


# 54956 – 930 sqm (9.3 are) Commercial Zone Perimeter-Walled Land Plot for Sale at South Mahendradatta, Denpasar

## Description

? **Location:** South Mahendradatta, Denpasar, Bali *(Near Ganida Apartment, Warung Surya, Tiara Dewata, Burger King, McDonald's, and KFC)*

An exceptional commercial development opportunity situated in the thriving business corridor of South Mahendradatta, Denpasar. Spanning **930 sqm (9.3 Are)** under a clear **Freehold Title (SHM)**, this flat, ready-to-build plot features a wide **31-meter street frontage**, full perimeter boundary walling, and favorable **North-facing orientation**. Positioned directly on a wide **10-meter access road** within a designated **Commercial & Services Zone (Zona Perdagangan & Jasa)**, this high-exposure parcel is ideal for apartment complexes, homestays, shophouses (ruko), corporate headquarters, or mixed-use commercial hubs.

## Property Specifications & Legal Status

- **Total Land Area:** 930 sqm / 9.3 Are
- **Frontage & Dimensions:** 31 meters wide street frontage
- **Plot Condition:** Flat, ready-to-build land with full perimeter walls installed (*Sudah Ditembok Keliling*)
- **Plot Orientation:** North-facing (*Hadap Utara*)
- **Spatial Zoning:** Commercial & Services Zone (*Zona Perdagangan & Jasa*)
- **Road Access:** 10-meter-wide asphalt road access
- **Legal Status:** Freehold Title (*Sertifikat Hak Milik / SHM*)
- **Development Potential:** High-density apartments, homestays, commercial shophouses (ruko), retail spaces, or multi-use business operations

## Key Investment Advantages & Strategic Highlights

- **Prime Commercial Zoning:** Designated within Denpasar's Commercial & Services Zone, ensuring seamless licensing for high-yield multi-storey commercial and hospitality ventures.
- **Expansive 31-Meter Frontage & 10m Access:** Exceptional wide road frontage combined with a 10-meter access road guarantees maximum commercial visibility, effortless customer access, and substantial parking flexibility.
- **High-Density Commercial Corridor:** Located seconds away from major retail and dining anchors (Tiara Dewata, Burger King, McDonald's, KFC, and Ganida Apartment), attracting high daily foot traffic and vehicular volume.
- **Site-Ready Infrastructure:** Existing perimeter walling minimizes initial site preparation expenses, allowing immediate architectural mobilization.

? **Asking Price per Are:** IDR 1,250,000,000 / Are (IDR 12.5 Million / m²)

? 930 sqm (9.3 are) Commercial Zone SHM land with 31m frontage, perimeter wall, and 10m road access in South Mahendradatta, Denpasar.

? **Interested in this property?** Contact us to review certified SHM land titles, verify spatial zoning maps, or arrange a private site inspection.

**Date Created**
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