



45837 – Modern Boarding House with Pool which Perfect for Investment for Sale in West Denpasar, Bali

Description

Located in the prime residential area of Penamparan, Padangsemblian Kaja, West Denpasar, this spacious and well-maintained property offers an excellent investment opportunity for those seeking a modern boarding house or rental business in the heart of Bali's capital. Situated just behind Mitra 10, the location provides easy access to major roads, shopping centers, cafes, schools, and other city conveniences, while still maintaining a quiet and comfortable neighborhood atmosphere.

Built on a total land area of approximately 420 square meters (including additional land), and featuring a building size of around 300 square meters, this two-story property is thoughtfully designed to maximize rental potential. The boarding house consists of 13 bedrooms and 13 bathrooms, each room built for privacy and comfort. Every room comes with its own electricity meter (KWh), ensuring fair and individual billing for tenants. The property stands on freehold land (SHM), offering long-term security and ownership benefits. The 6-meter-wide road access allows easy entry for cars and motorbikes, complemented by spacious parking that can accommodate several vehicles.

A highlight of the property is the swimming pool (3m x 8m) located at the rear of the building—an attractive feature for tenants looking for comfort and leisure. The pool area is clean, private, and bordered by minimalist landscaping, creating a refreshing ambiance for residents. Each room is equipped with air conditioning (AC), water heater, refrigerator, spring bed, desk, and wardrobe. Two mezzanine-type rooms are more premium, featuring additional televisions for extra convenience. The interiors are modern and minimalistic, using light tones and natural materials that give a sense of brightness and space. The marble-patterned walls, built-in desks, and large windows add a touch of elegance to each room, making it ideal for long-term stays or professional tenants.

The property's layout is practical and investor-friendly.

• On the ground floor, there are:

** Two rooms priced at IDR 2.5 million per month each

** One room priced at IDR 3 million per month

** Three rooms priced at IDR 3.5 million per month each

• On the upper floor, there are:

** Five rooms priced at IDR 3.5 million per month each

• Additionally, there are two mezzanine-type rooms, each rented at IDR 6.5 million per month, offering a larger space and added comfort.

As of October 28, 2025, one mezzanine room is currently vacant and undergoing interior finishing, making it ready for a new tenant soon.

This property is ideal for investors looking to earn steady monthly rental income in Denpasar's growing housing market. With a total of 13 rooms and consistent demand for modern boarding houses in the area, the return on investment potential is strong. Offered at IDR 5.7 billion, this property combines location, functionality, and income potential into one outstanding opportunity. Whether you're seeking a profitable boarding house business, a private residence with guest rooms, or simply a secure investment asset, this property delivers great value and versatility in one package.

Property Features:

- Land size: 380 m² + extra land (±420 m² total)
- Building size: ±300 m²
- 13 bedrooms, 13 bathrooms
- Swimming pool 3m x 8m
- Spacious parking area
- Each room has its own electricity meter
- Fully furnished with AC, water heater, bed, fridge, desk, and wardrobe
- Freehold title (SHM)
- 6-meter road access
- Excellent location behind Mitra 10 Denpasar

Asking Price: IDR 5.950.000.000 (Negotiable)

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