

Bali, Indonesia

**Unique 4.2 hectare investment opportunity in the fast growing Kutuh /
Bukit / Ungasan area**

4.2 Hectare = 420 Are

Superbly located at the start of the new dual carriageway, Jalan Alas Arun, linking the old Bali Cliff Hotel with Nusa Dua BTDC.

Fast developing area with high accessibility

- 3.2 km from the newly opened Pandawa Beach, the hippest new beach location in Bali
- 2.0 km from Jalan Karang Putih leading to Millionaire's Row, site of some of the most spectacular cliff top villas in Bali.
- 3.0 km from the new Mandarin Oriental, Raffles and Waldorf Astoria hotel developments.
- < 25 minutes to the major BTDC development.
- 40 minutes to the airport via the newly constructed toll way.



Rare opportunity to secure a development block of this size in the heart of Bali's new 5-star hotel precinct

Fast developing area with high accessibility

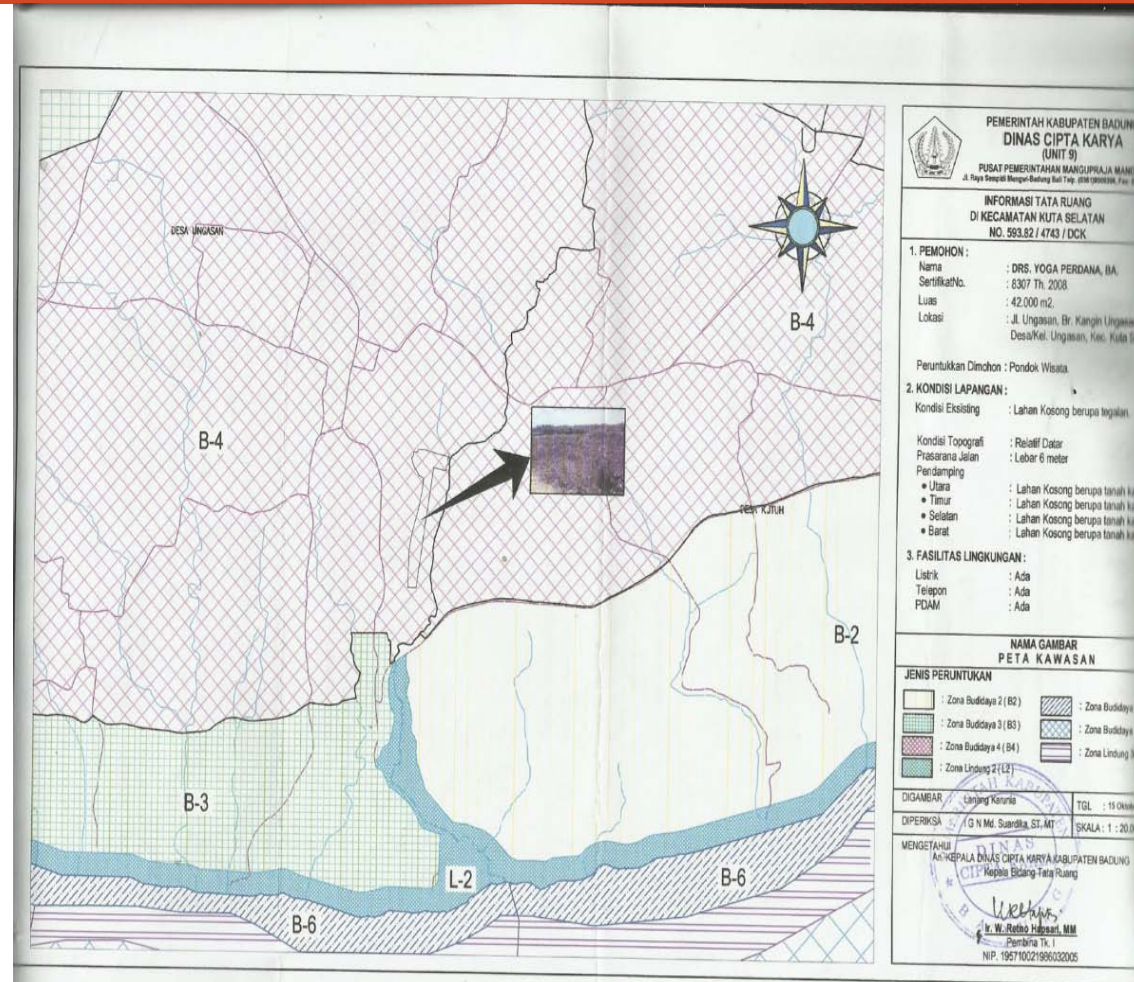
- Front blocks have stunning views of the Indian Ocean.
- Back blocks have partial view of the Indian Ocean and views over The Bukit/Kutuh.
- 3 different access roads
- All zoning approvals in place to commence a villa or small hotel development



