



54647 – 6.78-Are (678 sqm) Residential Corner Land for Sale, Teras Ayung, Denpasar

Description

? **Location:** Perumahan Teras Ayung, Jl. Gatot Subroto East, Denpasar, Bali (*Minutes from Living World Mall, major commercial avenues, and central city amenities*)

An extraordinary opportunity to acquire a prime residential plot situated within the prestigious elite housing compound of Perumahan Teras Ayung on Gatot Subroto East, Denpasar. Spanning **678 sqm (6.78 Are)**, this premium property occupies a highly desirable **corner (hook) orientation** with dual frontages facing **North and East**, ensuring optimal architectural flexibility, maximum curb appeal, and excellent natural light. Situated inside a secure **24-hour guarded compound (One Gate System)**, the plot features wide **8-meter paved access roads**, level topography, and verified Residential Zoning (**Zona Pemukiman**). Held under clean Freehold Title (**SHM**), this land is ideally suited for an ultra-luxury private family residence, luxury townhouse project, or flagship urban estate. Offered at **IDR 1,650,000,000 per Are**.

Property Specifications

- **Total Land Area:** 678 sqm / 6.78 Are
- **Property Title:** Freehold Title Certificate (*Sertifikat Hak Milik / SHM*)
- **Spatial Zoning:** Residential Zone (*Zona Pemukiman*), verified for high-end single-family estates or luxury housing
- **Plot Orientation:** Corner / Hook position facing North and East (*Hadap Utara & Timur*)
- **Access & Infrastructure:** Wide 8-meter paved asphalt road inside a gated compound
- **Security & Estate System:** Premier gated community featuring a 24-hour security post and *One Gate System*
- **Surrounding Neighborhood:** Exclusive luxury residential estate surrounded by upscale family homes and peaceful surroundings

Key Investment Advantages & Strategic Highlights

- **Prime Elite Residential Neighborhood:** Located in Perumahan Teras Ayung, widely regarded as one of East Denpasar's most secure, prestigious, and quiet master-planned communities.
- **Dual-Frontage Corner Advantage:** North- and East-facing orientations optimize natural morning sunlight, airflow, and architectural grand entrance designs.
- **Unrivaled Urban Accessibility:** Situated moments from Living World Mall, major international schools, hospitals, and direct arterial roads connecting Denpasar to Sanur and Ubud.
- **Wide 8-Meter Access Road:** Facilitates seamless multi-vehicle parking, easy construction logistics, and grand residential presence.

? **Asking Price:** IDR 1,650,000,000 / Are (**Total Global: IDR 11.187 Billion**)

? Prime 6.78-Are corner residential land (North & East facing) with SHM, 8m access road, and 24/7 One Gate System in Teras Ayung, Gatsu Denpasar.

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

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Author

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