

# BUILDING A DREAM

Pemuteran - Bali - Indonesië



The plot

**For sale**

- Develop location
- Total of 54 are (5.400 m<sup>2</sup>)
- Location: northwest Bali
- Freehold or Leasehold land
- Located next to Jeda Yoga Retreat Center



JEDA  
RETREATS



# INVESTORS PARADISE

# BALI

As one of the world's most popular destinations

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Before the coronavirus outbreak in the early 2020s, Bali received about 6.3 million tourists a year. Last year in 2023 more than 5 million tourists visited Bali and this number continues to grow. The growing tourism industry, high demand for accommodations and stable market make Bali a paradise for investors. Real estate in Bali is a lucrative market. Investors can expect consistent income as Bali has a stable tourist flow throughout the year.

Development is pulling more and more towards the West of the island.

More and more families, digital nomads and expats are choosing Bali as their destination, creating an exponential demand for real estate in Bali.



## Pemuteran

Pemuteran has developed over the last few years into a small tourism hub in the North. It's the perfect location for tourists that like to have a few choices of restaurants, coffee corners and bars but are not looking for the complete tourism regions in the southern part of the Island where the real Bali is hard to be found.

Located in northwest Bali, one of the least populated and least visited corners of the island, Pemuteran is a charming little fishing village that offers an idyllic escape from the busier tourist resort areas of the south.

Nestled between the mountains and the sea, Pemuteran is a hidden paradise for nature lovers, with some of the best snorkelling and diving in Bali, as well as fantastic hiking routes, epic scenery, exotic wildlife, and so much more.

Pemuteran also serves as the perfect base for exploring the hidden gems of wider northwest Bali, including the majestic West Bali National Park and the stunning turquoise waters of Menjangan Island.



## Surroundings

- Many resorts around
- Next to Jeda Yoga Retreat Center
- Beautiful beaches
- Scuba diving and snorkeling
- Great accessibility
- Good roads





FOR SALE: DEVELOPMENT

# LOCATION

54 are (5.400 m<sup>2</sup>) of freehold land

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Located on the hills of Pemuteran this 5.400 m<sup>2</sup> free hold plot of land has a guaranteed view on the bay of Pemuteran. The land is located directly to the border of the national park at the end of the street.

It is the perfect location for a beautiful holiday home, retreat center or small hotel. The land is just a 5 minutes' drive away from the beach and the plot size is ideally shaped with an approximate length of 180 meters and a width of 30 meters.

Instead of only developing for yourself there is an opportunity to split the land in 2 or 3 pieces and either resell the land itself or develop and sell.

## Multiple development plans

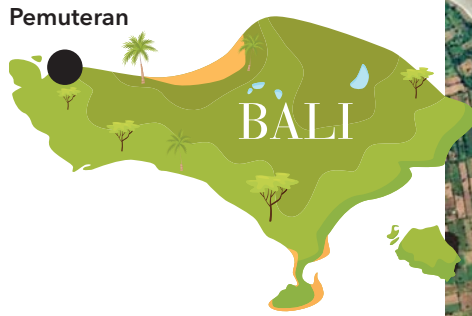
In general land prices in Bali go up on yearly basis and the land value in Pemuteran is expected to increase even more steep the coming years with multiple development plans of the government in this part of Bali. The toll road from Gilimanuk (the harbour in the North West, that connects Bali with Java) and Denpasar is already being build. The plans for the airport in the North are moving forward and there are even rumors of a connecting bridge between Java and Bali at Gilimanuk, boosting domestic tourism in the area and on the Island.



JEDA  
RETREATS







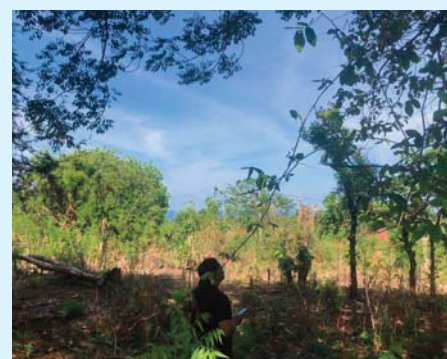
Beach: 5 Minutes  
Airport: 40 Minutes  
Market: 5 Minutes



**The plot**

## FEATURES

- 54 are (5.400 m<sup>2</sup>)
- Freehold or Leasehold land (60 years or longer)
- Acquire the land, develop it, and generate returns
- The plot is located next to Bali's nr. 1 yoga retreat: Jeda Yoga Retreat Center
- Many options in deviding the land: building one villa or devide the land in 2 or 3 plots of app. 18 are





ONCE-IN-A-LIFETIME OPPORTUNITY

# VILLA

Everything is possible

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Imagine owning a place that could be anything you dream of: a holiday home, a retreat center, or a small hotel. The possibilities are endless. Whether you want a peaceful getaway, a space for others to rejuvenate, or a cozy spot to welcome guests, you have the freedom to create exactly what you envision. Everything is possible with this unique opportunity to bring your dream to life.

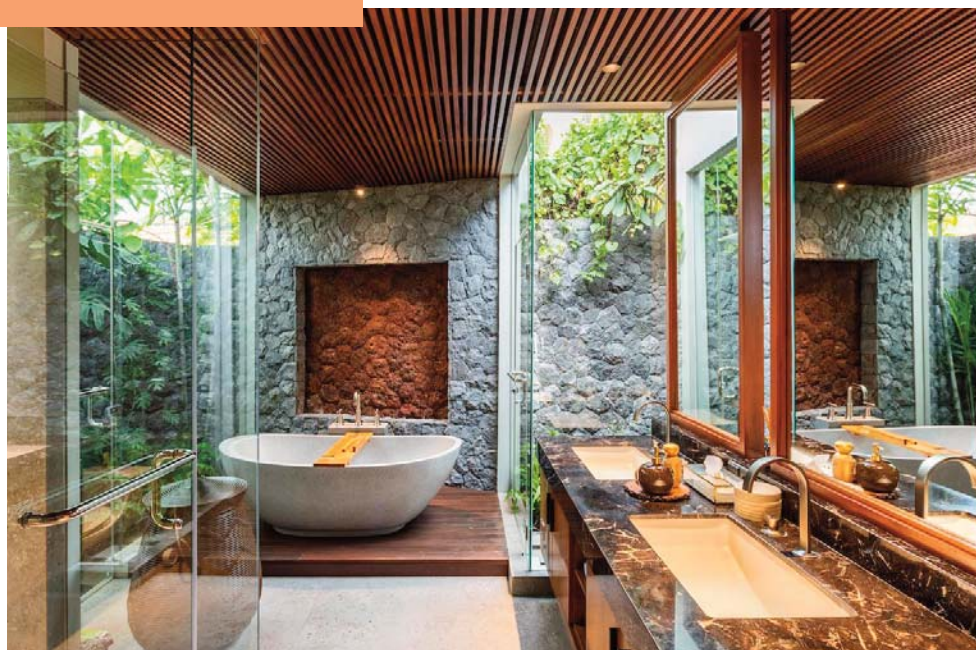






## BUILDING A DREAM VILLA

Solid long term investment







## SOLID LONG TERM INVESTMENT

If you need advice for design or/and building in Bali, we are happy to introduce you to an experienced team in Bali that has been developing villas and resort for over 20 years on the island.

Buying land in Bali is a solid long term investment with an almost guaranteed capital gain. Developing on the land and commercially renting it out would potentially give investors a net ROI of 10% or higher on a yearly basis, excluding the capital gain of the land and building.

BUILDING A  
DREAM