

55299 – 2.06 Are (206 sqm) Commercial-Zoned Villa Plot for Sale in Umalas, Kerobokan

Description

? **Location:** Umalas, Kerobokan Kelod, North Kuta, Badung Regency, Bali *(Prime Villa & Dining Enclave Near Nook Restaurant & Petitenget Seminyak)*

A rare small-footprint **2.06 Are (206 sqm)** parcel of flat, build-ready land situated in the highly sought-after villa enclave of Umalas, Kerobokan. Located just **20 meters off Jalan Utama Umalas** via a **3-meter paved access road** and within easy reach of Nook Restaurant and Petitenget, Seminyak, this west-facing plot is designated under **Trade & Services Zoning (*Zona Perdagangan & Jasa*)**—offering an ideal turnkey footprint for a boutique commercial villa, private residence, or lifestyle retail concept.

Property Specifications, Zoning & Access

- **Total Land Area:** 2.06 Are (206 sqm)
- **Frontage Width:** ±9.25 meters
- **Zoning:** Trade & Services Zone (*Zona Perdagangan & Jasa*)
- **Contour & Condition:** Flat, build-ready land (*tanah datar siap bangun*)
- **Orientation:** West-facing (*hadap barat*)
- **Road Access:** 3-meter paved (*paving*) road, set just 20 meters from the main Jalan Umalas thoroughfare
- **Surrounding Environment & Landmarks:** Established villa neighborhood near Nook Restaurant and Petitenget, Seminyak

Pricing & Transaction Terms

- **Asking Price per Are:** IDR 1,850,000,000 / Are *(1.85 Billion Rupiah per Are)*
- **Total Global Asking Price (2.06 Are):** IDR 3,811,000,000 *(3.811 Billion Rupiah / Approx. USD 238,188 at ~IDR 16,000/USD exchange rate)*

Key Investment Advantages & Strategic Highlights

- **Rare Compact Plot in Prime Umalas:** Small-sized land parcels in Umalas are exceptionally scarce, enabling investors to enter one of Bali's highest-performing villa and lifestyle markets at an accessible total capital outlay of IDR 3.811 Billion.
- **Commercial Trade & Services Zoning:** Official *Zona Perdagangan & Jasa* designation provides broad flexibility for commercial holiday rental villas, boutique studio offices, or commercial development.
- **Steps from Main Umalas Road & Seminyak Border:** Positioned just 20 meters off main Jalan Umalas near Nook Restaurant and Petitenget, ensuring strong rental appeal, walkability, and effortless connectivity between Seminyak, Canggu, and Kerobokan.

? Rare 2.06 Are (206 sqm) flat, west-facing Trade & Services zoned plot at IDR 1.85 Billion/Are (Total IDR 3.811 Billion), 20m from Jalan Utama Umalas near Nook Restaurant and Petitenget Seminyak, Bali.

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

Date Created
2026/11/25
Author
mila