

54824 – Joglo Villa Plot for Sale (Renovation/Redevelopment Opportunity) – Ubud, Gianyar

Description

? **Location:** Banjar Silungan, Lodtunduh, Gianyar, Ubud, Bali

A high-upside value-add investment opportunity situated in the tranquil enclave of Lodtunduh, Ubud. This property features an existing **single-storey 300 sqm Joglo-style building (currently non-operational / structurally unfinished)** set upon a spacious **925 sqm land parcel**. Designated under a **Yellow (Residential/Mixed-Use) Zone** and backed by **2 Freehold Certificates (SHM)** along with a 2010 building permit (IMB), this site presents an exceptional canvas for complete architectural restoration into a luxury ethnic villa, boutique wellness retreat, or private residence in the cultural corridor of Ubud.

Property Specifications

- **Property Status:** Non-operational/unfinished *(ideal for structural renovation or site redevelopment)*
- **Total Land Area:** 925 sqm (9.25 Are)
- **Building Area:** 300 sqm (Single-storey layout)
- **Architectural Style:** Traditional Javanese Joglo framework
- **Spatial Zoning:** Yellow Zone (*Residential/Mixed-Use*)
- **Title & Legalities:** 2 Freehold Certificates (*SHM*) & 2010 Building Permit (*IMB*)
- **Access Road:** 4-meter-wide access road

Key Investment Advantages & Strategic Highlights

- **Value-Add Redevelopment Potential:** The existing authentic Joglo timber frame provides a solid architectural foundation for modern heritage restoration, significantly shortening development timelines compared to starting from raw land.
- **Verified Yellow Zone Status:** Simplifies zoning compliance and future building permits for high-end residential or boutique hospitality concepts.
- **Dual Freehold Titles (2 SHM):** Offers clear legal ownership and flexibility for future land subdivision or phased development.
- **Serene Ubud Location:** Positioned in Banjar Silungan, Lodtunduh—offering peaceful, lush Balinese surroundings within a short drive to central Ubud's dining, arts, and wellness destinations.

? Asking Price: IDR 6,500,000,000 (Negotiable) *(Approx. USD 406,250)*

? 925 sqm land parcel with an existing 300 sqm Joglo frame, 2 SHM titles, IMB, and Yellow Zone status in Lodtunduh, Ubud.

? **Interested in this property?** Contact us to review the SHM certificates, inspect the site condition, or explore renovation and redevelopment plans.

Date Created
2026/11/02
Author
admin