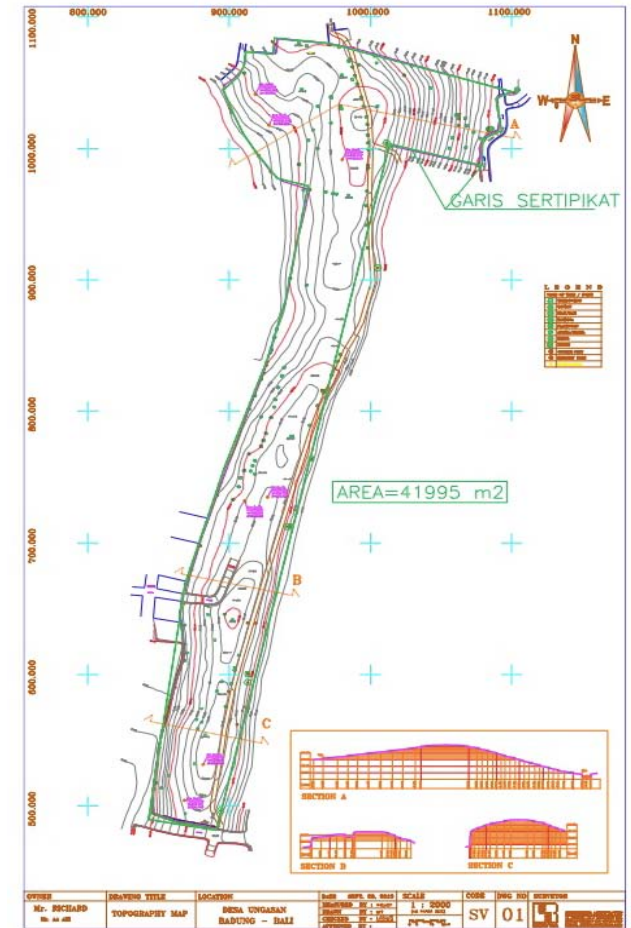
420 Are

Complete infrastructure

- The 5 star hotel developments in the area have bought better utilities and improved infrastructure.
- Electricity available onsite.
- Town water available
- Green zone cleared by Dinas Cipta Karya.
(See inserted map)
- Clear and unimpeded Hak Milik title.
- Ability to subdivide



420 Are



Land size & dimensions

- 420 Are, subdivisions possible.
- Size and dimensions see contour map.

420 Are



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Title references

- Title numbers:
22030902108307
- Copy of titles and zoning approvals can be given on receipt of Letter of Intent (LOI)
- Green zone cleared by Dinas Cipta Karya.
- Clear and unimpeded Hak Milik title.

Terms / Procedure

- Price 450Midr/Are.
- Payment terms: 10% down as refundable deposit, balance after 30 days due diligence
- Offers to be submitted in writing via a Letter Of Intent (LOI)

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Hotels and Amenities in a 10 km radius



Hotels & Resorts

- Sofitel
- The Westin
- Waldorf Astoria Hotel
- Nusa Dua Beach Hotel
- Karma Kandara Resort
- Marriott Garden Hotel
- Inna Nusa Dua Hotel
- Club Med
- Grand Hyatt
- Ayodya Resort Bali
- Amanusa – Aman Resorts
- Laguna Resort
- Putri Bali Hotel
- Mulia Hotel
- Banyan Tree
- Kempinski Hotel
- Ritz Carlton
- Raffles Hotel
- Mandarin Orient
- Bali Cliff Hotel
- Bvlgari Hotel



Medical

- Bali International Medical Center (BIMC)



Shopping Centers

- Bali Galeria Shopping Centre
- Sogo
- Nirmala Supermarket
- Pepito Supermarket



Airport

- Bali International Airport is 10 km away.

For enquires, contact :

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Xclusive Property

Xclusive Property's vision of service excellence in the Real Estate Industry in Bali is beneficial to you, the client, as we endeavor to ensure that you find exactly what you are looking for, be it your dream villa or that special piece of Land to design your own, or an investment opportunity, our dedicated teams of experts will walk you through the process never forgetting that we work for you. With our team of specialists in Villa rentals, Land acquirement, development and construction, you will know that your interests are in safe hands. So no matter how big or small your needs are, don't hesitate to give us a call and we will help make that dream come true.