



54044 – 500 sqm (5 are) Yellow Zone Leasehold Land for Rent in Munggu, Mengwi

Description

? **Location:** Munggu, Mengwi, Badung Regency, Bali

An outstanding opportunity to secure a prime leasehold land plot situated in the rapidly developing coastal belt of Munggu–Seseh. Spanning **500 sqm (5 Are)**, this vacant plot features clearly marked boundaries (*patok*) on site and is designated within the Yellow Zone (Residential / Perumahan), making it completely compliant for private villa or residential construction. Accessed via a comfortable 3.5-meter concrete paved road, the property is situated in an increasingly popular, peaceful environment surrounded by scenic greenery and high-end modern villa developments. Offered significantly below market rates, this plot presents an attractive canvas for investors or individuals seeking to build a boutique residence or holiday rental near Seseh Beach.

Property Details

- **Total Land Size:** 500 sqm / 5 Are
- **Legality & Title:** Leasehold (Sewa)
- **Spatial Zoning:** Yellow Zone / Residential (Zona Kuning / Perumahan)
- **Land Condition:** Vacant, flat plot with verified boundary stakes (*patok*) installed on-site
- **Access Road:** ±3.5-meter cast concrete paved road (*jalan cor beton*)
- **Environment:** Peaceful, fast-growing residential and villa area in the Munggu–Seseh enclave
- **Development Potential:** Private luxury villa, dual holiday-rental villa setup, or residential homestead

Nearby Locations & Key Advantages

- **Prime Seseh Coastal Enclave:** Situated in the highly sought-after Munggu–Seseh zone, just minutes away from pristine beaches, local cafes, and scenic rice paddy vistas.
- **Below Market Value Pricing:** Priced at an attractive IDR 18 million per are per year net (compared to the regional market baseline of IDR 20 Million/Are/Year), offering high rental yield upside.
- **Construction-Ready Residential Zoning:** Official Yellow Zone designation ensures straightforward building permit (PBG) processing for residential villas and guest homes.
- **Seamless Access to Surrounding Hubs:** Located within quick driving distance of Pererenan, Canggu, and Tabanan's coastal attractions while retaining a calm, serene living environment.

? **Price:** IDR 20,000,000 / Are / Year Net (Total: ~IDR 90,000,000 – IDR 100,000,000 / Year)

? Strategic 5 Are Yellow Zone leasehold plot with 3.5m concrete access and clear boundary stakes in Munggu–Seseh.

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

Date Created

2026/10/08

Author

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