



54034 – 1,550 sqm (15.5 are) Affordable Residential Freehold Land for Sale on Sunset Road, Kuta

Description

? **Location:** Jl. LBC Sunset Road, Kuta, Badung Regency, Bali

A rare and highly lucrative investment opportunity offering a spacious freehold land parcel situated in a tranquil enclave directly behind the SPBU Sunset Road in Kuta. Spanning **1,550 sqm (15.5 Are)** with a 20-meter street frontage, this West-facing plot features flat, dry terrain that is fully ready for immediate vertical construction. Serviced by an expansive 8-meter paved road access and designated within the versatile Yellow Zone (Perumahan / Residential), this property seamlessly balances private residential seclusion with immediate access to Bali's most vibrant commercial and tourism corridor. It is perfectly suited for private luxury estates, boutique multi-villa developments, premium boarding houses (Kos Exclusive), or long-term land banking.

Property Details

- **Total Land Size:** 1,550 sqm / 15.5 Are
- **Frontage:** 20-meter frontage
- **Legality & Ownership:** Freehold Title Certificate (SHM / Hak Milik)
- **Spatial Zoning:** Yellow Zone / Residential (Zona Perumahan)
- **Terrain / Contour:** Flat, dry, and level land ready for immediate buildout
- **Orientation / Aspect:** West-facing (Hadap Barat)
- **Access Road:** Wide 8-meter paved road (Jalan Paving)
- **Location:** Jl. LC, directly behind SPBU Sunset Road, Kuta
- **Development Potential:** Luxury private villa estate, multi-unit villa complex development, guest house, premium boarding house (Kos Exclusive), operational corporate office, or land investment

Nearby Locations & Key Advantages

- **Prime Central Kuta Connectivity:** Located directly off the main Sunset Road arterial highway, providing effortless multi-directional travel to Kuta Beach, Seminyak, Denpasar, and Sanur.
- **Exceptional Infrastructure & Access:** Generous 8-meter paved access road comfortably accommodates two-way vehicular traffic, delivery transport, and construction machinery.
- **Rapid Proximity to Key Hubs:** Situated within 5 minutes of Siloam Hospital, Mal Bali Galeria, CIS Bali school, and Central Kuta, and only 10 minutes from I Gusti Ngurah Rai International Airport.
- **Highly Competitive Valuation:** Priced at under IDR 1 Billion per Are, this plot offers one of the most competitive price-per-are points for Freehold residential land along the coveted Sunset Road corridor.

? **Price:** IDR 995,000,000 / Are

? Strategic 15.5 Are Freehold flat residential land (20m frontage) with 8m paved road access behind SPBU Sunset Road, Kuta.

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

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