali Galeria
- **Visibility & Exposure:** 100% prime main-road visibility with continuous, high-volume vehicular traffic flow
- **Development Potential:** Shopping mall / retail center, corporate headquarters, commercial shophouses (Ruko), boutique hotel, private hospital/clinic, or flagship showroom

## Nearby Locations & Key Advantages

- **Unrivaled Strategic Hub:** Situated in Pemogan at the heart of the Dewa Ruci / Simpang Siur interchange, seamlessly connecting Kuta, Sanur, Central Denpasar, Seminyak, and the Bali Mandara Toll Road to I Gusti Ngurah Rai International Airport.
- **Rare Dual-Road Access:** Front entrance along Bypass Ngurah Rai ensures grand commercial frontage, while rear access via Jl. Griya Anyar provides separate service, delivery, and staff ingress/egress.
- **Surrounded by Landmark Amenities:** Located directly opposite Mal Bali Galeria, DFS Duty Free, major hospitality chains, and national corporate offices.
- **Maximum Capital Growth & Yield:** Freehold commercial land along main traffic corridors remains one of Bali's most scarce and highly sought-after asset classes, offering exceptional long-term capital protection and rental ROI potential.

? **Price:** IDR 2,500,000,000 / Are (Total: IDR 40,000,000,000)

? Ultra-strategic 16 Are Freehold commercial land (20m frontage) with dual-road access in Pemogan, directly opposite Mal Bali Galeria near Simpang Dewa Ruci.

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

## Date Created

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## Author

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