

55163 – Freehold 5BR House + 2 Commercial Shops for Sale in Peguyangan Kaja, North Denpasar

Description

? **Location:** Peguyangan Kaja, North Denpasar (Denpasar Utara), Denpasar City, Bali *(Strategic Residential & Commercial Corridor)*

A versatile mixed-use Freehold property combining a spacious **5-bedroom family residence** with **2 street-front commercial shops**, set on **4.54 are (454 sqm)** of land with an approximate **10-meter frontage** on Jalan Gajah Sura in Peguyangan Kaja, North Denpasar. Ideal for living and operating a business simultaneously—or generating dual residential and retail rental income—this property features a large yard, private garage, storage warehouse, and direct road access.

Property Specifications & Legal Status

- **Total Land Size:** 4.54 Are (±454 sqm)
- **Frontage Width:** ±10 meters
- **Legal Documentation:** Freehold / SHM (*Sertifikat Hak Milik*)
- **Residential & Commercial Layout:**
  - 5 Bedrooms & 2 Bathrooms
  - 2 Commercial Shops (*2 Toko*) facing the street
  - 1 Kitchen, 1 Storage Room (*Gudang*), Terrace, and 1 Private Garage
  - Expansive Yard (*Halaman luas*)
- **Utilities & Access:** 2,200 Watt electricity capacity, municipal water supply (*PDAM*), and direct road access

Pricing & Transaction Terms

- **Asking Price per Are:** IDR 800,000,000 / Are *(800 Million Rupiah per Are)*

Key Investment Advantages & Strategic Highlights

- **Live-Work & Dual-Income Potential:** Includes 2 street-facing shopfronts alongside a 5-bedroom home, allowing owners to run an on-site retail business or lease the shops separately for steady passive cash flow.
- **Generous 4.54-are land footprint:** Offers a ±10-meter frontage, a spacious yard, dedicated warehouse storage, and garage parking—rarely found at this price point in North Denpasar.
- **Strategic Peguyangan Kaja Connectivity:** Located in a well-established, growing residential and commercial neighborhood in North Denpasar, with easy access to main city arteries, schools, and local markets.

? Freehold (SHM) 4.54 Are (±454 sqm) 5-bedroom house plus 2 commercial shops with ±10m frontage at Jl. Gajah Sura No. 10, Peguyangan Kaja, North Denpasar, Bali.

? **Interested in this property?** Contact us directly to review ownership certificates, verify site boundaries, or schedule a private site inspection.

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Author
mila