



45885 – Two-Storey Boarding House that Fully Occupied and Ready for Investment for Sale in Mengwi, Badung

Description

Discover an excellent investment opportunity with this two-storey boarding house located strategically on Jalan Terminal Mengwi, one of the most accessible and fast-developing areas in Badung, Bali. Offering consistent income, full occupancy, and a prime location close to major facilities, this property is the perfect choice for investors looking for stable returns in Bali's growing rental market.

This well-maintained two-storey boarding house is designed for both comfort and practicality. Each of the 22 rooms comes with its own private bathroom, ensuring privacy and convenience for tenants. The property's solid construction and thoughtful layout maximize space efficiency, while the tiled flooring and clean design make the building easy to maintain. The entire building is currently fully occupied, guaranteeing immediate and steady rental income for the new owner. With each room rented out at IDR 600,000 per month, the property generates a strong and consistent cash flow — making it a low-risk, high-yield investment option.

Situated on Jalan Terminal Mengwi, this property benefits from excellent connectivity and accessibility. The area is well-known for its central location near the Mengwi Bus Terminal, providing easy access to Denpasar, Canggu, and other parts of South Bali. It is surrounded by a mix of residential areas, local eateries, shops, and public facilities, making it a convenient and desirable location for tenants. The 4-meter-wide access road allows smooth entry for motorbikes and small vehicles, ensuring practicality for both tenants and maintenance services. This area's growing population and continuous development also increase the property's potential for future value appreciation. The property is already operating at 100% capacity, meaning the buyer will start earning rental income from day one. With its proximity to Mengwi Terminal, educational institutions, and local businesses, this area remains in high demand among students, employees, and travelers seeking affordable accommodation. The design and layout minimize maintenance expenses, while the use of token-based electricity helps control utility costs. Furthermore, the land comes with a Sertifikat Hak Milik (freehold), ensuring long-term ownership security — a rare advantage for investment properties in Bali. With a land size of 390 m², there's still potential to add more rooms or additional amenities to increase rental income in the future. Overall, this two-storey boarding house in Mengwi, Badung, represents a turnkey investment opportunity in one of Bali's most practical and growing areas. With stable tenants, strong rental demand, and a strategic location near the main transport hub, it offers both immediate income and long-term value growth. The property is ideal for investors seeking a dependable source of passive income and capital appreciation in Bali's vibrant real estate market. Don't miss the chance to own a profitable and fully operational boarding house business in Mengwi. Contact us today to schedule a viewing or to request more details.

Property Details

- Land size: 390 m²
- Building size: ±300 m²
- Total rooms: 22 bedrooms, each with a private bathroom
- Electricity: Token system for each room
- Water source: Deep well (bore water)
- Parking area: Available for motorbikes
- Road access: 4 meters wide
- Certificate: Freehold (SHM)
- Monthly rental rate: IDR 600,000 per room
- Occupancy: Fully occupied as of October 29, 2025
- Location: Jl. Terminal Mengwi, Badung, Bali

PRICE IDR 3,500,000,000 (Negotiable)

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