

54937 – 920 sqm (9.2 Are) Prime Land with 1-Storey Villa Bonus for Sale – Umalas, Bali

Description

? **Location:** Umalas, Kerobokan Kelod, North Kuta, Badung Regency, Bali *(Prime Umalas Residential & Lifestyle Corridor)*

An exceptional high-yield land acquisition and luxury residence opportunity situated in the highly coveted enclave of Bumbak, Umalas. Spanning a generous **920 sqm (9.2 Are) plot** with a solid **191 sqm single-storey villa structure**, this property offers expansive open spaces, lush tropical gardens, a private swimming pool, and an independent 8×4m pavilion. Backed by full legal permits including a **Freehold Certificate (SHM)** and **Building Permit (IMB)**, this asset presents prime value as a multi-villa redevelopment parcel, luxury private sanctuary, or high-performing long-term estate in one of Bali's premier rental markets.

Property Specifications & Features

- **Total Land Area:** 920 sqm / 9.2 Are
- **Total Building Area:** 191 sqm (1-Storey Villa Structure)
- **Bedrooms & Bathrooms:** 4 Bedrooms & 4 Bathrooms + 1 Guest Powder Room
- **Living & Dining:** Enclosed/Open Living Area, Clean Kitchen, Service/Wet Kitchen, and Dedicated Dining Area
- **Outdoors & Wellness:** Large Private Swimming Pool, Fish Pond, Expansive Tropical Garden, and an Independent Pavilion (8m × 4m)
- **Parking & Access:** Enclosed Garage (2-Car Capacity) with a 4-Meter-Wide Road Access
- **Utilities:** 7,700-watt electrical capacity
- **Legal Status:** Freehold Title (*Sertifikat Hak Milik / SHM*) & Building Permit (*IMB*) Complete

Updated Pricing & Transaction Terms

- **Updated Global Sale Price:** IDR 15,000,000,000 (15 Billion Rupiah)
- **Breakdown per Are:** Approx. **IDR 1,630,000,000 / Are** (IDR 16.3 Million / m²)
- **Dual-Currency Equivalent:** Approx. **USD 937,500 total** *(calculated at ~IDR 16,000 / USD)*

Key Investment Advantages & Strategic Highlights

- **Prime Bumbak-Umalas Address:** Nestled between Canggu and Seminyak, Umalas commands consistently high daily rental rates, premium occupancy levels, and long-term capital growth.
- **Rare 920 sqm Land Footprint:** Substantial plot size allows buyers to retain the existing villa structure, renovate into a luxury compound, or redevelop into multiple high-end boutique villas.
- **Complete & Clean Legal Title:** Features verified SHM land title and IMB building permit in hand, ensuring a streamlined conveyance process.
- **Turnkey Outdoor Amenities:** Established private pool, tropical landscaping, and bonus pavilion provide immediate utility and aesthetic value.

? Updated Global Price: IDR 15,000,000,000 *(Approx. USD 937,500)*

? 920 sqm (9.2 Are) SHM/IMB land plot with a 4-BR single-storey villa, pool, and pavilion in Bumbak, Umalas, Bali.

? **Interested in this updated listing?** Contact us to review the SHM title and IMB permits, inspect site boundaries, or schedule a private site viewing.

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