



54477 – 270 sqm (2.7 are) Prime Residential Leasehold Land with Private Parking in Pererenan, Canggu Corridor

Description

? **Location:** Pererenan, Mengwi District, Badung Regency, Bali (Quiet residential street 5 minutes from central Pererenan & Canggu, 10 minutes from the beach)

An outstanding, ready-to-build leasehold plot spanning **270 sqm (2.7 Are)** plus an additional **~15 sqm dedicated private parking space**, situated on a peaceful residential street in the highly desirable Pererenan area. Supported by verified **Yellow Residential Zoning (R-3)**, notarial confirmation of PBG/SLF building permit eligibility, and a clean underlying Freehold Title (SHM No. 82) with zero encumbrances, this site is fully prepared for immediate villa construction. Offering a long remaining lease term of **28.25 years** with an additional **15-year guaranteed extension option**, paved road access, and connected PLN electricity, this plot presents a secure, low-risk foundation for a luxury private residence or high-yield rental investment.

Property Details

- **Total Land Area:** 270 sqm / 2.7 Are (Plus ~15 sqm dedicated private parking area)
- **Property Type:** Ready-to-Build Leasehold Land (Tanah Siap Bangun)
- **Underlying Title:** Clean Freehold Title Certificate (SHM No. 82) — verified clean of mortgages, disputes, or liens by notarial due diligence
- **Spatial Zoning & Legality:** Yellow Residential Zone (R-3), fully eligible for Building Permit (PBG) and Certificate of Operational Fitness (SLF) issuance
- **Utilities & Infrastructure:** Connected PLN electricity and paved access road in place
- **Lease Term & Security:** 28.25 years remaining lease + 15-year contractual extension option
- **Environment:** Quiet, high-end residential neighborhood set back from main traffic, providing ideal privacy for villa guests and residents

Nearby Locations & Key Advantages

- **Strategic Pererenan – Canggu Corridor:** Perfectly positioned just 5 minutes from the dining, shopping, and lifestyle hubs of central Pererenan and Canggu, and 10 minutes from Pererenan and Echo beaches.
- **Verified Building Permit Eligibility:** Official R-3 zoning and completed notarial due diligence ensure an effortless, immediate transition into site development and PBG/SLF permitting.
- **Extended Investment Horizon:** 28.25-year lease plus a guaranteed 15-year extension option safeguards long-term rental income streams and capital value.
- **Dedicated Parking Feature:** The inclusion of an additional ~15 sqm private parking area ensures maximum convenience and efficient site footprint utilization for villa design.

? Lease Price: IDR 24,000,000 / Are / Year

? Ready-to-build 2.7 Are residential leasehold land with dedicated parking and 28.25-year lease (+15-yr extension) in Pererenan.

? **Interested in representing or acquiring this land plot?** Contact us to review the notarial due diligence report, SHM verification files, or to schedule an on-site inspection.

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Author

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