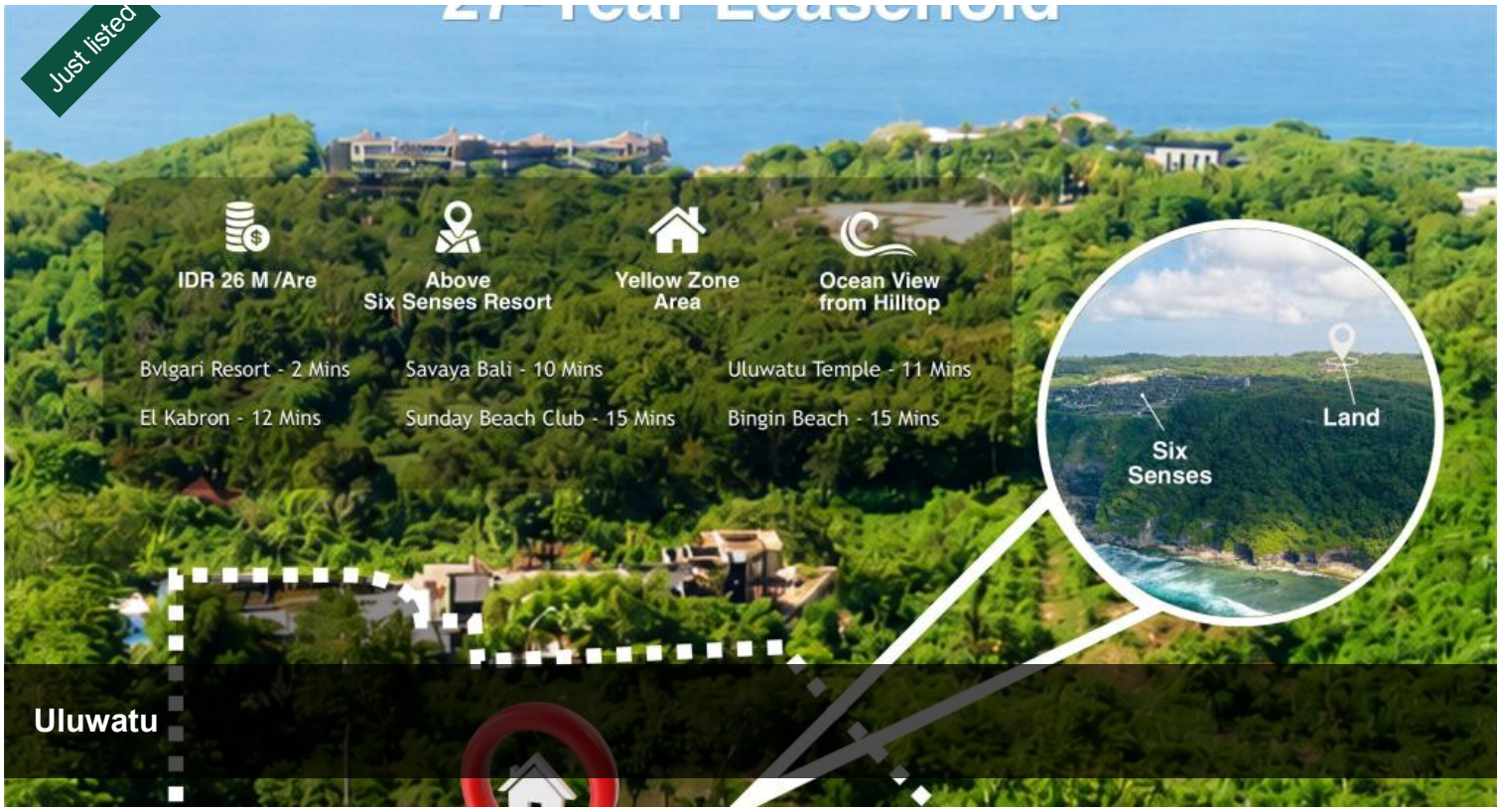




YELLOW ZONE LAND FOR LEASE IN PECATU BALI | 2,326M²

2,326M² YELLOW ZONE LAND FOR LEASE IN PECATU, ULUWATU BALI

Discover this 2,326.85m² parcel of yellow-zone land for lease in Pecatu Bali, offering a substantial landholding in the popular Uluwatu region of southern Bali.

Comprising approximately 23.27 are, the property presents an opportunity for buyers, developers and investors seeking leasehold land for residential development in Pecatu.

