UNAYA
MANAGEMENT



MELASTI · ULUWATU · BALI

795 m² corner plot in the pink zone

On a paved private lane with no through traffic, 5 minutes from Melasti Beach. Leasehold from 4 ares, or freehold for the full plot.

LAND AREA	ZONING	LAND TITLE	BUILDABLE
795 m²	Pink zone · W	SHM · Hak Milik	50% coverage
7.95 ares · corner plot	Zona Pariwisata	freehold certificate	floor-area ratio 2.0

FULL PLOT · 30-YEAR LEASE	4 ARES · 30-YEAR LEASE	FREEHOLD · FULL PLOT
IDR 5,008,500,000	IDR 2,520,000,000	IDR 8,745,000,000
≈ USD 275,800	≈ USD 138,800	≈ USD 481,600

Leasehold: IDR 21,000,000 / are / year, minimum 4 ares · Freehold: IDR 1,100,000,000 / are, full plot only · Dollars at the rate of 11 Nov 2026

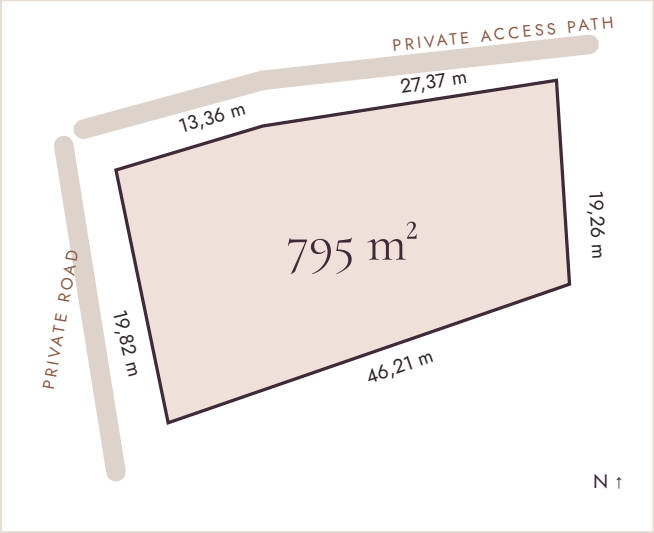
The land

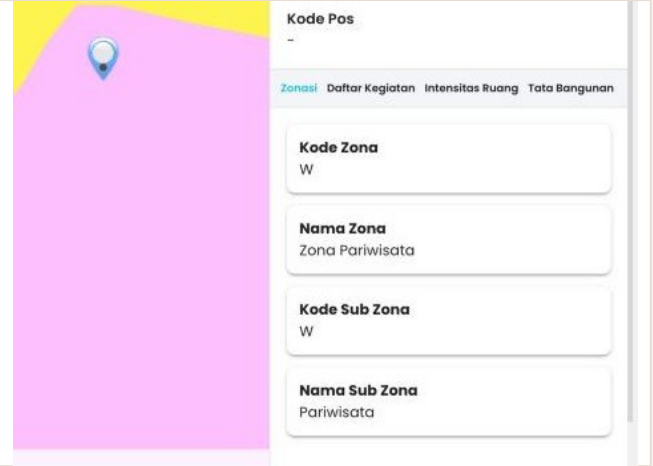
A fine 795 m² corner plot on a paved private lane with no through traffic: nothing but calm. Generous frontage and room for a large villa with pool and tropical garden, several villas or a small boutique project.

Just below, a high-end villa project is being built in terraces: set higher up, the plot keeps its open view.

Five minutes from Melasti Beach, white sand and turquoise water at the foot of limestone cliffs. Beach clubs, the best restaurants and the Karma Kandara spa are 5 minutes away, Savaya 10 minutes. Reached by a brand-new, widened road, then a private lane serving only the plots.

A fast-rising area, a quiet corner. Major high-end projects are coming to life nearby, with boutiques, cafés and wellness spaces, yet at a distance from the land.





LAND TITLE	SHM · Hak Milik
LAND AREA	795 m² (7.95 ares), corner plot
ZONING	Pink zone · W — Zona Pariwisata
SITE COVERAGE	50% maximum
FLOOR-AREA RATIO	2.0
GPS	-8.83984, 115.14755

Monster Padel 1 min · Melasti Beach 5 min · Karma Kandara 5 min · Savaya 10 min · Airport 45 min

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Information given for guidance only, not contractual, subject to availability and to verification by your notary. The dollar price depends on the exchange rate.