



54758 – Exclusive Connected Commercial Shophouse for Sale in Jl. Ahmad Yani Utara, Denpasar

Description

? **Location:** Jl. Ahmad Yani Utara, Denpasar, Bali

A premium commercial property opportunity located on a highly strategic main thoroughfare. This connected shophouse building is specifically designed to accommodate various types of businesses, operational offices, showrooms, or long-term investments featuring high visibility and large vehicle access.

Property Specifications

- **Land Area (LT):** 280 sqm
- **Building Area (LB):** ±382 sqm
- **Building Dimensions:** 9.25 × 13.75 meters
- **Front Parking Area:** 9.25 × 8 meters (= 74 sqm)
- **Backyard Area:** 9.25 × 8.5 meters (= ±79 sqm)
- **Building Structure:** 2 Stories + 1 Basement
- **Bedrooms:** 2 Units
- **Bathrooms:** 6 Units (*Every floor is equipped with bathrooms*)
- **Electricity Capacity:** 10,000 Watts (5,000 + 5,000 Watts)
- **Water Supply:** Deep-drilled well (*Sumur Bor*)
- **Legalities:** Freehold Certificate (SHM) & Building Permit (IMB) complete
- **Building Orientation:** Facing East

Pricing & Transaction Terms

- **Asking Sale Price:** IDR 6,500,000,000 (6.5 Billion Rupiah)

Key Advantages & Large Vehicle Access

- **Superior Logistics Access:** Designed with layouts and routes to support large operational commercial vehicles, including Fuso Trucks, Light Duty Trucks (CDE), Double-Axle Trucks (CDD), Pick-Up Trucks, Box Trucks, and heavy transport.
- **Thriving Commercial Corridor:** Positioned along the primary Ahmad Yani Utara corridor, renowned as one of the most active trade and business centers in Denpasar.
- **Spacious Functional Space:** Complete with an expansive front parking apron as well as a functional backyard ideal for storage, expansion, or loading/unloading bays.

? **Asking Price:** IDR 6,500,000,000

? 2-story + basement connected commercial shophouse with 280 sqm land size, SHM title, and large truck access on Jl. Ahmad Yani Utara, Denpasar.

? **Interested in this property?** Contact us now to review complete legal documents, examine floor layouts, or schedule an immediate direct site viewing.

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Author

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