



54067 – 15,015 sqm Prime Commercial/Residential Main Road Freehold Land for Sale in Ungasan, Kuta Selatan

Description

? **Location:** Jalan Pura Masuka, Ungasan, South Kuta, Badung Regency, Bali

An extraordinary opportunity to acquire a vast 15,015 sqm (150.15 Are) prime freehold land parcel positioned directly on the main arterial road of Jalan Pura Masuka in Ungasan. Featuring a strategic 33-meter main road frontage and a highly favorable rear-expanding "Tanah Ngantong" shape—traditionally believed to retain value and provide maximum layout flexibility—this flat, dry plot is designated within the Yellow Zone (ITR Kuning / Residential). Located just minutes from iconic southern Bali landmarks like Garuda Wisnu Kencana (GWK), Melasti Beach, and Pandawa Beach, this grand-scale property is exceptionally well-suited for high-density luxury villa resort complexes, residential subdivisions, wellness retreats, or long-term strategic land banking.

Property Details

- **Total Land Size:** 15,015 sqm / 150.15 Are
- **Frontage:** 33 meters directly facing the main road
- **Land Shape:** Rear-expanding plot shape (*Tanah Ngantong*)
- **Legality & Title:** Freehold Title Certificate (SHM / Hak Milik)
- **Spatial Zoning:** Yellow Zone (ITR Kuning / Residential Zone)
- **Access Road:** Direct main road access (*akses jalan utama*)
- **Location:** Main Road Jalan Pura Masuka, Ungasan, Jimbaran – Badung, Bali
- **Development Potential:** Multi-villa resort complex, gated residential enclave, luxury boutique resort, wellness center, or mega commercial/hospitality investment

Nearby Locations & Key Advantages

- **Prime Main Road Frontage:** Positioned directly on the main thoroughfare of Jalan Pura Masuka, ensuring excellent visibility, easy heavy vehicle access, and high legal clearance for development.
- **Strategic Southern Coastal Connectivity:** Located only 5 minutes from Garuda Wisnu Kencana (GWK) Cultural Park, and approximately 10 minutes to Melasti Beach and Pandawa Beach.
- **Highly Favorable "Ngantong" Topography:** Expanding width towards the rear allows for private, expansive interior villa layouts away from main street traffic while retaining wide street access.
- **Extremely Competitive Valuation:** Offered at IDR 550 million per are, presenting unmatched value for large-scale freehold land along a primary main road corridor in South Kuta.

? **Price:** IDR 550,000,000 / Are (**Total: IDR 82,582,500,000**)

? Strategic 150.15 Are Freehold main road land (33m frontage, Ngantong shape) in Yellow Zone, Ungasan, 5 mins from GWK.

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

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