



54126 – 852 sqm (8.52 are) Prime Freehold Residential/Commercial Land for Sale in Perum Teras Ayung, Denpasar

Description

? **Location:** Perum Teras Ayung, Jl. Gatot Subroto Timur, Denpasar, Bali

An exceptional investment opportunity to acquire a prime 852 sqm (8.52 Are) freehold land plot offered directly at tax assessment value (Harga NJOP). Situated within the exclusive Teras Ayung gated residential estate directly off the major arterial route of Jalan Gatot Subroto Timur, this single-certificate property features flat, build-ready terrain. Zoned for versatile usage including private luxury residences, boutique villas, or commercial culinary ventures (restaurant), the site combines secure residential tranquility with immediate proximity to East Denpasar's primary commercial corridor and Sanur's coastal enclave.

Property Details

- **Total Land Size:** 852 sqm / 8.52 Are
- **Legality & Title:** Freehold Title Certificate (SHM / Single Owner Certificate)
- **Location:** Perum Teras Ayung B No. 8, Jl. Gatot Subroto Timur, Denpasar
- **Permitted Land Use:** Residential Villa / Luxury Private Residence / Commercial Restaurant
- **Land Contour:** Flat, level terrain ready for immediate construction
- **Environment:** Safe, elite gated residential estate (*Perumahan Eksklusif*) with broad internal road access
- **Development Potential:** Private luxury family compound, multi-unit residential villas, or destination commercial restaurant/cafe

Nearby Locations & Key Advantages

- **Priced at Tax Assessment Value (NJOP):** Exceptional capital preservation and land-banking opportunity along Denpasar's primary east-west highway.
- **Strategic Arterial Connectivity:** Positioned just 5 minutes from Living World Mall Denpasar, 15 minutes to Sanur Beach, and 30 minutes to Central Ubud.
- **Versatile Commercial & Residential Zoning:** Offers the rare flexibility to construct a private luxury residence, boutique villa compound, or a commercial dining setup in an established commercial district.
- **Secure Infrastructure:** Located within a quiet, established residential complex with paved access roads and secure access.

? **Price:** IDR 15,000,000 / sqm (IDR 1,500,000,000 / Are – NJOP Valuation Rate)

? Strategic 852 sqm Freehold land at the NJOP valuation rate in Perum Teras Ayung, Gatot Subroto Timur, 5 mins to Living World Mall.

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

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