



54014 – 1,250 sqm (12.5 are) Premium Mixed-Zone Freehold Land for Sale in Legian behind Trans Studio Mall

Description

? **Location:** Jl. Nakula, Legian, Badung Regency, Bali (*Behind Trans Studio Mall*)

An exceptional prime freehold land investment opportunity situated in an exclusive luxury villa enclave just off Jl. Nakula in Legian. Spanning **1,250 sqm (12.5 Are)** with a wide 31-meter street frontage, this east-facing plot features dry, solid contour ready for immediate vertical construction. Just 100 meters off the main Nakula thoroughfare and accessed via an 8-meter-wide hotmix asphalt road, the property sits in a versatile Mixed-Use Zone (Residential & Commercial/Services). Its wide frontage makes it ideal for a high-end luxury villa complex subdivision (4-5 private units), luxury apartment residences, or a boutique commercial venture in one of Seminyak-Legian's most in-demand corridors.

Property Details

- **Total Land Size:** 1,250 sqm / 12.5 Are
- **Frontage:** Wide 31-meter street frontage
- **Legality & Ownership:** Freehold Title Certificate (SHM)
- **Spatial Zoning:** Mixed-Use Zone (Zona Campuran — Perumahan & Perdagangan/Jasa)
- **Terrain / Contour:** Dry, solid, level land ready for immediate buildout
- **Orientation / Aspect:** East-facing (Hadap Timur)
- **Access Road:** Wide 8-meter hotmix asphalt road (LC 8m), only 100 meters from main Jl. Nakula
- **Neighborhood Environment:** Surrounded by luxury private villas and high-end residential estates
- **Development Potential:** Subdivision for 4-5 private luxury villas, high-end apartment building, luxury private estate, or commercial boutique venture

Nearby Locations & Key Advantages

- **Strategic Central Corridor:** Situated in the prime Nakula-Legian hub directly behind Trans Studio Mall, providing effortless access to Seminyak, Sunset Road, Kuta, and the main airport arterial road.
- **Ideal Subdivision Geometry:** A wide 31-meter frontage enables seamless master planning to split the land into 4 to 5 individual villa plots with shared internal driveway access.
- **Mixed Commercial & Residential Zoning:** Mixed-use zoning guarantees smooth licensing for luxury residential housing, short-term vacation rental villas, apartments, or commercial services.
- **Superior Access & Road Infrastructure:** Serviced by a wide 8-meter paved hotmix road accommodating two-way vehicular traffic and heavy construction access.

? **Price:** IDR 1,800,000,000 / Are (**Total: IDR 22,500,000,000**)

? Prime 12.5 Are Freehold land (31m frontage) in a mixed zone with 8m hotmix access behind Trans Studio Mall on Jl. Nakula, Legian.

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

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Author

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