The land is offered with a 27-year leasehold, providing a defined period for buyers considering residential construction or a longer-term property development project.

Located in Pecatu, Badung Regency, the property benefits from its position within the wider Uluwatu area, known for its spectacular beaches, luxury resorts, restaurants, beach clubs and growing residential communities.

2,326m2

Price	26 M Per Year
Property Type	Residential
Property ID	1579
Land Area	2,326 m2

AGENT DETAILS

Brennan Hill - 0424 133 622

OFFICE DETAILS

Local Property Team - Bali
0424133622

LOCAL PROPERTY TEAM

The property's yellow-zone classification makes it particularly relevant to buyers exploring residential construction opportunities, including private villas and residential developments, subject to confirmation of the applicable zoning regulations and building approvals.

With a total land area exceeding 2,300m², the parcel provides flexibility for buyers considering a substantial private residence or potentially multiple villas, depending on permitted land use, site configuration and development restrictions.

The advertised asking rate is IDR 26 million per are, with the applicable annual rate and total lease consideration to be confirmed before proceeding.

For investors searching for land for sale in Uluwatu Bali, this Pecatu property offers a substantial land area, residential zoning classification and a 27-year leasehold in one of southern Bali's established property markets.

WHY BUY YELLOW ZONE LAND IN PECATU BALI?

Buying yellow-zone land in Pecatu Bali offers an opportunity to develop residential property in one of Uluwatu's increasingly desirable locations.

This substantial 2,326.85m² parcel of land, equivalent to approximately 23.27 are, provides space for buyers considering a private luxury residence, residential villa development or a larger property project.

The property's yellow-zone classification is particularly relevant for residential construction, although permitted building types, density and development approvals must be confirmed with the relevant authorities.

Located in Pecatu, Uluwatu, the land benefits from proximity to Bali's southern coastline, including popular beaches, luxury resorts, restaurants, beach clubs and established residential communities.

With demand for quality residential properties across the Bukit Peninsula, larger land parcels may appeal to developers seeking opportunities beyond individual villa plots.

The property is offered with an advertised 27-year leasehold, providing a defined period for planning and developing a residential project, subject to verification of the lease agreement.

For buyers searching for yellow-zone land for sale in Uluwatu Bali, this property offers substantial land area, residential development potential and

a location within Pecatu's established property market.

Explore the opportunity to develop residential property on 2,326.85m² of yellow-zone land in Pecatu Bali.

LAND IN ULUWATU BALI

This 2,326.85m² parcel of land in Pecatu Bali offers an opportunity for buyers and developers seeking a substantial site for residential villa development in the popular Uluwatu region.

With approximately 23.27 are of yellow-zone land, the property provides flexibility for a luxury private residence, boutique villa complex or multiple residential villas, subject to zoning regulations and development approvals.

Located in Pecatu on Bali's Bukit Peninsula, the site offers access to Uluwatu's beaches, luxury resorts, restaurants, beach clubs and growing residential communities.

The generous land area allows developers to explore architectural concepts incorporating private swimming pools, tropical gardens, landscaped outdoor spaces and modern villa accommodation.

For buyers considering building villas in Uluwatu Bali, the property's residential zoning classification is an important consideration when assessing potential development options.

The land is offered with an advertised 27-year leasehold, with the lease terms, permitted construction activities and any extension rights requiring independent verification.

Before commencing development, buyers should confirm the applicable RDTR zoning, KKPR requirements, building setbacks, site access, infrastructure availability and PBG approvals with qualified local professionals.

For investors searching for land for villa development in Pecatu Bali, this substantial parcel presents an opportunity to explore a residential project in one of southern Bali's established coastal property markets.

27-YEAR LEASEHOLD LAND INVESTMENT IN PECATU BALI

This 27-year leasehold land opportunity in Pecatu Bali offers investors and property developers a substantial parcel of residential land in the popular

Uluwatu region.

Comprising 2,326.85m² of yellow-zone land, equivalent to approximately 23.27 are, the property provides space for a private luxury residence, boutique villa development or larger residential project.

Located in Pecatu on Bali's Bukit Peninsula, the land benefits from access to Uluwatu's beaches, luxury resorts, restaurants and established residential communities.

The property's yellow-zone classification makes it relevant to buyers considering residential construction, subject to confirmation of permitted land use, building density and development approvals.

