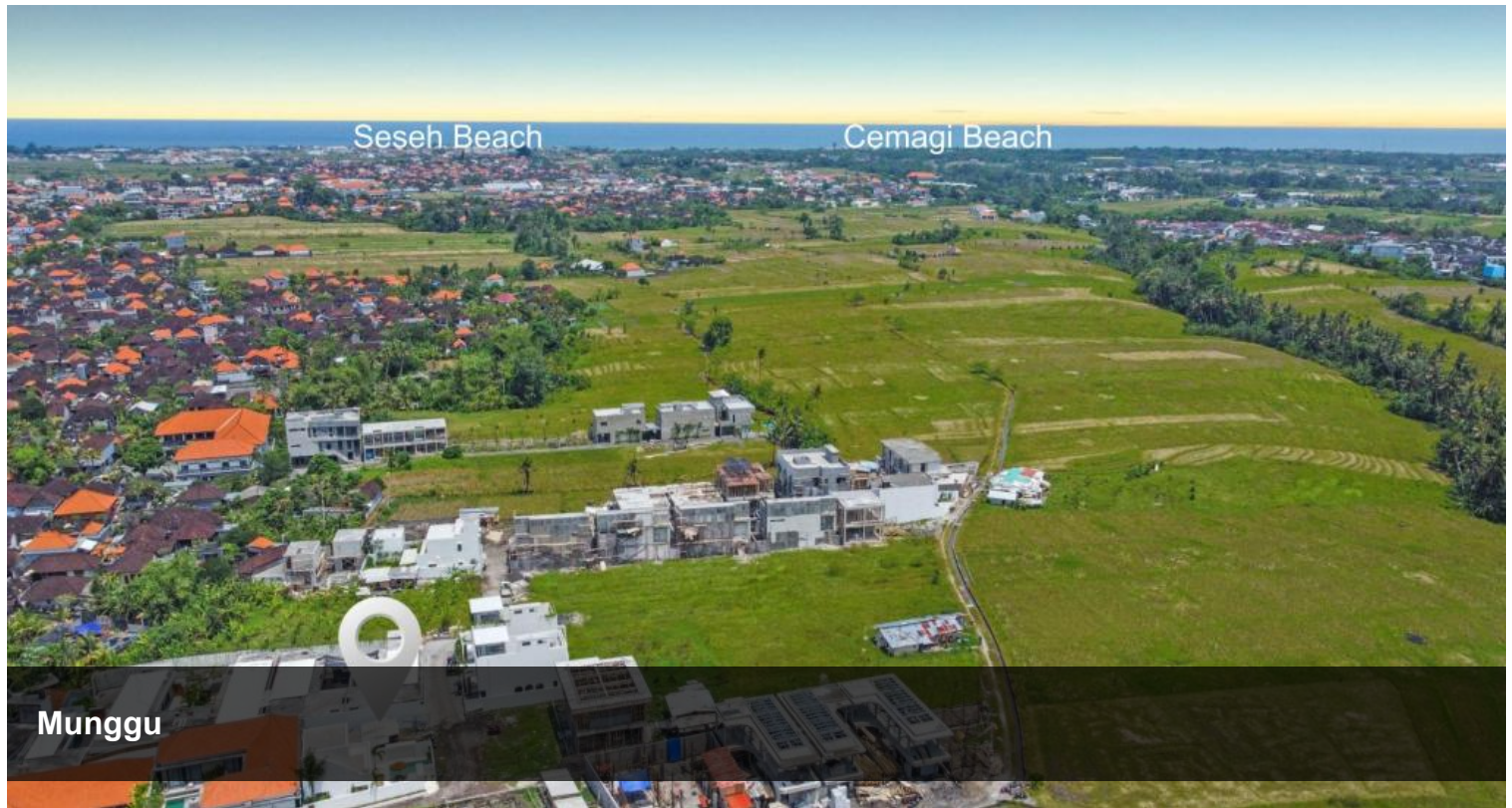




LONG LEASEHOLD LAND IN MUNGGU, SESEH SURROUNDED BY LUXURY VILLAS

Set in the tranquil and fast-rising village of Munggu, Seseh, this 150m² plot presents a rare opportunity to secure land in one of Bali's most sought-after residential pockets. Tucked within a peaceful luxury villa neighbourhood and framed by lush green-zone rice fields, the setting offers a perfect balance of privacy, natural beauty, and future growth potential.

Adding exceptional value to this offering, the land already comes with completed architectural drawings, allowing a buyer to move forward immediately with development. A detailed construction quotation (MOQ) has also been prepared, providing full transparency on build costs and significantly reducing the cost, time, uncertainty typically required during the design and planning phase. This makes the property especially attractive for investors seeking a streamlined, ready-to-execute project. (Plans available on request)

The land measures 9 meters in width and 16.7 meters in length an ideal footprint for a stylish private villa or a comfortable family residence. Positioned within a yellow zoning designation, it allows for residential

📏 150m²

Price	SOLD
Property Type	Residential
Property ID	1461
Land Area	150 m ²

AGENT DETAILS

Brennan Hill - 0424 133 622

OFFICE DETAILS

Local Property Team - Bali
0424133622

LOCAL PROPERTY TEAM

development while preserving the serene surroundings that make this area so desirable.

Location is a standout feature. Just minutes away, you'll find the quiet sand shores of Seseh Beach and Cemagi Beach known for its untouched charm and relaxed atmosphere. A short drive connects you to the vibrant hubs of Pererenan and Canggu, where trendy cafes, boutique shops, beach clubs, international schools, and wellness facilities are all within easy reach. This makes the property equally appealing for both lifestyle living and investment purposes.

Adding to the area's momentum, a recent boutique villa project by Matt Cameron in nearby Seseh achieved a complete sell-out in just one day of launch. This rapid sale highlights the growing demand and strong buyer confidence in this specific pocket of Bali, reinforcing the investment upside of securing land here now.

Further strengthening the value of this specific location, a major new residential project is currently being developed on the same street. Known as LEVIRO Residences, this Scandinavian-inspired luxury complex by Core Concept Living represents a significant milestone for the area. Spanning over 9,000m², the project introduces a new level of design-driven living to Munggu blending Scandinavian minimalism, Japanese influences, and Balinese elements. It will feature just 20 exclusive villas, positioning the neighbourhood firmly within the premium residential market and setting a new benchmark for future development in the area.

This kind of high-end development nearby not only enhances the immediate surroundings but also signals strong capital appreciation potential, as Munggu continues its transformation into a low-density, design-focused alternative to Canggu

The property is offered with a secure 28.5-year leasehold, plus a guaranteed 30-year extension, providing long-term peace of mind and value for both homeowners and investors.

Property Details:

- Property Status: Leasehold (28.5 Years + 30-Year Extension Guaranteed)
- Land Size: 150m²
- Dimensions: 9m x 16.7m
- Zoning: Yellow Zone
- Architectural plans and build quote already completed and available on request

Pricing - \$50K USD | \$71K AUD | Rp 855M | Euro 43K

Opportunities like this are becoming increasingly scarce especially plots that combine strategic location, strong surrounding development, and proximity to Bali's most desirable coastal lifestyle areas. This is your chance to secure a foothold in one of the island's most promising growth corridors.

Articles and resources:

[Matt Cameron Project](#)

[Loviro Project](#)

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