



BERAWA 1053

COMMERCIAL LAND - BERAHA

25 ARE

For a long-term
Berawa concept.

A 2,500 sqm commercial land opportunity beside Mosto on Jalan Pantai Berawa.

2,500 SQM

TOTAL LAND AREA

IDR 45 MILLION

PER ARE / YEAR

30 YEARS

PROPOSED LEASEHOLD

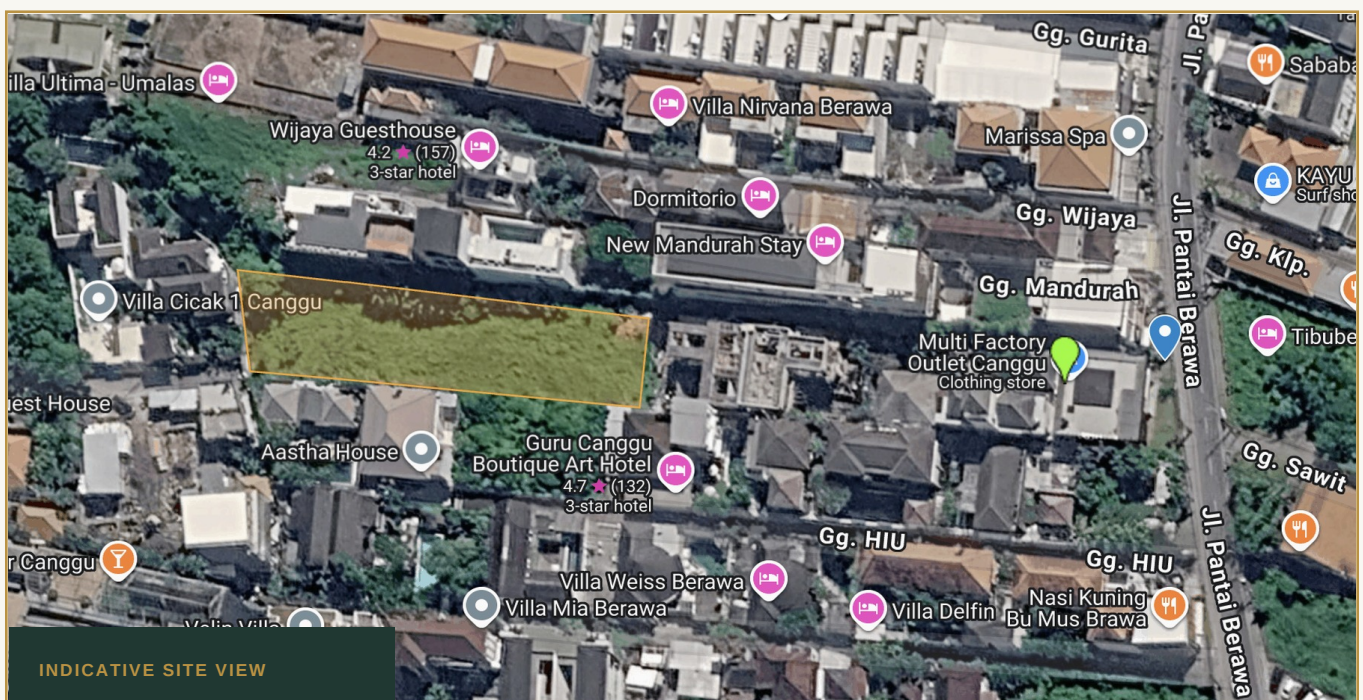




THE SITE

The site, in context.

Beside Mosto on Jalan Pantai Berawa. Discuss the whole 25 are or a smaller target plot for a focused standalone concept.



Indicative location and outline only. Not a cadastral survey or evidence of legal boundaries, frontage, access, or right of way. Map imagery (c) Google.

FLEXIBLE BY DESIGN

Choose the scale that fits the concept.

4 PLOTS

NORTH - PROPOSED 3 M ROAD			
7	6	6	6

7 + 6 + 6 + 6 ARE

5 PLOTS

NORTH - PROPOSED 3 M ROAD				
5	5	5	5	5

5 + 5 + 5 + 5 + 5 ARE

6 PLOTS

NORTH - PROPOSED 3 M ROAD					
5	4	4	4	4	4

5 + 4 + 4 + 4 + 4 + 4 ARE

Target plot sizes are gross planning concepts. Final areas, boundaries, access, road allocation, and layout remain subject to survey, due diligence, and owner approval.



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COMMERCIAL TERMS

A clear basis for discussion.

INDICATIVE ASKING RATE

IDR 45,000,000

PER ARE / YEAR

30 years

PROPOSED LEASEHOLD

AREA	ANNUAL	30-YEAR BASE*
4 are	IDR 180,000,000	IDR 5,400,000,000
5 are	IDR 225,000,000	IDR 6,750,000,000
6 are	IDR 270,000,000	IDR 8,100,000,000
7 are	IDR 315,000,000	IDR 9,450,000,000
25 are	IDR 1,125,000,000	IDR 33,750,000,000

*Calculated at a constant IDR 45,000,000 x stated gross area x 30 years. Annual figures are annualised equivalents, not a payment schedule. Extension, taxes, and withholding treatment are excluded.

TERM

30-year leasehold, subject to definitive documentation.

EXTENSION

May be agreed in writing. No term, price, or right is automatic.

DUE DILIGENCE

Verify title, area, access, zoning, utilities, and permitted use.

Indicative marketing only; not a binding offer or legal, tax, valuation, or investment advice. Area, title, access, zoning, permitted use, availability, price, and lease terms remain subject to survey, due diligence, owner confirmation, and definitive documentation.

Request the site pack.

Share your preferred plot size and intended use to receive the indicative plan and arrange a site visit.

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www.berawashops.com/land

