

55170 – 10,950 sqm (109.5 are) Land for Sale in Madangan, Petak Kaja – Gianyar

Description

? **Location:** Madangan, Petak Kaja, Gianyar Regency, Bali *(Strategic Residential & Hospitality Enclave near Puri Saron Hotel Madangan & GOR / Sport Centre)*

An expansive **10,950 sqm (109.5 Are / 1.095 Hectares)** parcel of flat, development-ready land located in the growing corridor of Madangan, Petak Kaja, Gianyar. Positioned near Puri Saron Hotel Madangan and the GOR / Sport Centre precinct with direct **4-meter road access**, this **Freehold (SHM)** property sits within a **Yellow Zone (Residential)**—offering an attractive entry price of **IDR 125 Million per are** for residential housing estates, boutique villa clusters, or strategic land banking.

Property Specifications & Legal Status

- **Total Land Area:** 10,950 sqm (109.5 Are / 1.095 Hectares)
- **Ownership / Title:** Freehold / SHM (*Sertifikat Hak Milik*)
- **Zoning:** Yellow Zone (*Zona Permukiman* / Residential Zoning)
- **Contour & Land Condition:** Flat / Level (*Lahan relatif datar*)
- **Road Access:** 4-meter-wide access road
- **Key Landmarks:** Near Puri Saron Hotel Madangan and the GOR / Sports Centre area

Pricing & Transaction Terms

- **Asking Price per Are:** IDR 125,000,000 / Are *(125 Million Rupiah per Are)*

Key Investment Advantages & Strategic Highlights

- **Cost-Efficient Development Contour:** Reliably flat terrain across the entire 10,950 sqm footprint minimizes cut-and-fill civil engineering costs and accelerates construction timelines.
- **Residential Zoning & Freehold Title:** Secure SHM ownership paired with Yellow Zone designation allows immediate subdivision, residential housing development, or private compound construction.
- **Competitive Entry Valuation:** Priced at IDR 125 million per are in an active Gianyar growth pocket anchored by established hospitality and sports infrastructure.

? Freehold (SHM) 10,950 sqm (109.5 are) flat Yellow Zone land at IDR 125 Million/Are near Puri Saron Hotel Madangan and the GOR / Sport Centre in Petak Kaja, Gianyar, Bali.

? **Interested in this land parcel?** Contact us directly to inspect ownership certificates, verify zoning and site boundaries, or schedule a private site inspection.

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