

54981 – 1,620 sqm (16.2 are) Prime Commercial Land Plot for Sale at Jalan Pandawa in Kuta, Bali

Description

? **Location:** Jalan Pandawa, Dewi Sri, Kuta, Badung Regency, Bali *(Prime Commercial and Lifestyle Enclave)*

An exceptional commercial land acquisition opportunity situated in the heart of the bustling Dewi Sri and Legian commercial district. Spanning a generous **1,620 sqm (16.2 are)** under a clear **Freehold Title (SHM)**, this strategic plot features an impressive **30-meter-wide street frontage**, favorable **West-facing orientation**, and a wide **12-meter access road**. Positioned in a high-demand commercial zone, this site represents an unmatched foundation for a boutique hotel, commercial shophouses (ruko), high-yield rental apartments, or a flagship commercial dining concept.

Property Specifications & Legal Status

- **Total Land Area:** 1,620 sqm / 16.2 Are
- **Frontage & Dimensions:** 30 meters wide street frontage
- **Plot Orientation:** West-facing (*Hadap Barat*)
- **Road Access:** 12-meter-wide asphalt access road
- **Legal Status:** Freehold Title (*Sertifikat Hak Milik / SHM*)

Pricing & Transaction Terms

- **Asking Price per Are:** IDR 1,800,000,000 / Are (IDR 18 Million / m²) — Approx. **USD 112,500 / Are** *(Total: IDR 29.16 Billion / Approx. USD 1,822,500)*

Key Investment Advantages & Strategic Highlights

- **Prime Dewi Sri Commercial Hub:** Located in one of South Bali's most active commercial corridors, guaranteeing high foot traffic, strong brand visibility, and constant demand from tourists and expats.
- **Superior 30m Frontage & 12m Access:** Exceptional wide road frontage combined with a 12-meter access road allows for effortless commercial vehicle entry, multi-car parking layouts, and grand architectural designs.
- **High-Density Development Potential:** Perfectly configured for multi-storey commercial ventures, hospitality suites, or mixed-use retail complexes in a proven investment hotspot.

? 1,620 sqm (16.2 are) SHM commercial land with 30m frontage and 12m road access at Jalan Pandawa Dewi Sri in Kuta Bali.

? **Interested in this property?** Contact us to inspect the SHM title certificates, review site boundary details, or schedule a private site inspection.

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