



45091 – Exclusive 4-Storey Boarding House for Sale in Jimbaran, Bali

Description

Located in one of the most desirable and rapidly developing areas of South Bali, this exclusive 4-storey boarding house in Goa Gong, Jimbaran offers a rare investment opportunity that combines strategic location, elegant design, and strong income potential. Positioned in a peaceful residential neighborhood, the property enjoys an elevated atmosphere of calm and comfort — yet remains only a short drive from Bali's renowned beaches, international universities, and lifestyle hubs. Designed with a modern minimalist architecture infused with contemporary tropical elements, this property stands out for its clean lines, functional layout, and enduring aesthetic appeal.

This property embraces a modern minimalist design — characterized by geometric lines, soft neutral tones, and an intelligent use of space that maximizes comfort and light. The structure's four-story composition creates an efficient flow, ensuring privacy for each tenant while maintaining accessibility to shared spaces. Every floor features a communal lounge area, allowing residents to relax or study in a welcoming environment. The shared kitchen provides a functional yet social space, encouraging a sense of community among tenants. At the top level, a rooftop terrace serves as the highlight — offering an open-air retreat with refreshing views of the surrounding Jimbaran hills and tropical skyline. Premium materials and durable finishes have been used throughout the building, emphasizing both aesthetic quality and long-term durability. The result is a property that not only appeals to tenants seeking comfort but also minimizes maintenance costs for investors.

Location & Environment

Nestled within Goa Gong, a peaceful area in Jimbaran, South Kuta, this property benefits from a balanced environment — quiet and secure, yet strategically close to essential amenities. The surrounding neighborhood features a blend of local homes, modern villas, and upscale boarding houses, creating a harmonious community atmosphere. The area is well-known among students and young professionals who seek modern accommodation near the university, making it a stable and highly sought-after rental location.

Key nearby destinations include:

- 5 minutes to Udayana University
- 8 minutes to Garuda Wisnu Kencana (GWK) Cultural Park
- 10 minutes to Jimbaran Beach and Samasta Lifestyle Village
- 15 minutes to Pandawa and Melasti Beaches
- Easy access to restaurants, cafes, and mini markets

Investment Highlights

This property presents an exceptional opportunity for investors looking for steady rental income and long-term appreciation. With 28 fully furnished rooms, spacious communal areas, and modern facilities, the boarding house is ready to operate immediately. Its proximity to Udayana University ensures consistent tenant demand year-round. Furthermore, the property's contemporary architecture and strategic position within Bali's growing educational and residential zone make it a valuable long-term asset. Whether maintained as a high-end student residence or repositioned as a co-living or boutique accommodation, it promises excellent returns and strong capital growth potential. This modern minimalist boarding house in Goa Gong captures the essence of smart investment — blending contemporary design, serene surroundings, and sustainable income in one of South Bali's most promising locations.

Property Details

- Land Size: 260 m²
- Building Size: 860 m²
- Floors: 4
- Bedrooms: 28 (all with en-suite bathrooms)
- Public Toilet: 1
- Communal Areas: on every floor
- Shared Kitchen
- Rooftop Terrace on the 4th Floor
- Fully Furnished
- Spacious Parking Area
- Land Title: Freehold (SHM)
- Building Permit: PBG in progress
- Access Road: 4 meters wide

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