



## 54642 – 320 sqm (3.2 are) Strategic Corner Residential Land for Sale in Benoa, South Kuta

### Description

? **Location:** Kampial, Nusa Dua, South Kuta, Badung Regency, Bali (*Established villa enclave, minutes from Pandawa Beach, ITDC Nusa Dua resort area, and Bali Mandara Toll Road*)

An exceptional ready-to-build land opportunity situated in the rapidly developing villa enclave of Kampial, Nusa Dua. Spanning **320 sqm (3.2 Are)**, this prime plot features a desirable **corner (hook) orientation**, offering dual frontage, excellent natural light, and architectural flexibility for modern residential or commercial concepts. Situated within verified Residential Zoning (**Zona Permukiman**), the plot is served by a 4-meter-wide paved asphalt access road and is surrounded by high-end private villas and guest accommodations. Backed by a clean Freehold Title Certificate (**SHM**), this plot is ideally suited for a luxury private villa, boutique guest house, residential compound, or high-yield rental property. Offered at an attractive rate of **IDR 400,000,000 per are (Negotiable)**.

### Property Specifications

- **Total Land Area:** 320 sqm / 3.2 Are
- **Property Title:** Freehold Title Certificate (*Sertifikat Hak Milik / SHM*)
- **Spatial Zoning:** Residential Zone (*Zona Permukiman*), verified for private homes, villas, guest houses, or boarding houses (*kos-kosan*)
- **Plot Orientation:** Corner / Hook position offering dual-side road frontage and enhanced design scope
- **Site Condition:** Flat contour, ready-to-build land parcel
- **Access Road:** 4-meter-wide paved asphalt access road (*jalan aspal*)
- **Surrounding Neighborhood:** Established, quiet villa environment surrounded by existing luxury residences and boutique accommodations

### Transaction & Pricing Terms

- **Asking Sale Price:** IDR 400,000,000 / Are (*Negotiable*)
- **Total Global Acquisition Price:** IDR 1,280,000,000 (*Negotiable*)

### Key Investment Advantages & Strategic Highlights

- **Strategic Corner (Hook) Orientation:** Dual road frontage provides superior elevation options, increased curb appeal, and optimized vehicle entry/exit points for villa or guest house development.
- **Prime Nusa Dua Corridor:** Positioned within minutes of ITDC Nusa Dua's 5-star resort strip, Geger Beach, Pandawa Beach, and Udayana University campus hubs.
- **Ready-to-Build Infrastructure:** Level land contour and existing asphalt road access minimize initial site preparation costs and accelerate construction start dates.
- **High Appreciation Potential:** Kampial continues to expand as a primary target for residential developments and short-term villa rentals, securing strong capital growth over time.

? **Asking Price:** IDR 400,000,000 / Are (**Total Global: IDR 1.28 Billion – Negotiable**)

? Prime 3.2-Are hook plot with SHM, residential zoning, and a 4 m asphalt access road in Kampial, Nusa Dua.

? **Interested in this property?** Contact us to inspect title certificates, review site boundaries, or schedule a private site viewing.

### Date Created

2026/10/26

### Author

mila