With an advertised 27-year leasehold, investors can assess potential development costs, construction timelines and investment performance over the remaining contractual period.

Any proposed villa development should consider infrastructure, road access, construction costs, rental demand and applicable accommodation licensing, alongside the property's leasehold conditions.

Buyers should independently verify the lease commencement and expiry dates, extension rights, land certificates and zoning documentation before entering into an agreement.

For investors searching for leasehold land for sale in Uluwatu Bali, this Pecatu property offers a substantial landholding with residential development potential in southern Bali.

IS PECATU BALI A GOOD LOCATION FOR PROPERTY DEVELOPMENT?

Pecatu is an attractive location for property development in Bali, offering access to Uluwatu's established tourism market, luxury resorts and growing residential communities.

This 2,326.85m² parcel of yellow-zone land in Pecatu presents an opportunity for developers seeking a substantial site for residential construction on Bali's Bukit Peninsula.

The surrounding Uluwatu region is known for its spectacular beaches, international restaurants, beach clubs, wellness facilities and luxury villa developments, attracting both international buyers and long-term residents.

With approximately 23.27 are of land, the property provides flexibility to

explore a boutique villa development, luxury residential estate or substantial private residence, subject to planning approval.

The property's yellow-zone classification is particularly relevant for residential development, although permitted building density, setbacks and land use must be independently confirmed.

Offered with an advertised 27-year leasehold, the site allows developers to assess project feasibility, construction costs and potential investment returns within a defined lease period.

For investors considering property development in Uluwatu Bali, important factors include road access, infrastructure, construction costs, market demand and the remaining lease term.

As Pecatu continues to attract interest from buyers seeking coastal residences and lifestyle properties, larger residential land parcels may present opportunities for carefully planned developments.

For buyers searching for development land in Pecatu Bali, this 2,326.85m² yellow-zone property offers substantial space and a desirable location within the Uluwatu property market.

WHY INVEST IN LAND IN ULUWATU BALI?

Investing in land in Uluwatu Bali offers an opportunity to secure property in one of the island's most desirable coastal regions, known for its luxury villas, spectacular beaches and growing residential communities.

This 2,326.85m² parcel of yellow-zone land in Pecatu provides approximately 23.27 are of space for buyers considering residential construction or a boutique villa development.

Located on Bali's Bukit Peninsula, Pecatu offers access to popular destinations including Dreamland Beach, Bingin, Padang Padang and Uluwatu, alongside luxury resorts, restaurants and beach clubs.

The property's yellow-zone classification makes it relevant to residential developers seeking land for private villas, luxury homes or small residential estates, subject to applicable zoning and building approvals.

Larger land parcels can offer greater flexibility in villa design, landscaping, private swimming pools and residential layouts, allowing developers to explore different concepts based on market demand.

The land is offered with an advertised 27-year leasehold, making lease

duration, development costs and potential investment returns important considerations before proceeding.

For buyers exploring land investment in Pecatu Bali, the location provides exposure to Uluwatu's established property market while offering the opportunity to create a residential development tailored to buyer preferences.

All proposed developments should undergo independent legal, zoning, infrastructure and financial due diligence before purchase.

Discover the potential of investing in 2,326.85m² of yellow-zone leasehold land in Pecatu, Uluwatu Bali.

LOOKING FOR LAND FOR SALE OR LEASE IN PECATU BALI?

Searching for land for sale or lease in Pecatu Bali? Local Property Team can help you explore residential land, villa development sites and investment opportunities throughout Uluwatu and the Bukit Peninsula.

This 2,326.85m² parcel of yellow-zone land in Pecatu offers approximately 23.27 are of land with potential for residential construction, subject to zoning regulations and development approvals.

Offered with an advertised 27-year leasehold, the property may suit buyers considering a luxury private residence, boutique villa development or larger residential project.

Located in Pecatu, Uluwatu, the land provides access to southern Bali's beaches, luxury resorts, restaurants, beach clubs and established residential communities.

As an Australian-owned real estate agency in Bali and registered AREBI member, Local Property Team assists international buyers with property searches, site inspections, negotiations and coordination of independent legal due diligence.

Our team can help you explore land investment opportunities in Pecatu, Bingin, Balangan, Uluwatu and surrounding areas, including properties suited to residential development.

Interested in this yellow-zone land in Pecatu? Contact Local Property Team to request further information, review available documentation or arrange a

private site inspection.

View All Bali Land for Sale →

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