



44974 – For sale – Three storeys guest house/homestay in Jimbaran highland area, Bali

Description

Located in the peaceful yet strategic area of Upper Jimbaran, this three-storey guest house combines modern tropical design, excellent functionality, and strong investment value. Just minutes away from Udayana University, GWK Cultural Park, and some of Bali's most beautiful beaches, the property sits in a sought-after area popular among students, professionals, and domestic as well as international tourists. Built on a generous 680 m² of land with a total building size of approximately 500 m², this guest house features 19 ensuite bedrooms, a private apartment with its own pool, and a public pool surrounded by lush greenery and relaxing lounge areas. The property is fully operational, well-maintained, and offers a stable income stream.

The building presents a clean and modern façade, featuring a combination of natural stone, warm tones, and tropical accents. The exterior's vertical pillars and balcony lines give a sense of structure and elegance, while the open corridors and large glass doors allow for excellent natural light and ventilation throughout the property. Upon entering the property, guests are welcomed into a stylish lobby area designed with Balinese-inspired decor and a warm color palette that blends perfectly with the tropical surroundings. The lobby connects seamlessly to the public swimming pool, where guests can unwind on the poolside loungers beneath tall palm trees. The guest rooms are spacious and neatly arranged, each equipped with a comfortable bed, air conditioning, television, work desk, and an ensuite bathroom with a shower and water heater. Some rooms come with private balconies overlooking the pool or garden, providing a sense of privacy and relaxation. On the second floor, there is a private apartment unit designed as an independent living space, complete with its own private plunge pool — ideal for long-term stays or as an owner's residence. The apartment enjoys open views toward the surrounding greenery, offering both comfort and seclusion.

The guest house is situated in a quiet, safe residential neighborhood in Jimbaran Atas. The area is known for its easy access and close proximity to various attractions — just a few minutes to Udayana University, GWK Cultural Park, Jimbaran Beach, and Balangan Beach. Local cafes, mini markets, and restaurants are within walking distance, making it a convenient and attractive location for guests and tenants alike. This combination of a calm residential setting and excellent accessibility makes it a perfect choice for a guest house or student accommodation business. With 19 rentable rooms and established operations, the guest house delivers an appealing passive income opportunity. The location near Udayana University ensures continuous demand from students, interns, and visiting professionals, while its proximity to tourist areas provides year-round booking potential.

Property Details:

- Land size: 680 m²
- Building size: ±500 m²
- 3 storeys
- 19 bedrooms with private bathrooms
- 1 apartment unit with private pool (2nd floor)
- 1 public pool
- Parking for up to 7 cars
- 5-meter wide access road
- PDAM water supply
- Freehold title (SHM)
- Building permit (IMB) issued in 2018

Rental Rates:

- Daily rental: IDR 350,000 / night
- Monthly rental: IDR 3.5 million / month
- Apartment rental: IDR 40 million / year

Investment Highlights:

- Located in a high-demand area for students and tourists
- Turnkey business — ready to operate immediately
- Close proximity to Udayana University, GWK, beaches, and cafes
- Spacious layout with dual pool facilities and ample parking
- Excellent potential for passive income and capital growth
- This property is ideal for investors looking for a profitable hospitality business in Bali with both short-term and long-term rental potential.

PRICE IDR 15,000,000,000