

Harcourts Purba Bali

A SPECTACULAR LEASEHOLD LAND IN CANGGU

2500 Sqm In Nelayan

Land Size: 2500 m²

Location: Jl. Nelayan, Canggu

Zoning: Tourism Accommodation

We make it possible

 harcourtpurbabali.com



Executive Summary

A rare 2,500 m² leasehold development site in Nelayan, Canggu, offering 23.5 years remaining and prominent main road frontage. The rectangular 33 x 76 meter configuration provides an efficient layout ideal for a boutique hotel, villa complex, or high-visibility commercial project.

Zoned Pariwisata (Tourism) and located near Nelayan, Berawa, and Batu Bolong beaches, the site enjoys strong exposure, easy access, and partial ocean outlook. Priced at Rp 38,187,500,000 for the full lease term, this is a strategic opportunity to secure a flagship presence in central Canggu.

Investment Highlights



Prime Main Road Exposure: 33-meter frontage ensuring maximum visibility and accessibility.



Tourism Zoning (Pariwisata): Ready for hospitality or commercial development.



Central Canggu Location: Close to major beaches with strong surrounding demand and growth.



Nelayan, Canggu: Main Road Presence with Coastal Prestige

Nelayan has become one of Canggu's most strategic corridors, combining strong tourism demand with limited remaining large land parcels. Positioned on a prominent main road with 33 meters of frontage, this 2,500 m² leasehold site offers rare scale, visibility, and development flexibility in a tightly held area.

Prime Main Road Exposure

The 33-meter frontage on a key thoroughfare guarantees exceptional visibility, branding potential, and seamless access — a critical advantage for hospitality or retail-driven concepts.

Tourism Zoning Advantage

Designated Pariwisata zoning provides legal clarity and flexibility for hotel, villa, or commercial development aligned with Canggu's tourism ecosystem.

Coastal Proximity & Established Surroundings

Minutes to Nelayan, Berawa, and Batu Bolong beaches, surrounded by established villas and hospitality assets — supporting strong demand fundamentals and long-term value growth.



Strategic Connectivity

Strategically positioned on Jalan Nelayan with strong daily traffic exposure, the site offers seamless access to Canggu's beaches, lifestyle hubs, and essential infrastructure — reinforcing its appeal for hospitality, commercial, or mixed-use development.

Category	Destination	Distance	Est. Time
Medical	Kasih Ibu Hospital Denpasar	11 km	29 mins
Medical	Surya Husadha Hospital Denpasar	12 km	30 mins
Lifestyle	La Brisa Bali	1.6 km	6 mins
Lifestyle	Finns Beach Club	2.7 km	8 mins
Beach	Nelayan Beach	450 m	2 mins
Beach	Batu Bolong Beach	700 m	3 mins
Logistics	Ngurah Rai International Airport	15 km	56 mins

Site Specifications



Property Specifications

- **Total Area** : 2500sqm
- **Land Status** : Leasehold 23.5 years
- **Dimension** : 33 x 76 Approx
- **Land Shape** : Rectangular
- **Contour** : Level Land



Utilities & Infrastructure

- **PLN and PDAM** : On site
- **Access** : Asphalt
- **Access Roads** : meters wide
- **Environment** : Commercial
- **View** : Main Road



BAKED

PEPITO

BATU BELIG BEACH

CAFE DEL MAR

FINNS

BERAWA BEACH

SAYA CLUB GYM

LOCATION

MAIN ROAD

BERAWA BEACH

NELAYAN BEACH

LOCATION

MAIN ROAD





MAIN ROAD

33 m

2500 Sqm

76 m

Price: **IDR 65,000,000** / are / year

2500 sqm

Development Scenarios

Highest and Best Use Strategies



1. Boutique Lifestyle Hotel: Develop a 25–40 key design-led hotel with rooftop F&B, capitalizing on strong road exposure and proximity to Nelayan, Berawa, and Batu Bolong beaches. Ideal for a high-yield hospitality concept in Canggu’s core tourism corridor.



2. Luxury Villa Compound Build 6–10 premium villas with private pools and centralized management. The efficient 33m x 76m layout supports a gated, high-demand rental product in central Canggu.



3. Landmark Commercial / Mixed-Use Utilize the 33m main road frontage for a flagship commercial concept — beach club lounge, culinary hub, or retail-driven mixed-use project. Maximum visibility with tourism zoning advantage.



YOUR TRUSTED PARTNER IN BALI REAL ESTATE

This prime development asset is available for immediate acquisition. Full legal due diligence, topographic survey, and zoning advice are available upon request.

Harcourts Purba Bali



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