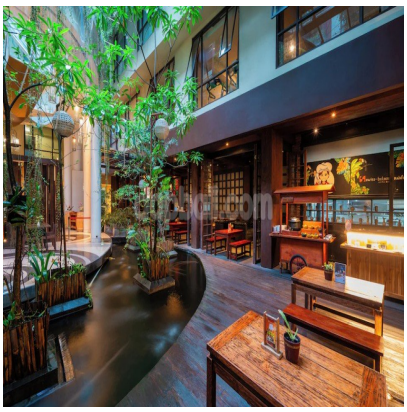


# 55201 – 4 Star City Hotel for Sale at Sunset Road in Kuta Bali

## Description

? **Location:** Jl. Sunset Road No. 101, Kuta, Badung Regency, Bali *(Prime South Bali Business, Commercial & Tourism Corridor)*

A fully operational 4-star business and leisure city hotel prominently positioned along the strategic Jalan Sunset Road artery in Kuta, held under **Freehold (SHM)** title. Featuring **161 keys** across Deluxe Rooms, Grand Deluxe Rooms, Junior Suites, and Executive Suites, the property is equipped with an all-day dining restaurant, a lobby lounge and bar, a lush resort-style outdoor swimming pool, a full-service spa, a 24/7 fitness center, configurable ballrooms/meeting rooms, and a dedicated business center catering to both corporate and leisure travelers.

## Property Specifications & Room Inventory

- **Property Type:** 4-Star Business & Leisure City Hotel
- **Operational Status:** Fully Operational
- **Total Inventory (161 Keys):**
  - **Room Categories:** Deluxe Rooms, Grand Deluxe Rooms, Junior Suites, and Executive Suites

## Dining, Wellness, MICE & Business Facilities

- **Food & Beverage (F&B) Outlets:**
  - **All-Day Dining Restaurant:** Serving Indonesian and international cuisine
  - **Lobby Lounge & Bar:** Serving cocktails, specialty coffee, and light snacks
- **Wellness & Recreation:**
  - **Outdoor Swimming Pool:** Resort-style swimming pool surrounded by lush greenery
  - **Spa & Wellness Center:** Full-service massage and treatment rooms
  - **Fitness Center:** Fully equipped 24/7 gym
- **MICE & Business Facilities:**
  - **Meeting Rooms:** Multiple configurable ballrooms and meeting rooms for corporate events
  - **Business Center:** Full office and secretarial support services

## Legal Status & Pricing Terms

- **Tenure / Title:** Freehold / *Hak Milik* (SHM)
- **Asking Price:** Price Upon Request *(Contact us for commercial valuation, operational metrics, and acquisition terms)*

## Key Investment Advantages & Strategic Highlights

- **Freehold (SHM) Asset on Main Sunset Road Artery:** Outright Freehold ownership along one of Kuta–Badung's highest-visibility commercial corridors guarantees strong underlying asset value and effortless connectivity to Seminyak, Legian, Kuta, and Ngurah Rai International Airport.
- **Dual Corporate & Leisure Revenue Engine:** Combines 161 guest keys with configurable ballrooms, meeting rooms, and a business center to capture steady year-round MICE and corporate demand alongside leisure tourism.
- **Comprehensive Turnkey Hospitality Infrastructure:** Fully operational with established F&B outlets, wellness facilities, a 24/7 gym, and a resort pool that drive strong occupancy and ancillary revenue.

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