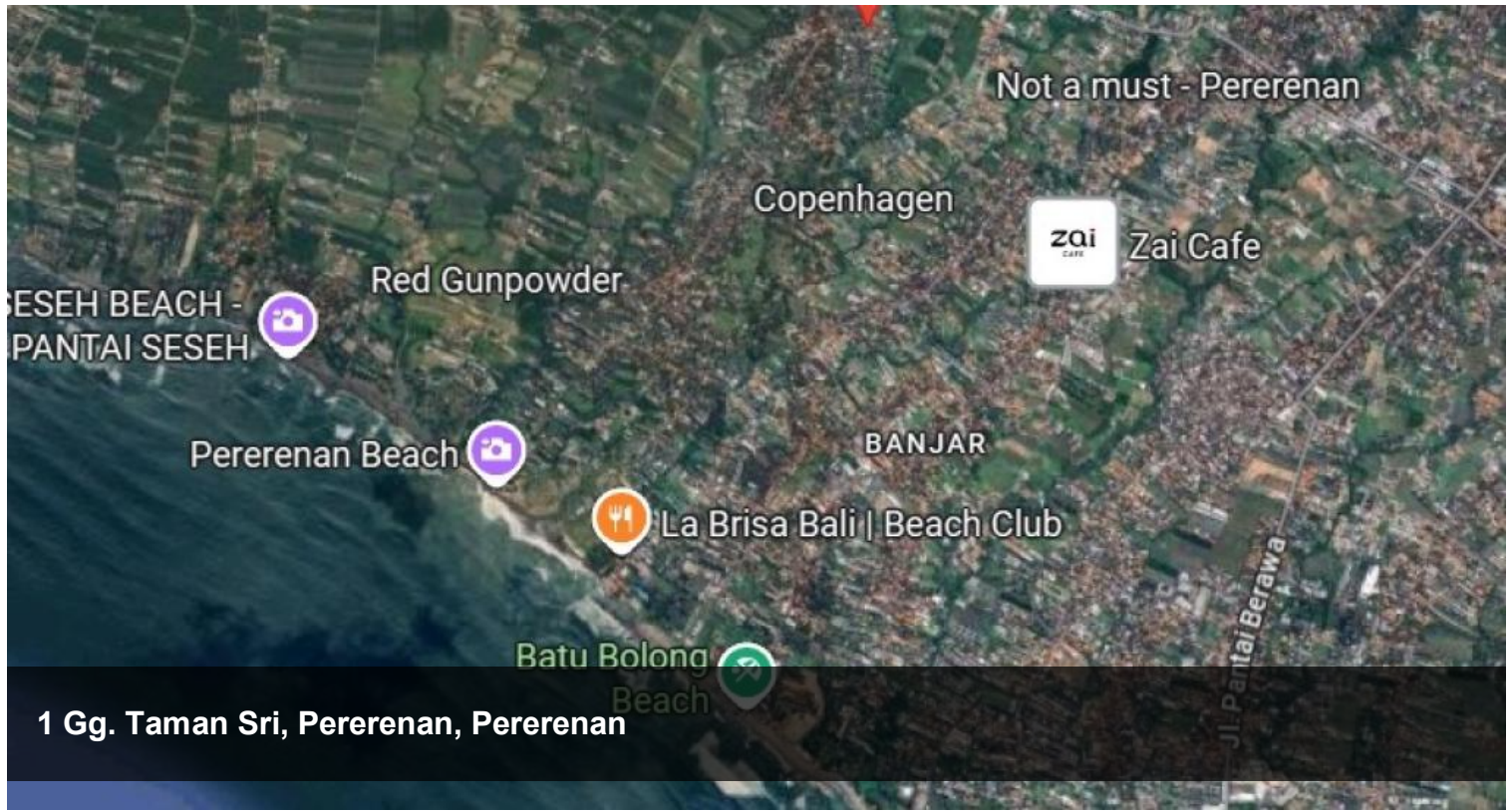




## PRIME PERERENAN LAND

□□□ □□□□□□ — Prime Location on Pererenan Beach Side of Raya Canggu

Situated in the heart of Pererenan, this land is perfectly positioned within walking distance to Bali's best cafés, restaurants, boutique gyms, and vibrant nightlife one of the island's most sought-after lifestyle hubs.

**Land size:** 200 m<sup>2</sup> (2 Are)

**Lease term:** April 2046 + Guaranteed Renewal

**Access:** 3.5 m wide road

**Zoning:** Yellow

An exceptional opportunity to secure land in a premium Pererenan pocket — ideal for a luxury private villa or high-end rental investment in Bali's fastest-growing coastal enclave.

Gg. Taman Sri is a quiet residential lane in central Pererenan, one of Bali's most desirable coastal lifestyle areas within the greater Canggu region of Badung Regency.

- Boutique villa neighbourhood with a mix of modern luxury villas and rice-field pockets

📏 200m2

|                      |             |
|----------------------|-------------|
| <b>Price</b>         | \$110K USD  |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 1434        |
| <b>Land Area</b>     | 200 m2      |

### AGENT DETAILS

Brennan Hill - 0424 133 622

### OFFICE DETAILS

Local Property Team - Bali  
0424133622

LOCAL PROPERTY TEAM

- Peaceful residential feel while still close to cafés, gyms, and beach clubs
- Popular with long-stay expats and premium holiday rentals

#### ☐ Connectivity

- 5 min to Pererenan Beach
- 5–8 min to central Canggu (Batu Bolong / Echo Beach)
- 35–45 min to Ngurah Rai International Airport

Pererenan sits in Mengwi district, just north of Bali's main tourist belt (Seminyak–Canggu corridor).

#### ☐ Lifestyle & amenities

Within a short walk/drive:

- Trend cafés & restaurants
- Boutique gyms & yoga studios
- Beach clubs & surf breaks
- Convenience stores & services

Listings in this pocket highlight walking distance to cafés and ~800 m to the beach.

#### ☐ ☐ Property appeal

- Established luxury villa market
- Strong short-term rental demand
- Highly sought-after “Pererenan” address
- Residential zoning pockets ideal for private villas

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*