

# GD&ASSOCIATES

LAND LISTINGS | KEROBOKAN EXCLUSIVES | IDEAL RESIDENTIAL PLOT



## IDEAL RESIDENTIAL PLOT

UMALAS, KEROBOKAN

PRICE USD	PRICE IDR	OWNERSHIP	PERIOD
USD 1,618	IDR 27,000,000	Leasehold	44 years

LAND SIZE +/-	PLOT DIMENSION	SPATIAL PLAN
603 sqm 6.03 are	Approx. 24 x 25 meters	Residential

CLASSIFICATION	VIEWS
<i>Residential</i>	<i>Neighborhood</i>

*\*Road access: 5-meter shared access road*

*\*Certificate: 1 certificate*

*A hidden gem located in a peaceful residential area of Bumbak, one of Bali's most desirable neighborhoods.*

*Surrounded by well-established private villas, this land is ideally positioned in a tranquil setting that offers both privacy and convenience, perfect for those seeking to build a private residence villa.*

*Just minutes away from popular cafes, restaurants, supermarkets, hospitals, and international schools, the location ensures everyday comfort and easy access to modern amenities.*

*Situated in an R-3 Residential Zone within a developed neighborhood, and offered with a 44-year lease plus a 40-year extension option, this property presents an excellent long-term investment opportunity, especially given the consistently high demand in the Bumbak area.*

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## OVERVIEW

REGULAR-LAND

OWNERSHIP: LEASEHOLD

LAND SIZE: 603 sqm / 6.03 are

PLOT DIMENSION: APPROX. 24 X 25 METERS

VIEWS: NEIGHBORHOOD

PAYMENT TERM: NO

SPATIAL PLAN: RESIDENTIAL

CLASSIFICATION: RESIDENTIAL

## NEARBY

BOKASHI

TIMES BEACH WARUNG

AMOLAS CAFE

BRAUD CAFE

DOPPIO CAFE PINK

INDIGO

KANVAZ PATISSERIE

KONG

MAURI ITALIAN CONTEMPORARY CUISINE

OKAMURA JAPANESE RESTO

ORIGEN MEXICAN RESTAURANT

ECHO BEACH

BERAWA BEACH

CANGGU BEACH

MAI MAIN PLAYGROUND

UDARA BALI

MUKA CONCEPTS

CANGGU COMMUNITY SCHOOL

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