

54794 – 1,220 sqm (12.2 are) Beachfront Land for Sale in Benoa, Kuta Selatan – Bali

Description

? **Location:** Sawangan, Nusa Dua, Bali

A rare opportunity to acquire a prime beachfront property in the prestigious resort corridor of Sawangan, Nusa Dua, Bali. Spanning **1,220 sqm (12.2 Are)**, this property features a proportional site layout with an impressive **±30-meter frontage** and a **±40-meter depth**. Backed by **Pink Zone** tourism zoning and a 4-meter access road, this land parcel is ideally suited for an ultra-luxury private villa estate, boutique resort, or exclusive hospitality project.

Property Specifications

- **Total Land Area:** 1,220 sqm / 12.2 Are
- **Plot Dimensions:** ±30 meters frontage × ±40 meters depth
- **Title Status:** Freehold Certificate (*Sertifikat Hak Milik / SHM*)
- **Spatial Zoning:** Pink Zone
- **Access Road:** 4-meter-wide access road
- **Position:** Direct beachfront location

Pricing & Transaction Terms

- **Asking Global Price:** IDR 22,000,000,000 (22 Billion Rupiah) for the entire plot
- **Dual-Currency Equivalent:** Approx. **USD 1,375,000** *(calculated at ~IDR 16,000 / USD)*

Key Investment Advantages & Strategic Highlights

- **Prime Beachfront Positioning:** Direct ocean frontage in an elite Nusa Dua enclave, offering supreme aesthetic value and long-term commercial prestige.
- **Established Resort Corridor:** Situated among international five-star resorts and high-end hospitality developments, ensuring robust capital appreciation and high-yield potential.
- **Optimal Proportional Layout:** A 30-meter-wide frontage allows for stunning architectural designs with sweeping ocean views from every angle.
- **Secure Freehold Ownership:** Backed by clear Freehold (*SHM*) title documentation for maximum legal peace of mind.

? 1,220 sqm beachfront freehold land in Pink Zone Sawangan, Nusa Dua, Bali.

? **Interested in this property?** Contact us to review legal SHM documents, inspect zoning compliance, or schedule a private site viewing.

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