



54549 – Prime 5,860 sqm (58.6 are) Commercial Land Plot Available for Lease in Dalung, Kuta Utara, Bali

Description

Prime 5,860 sqm (58.6 Are) Commercial Land Plot Available for Lease in

? **Location:** Dalung, Kuta Utara District, Badung Regency, Bali (*Strategic commercial growth zone in South Bali*)

An exceptional long-term land lease opportunity offering a total parcel size of **5,860 sqm (58.6 Are)** held under 2 clean land certificates (*Sertifikat Hak Milik*). Situated in the highly accessible and rapidly developing Dalung area of Kuta Utara, this versatile land parcel is available for partial lease starting from a **minimum of 30 Are (3,000 sqm)** or as a complete **58.6 Are** plot takeover. Offered at a competitive lease rate of **IDR 17,000,000 per are per Year (Net)** with a minimum lease term of **10 years**, this site provides a strategic foundation for commercial developments, warehousing, residential compounds, or long-term investment holding.

Property Details

- **Total Available Land Area:** 5,860 sqm / 58.6 Are (2 Land Certificates / SHM)
- **Minimum Sub-Lease Area:** 3,000 sqm / 30 Are
- **Property Type:** Long-Term Commercial / Development Leasehold Land
- **Minimum Lease Duration:** 10 Years
- **Topography & Suitability:** Clear, expansive parcel suitable for commercial complexes, residential housing concepts, or strategic commercial operations

Transaction & Lease Terms

- **Annual Lease Rate:** IDR 17,000,000 / Are / Year (*Nett*)
- **Minimum Annual Lease Investment (30 Are Plot / 10 Years):** IDR 5,100,000,000
- **Total Annual Lease Investment (Full 58.6 Are Plot / 10 Years):** IDR 9,962,000,000
- **Tax & Fee Allocation:**
 - **Lease Rate:** Net to owner (*Income Tax / PPh is borne entirely by the lessee/tenant*)
 - **Legal & Notary Fees:** Covered entirely by the lessee/tenant
 - **Agent Commission:** 5% standard commission covered by the landowner

Key Investment Advantages & Strategic Highlights

- **Flexible Parcel Sizing:** Offers investors the flexibility to acquire a targeted 30-Are plot for specific business needs or secure the full 58.6-Are footprint for larger master plans.
- **Strategic Kuta Utara Corridor:** Positioned within the densely populated and thriving Dalung hub, ensuring excellent connectivity to Canggu, Kerobokan, and Denpasar.
- **Long-Term Security:** A 10-year minimum base lease guarantees a stable operational timeline for build-outs and commercial returns.
- **Clear Legal Framework:** Backed by 2 verified freehold title certificates with transparent transaction terms ready for immediate notary processing.

? **Lease Rate:** IDR 17,000,000 / Are / Year Net (*Minimum lease: 10 Years, min. size: 30 Are*)

? Strategic 58.6 are commercial land lease with flexible size options in Dalung, Kuta Utara.

? **Interested in this property?** Contact us to review certificate details, discuss lease extension options, or schedule a private site inspection.

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