



45891 – Profitable 20-Room Boarding House for Sale in Nusa Dua, South Kuta, Bali

Description

An excellent investment opportunity awaits in one of Bali's most strategic and rapidly developing areas — Nusa Dua, South Kuta. This two-storey boarding house offers a solid business prospect with a consistent high occupancy rate, thanks to its prime location near Bali's leading tourism and business districts. Whether you're an investor seeking reliable rental income or looking to expand your property portfolio, this property stands out for its location, design, and performance stability. This boarding house consistently maintains full occupancy, making it an ideal income-generating asset. The high demand is driven by its strategic location — surrounded by tourism zones, hospitality businesses, local markets, and educational institutions. Located close to ITDC Nusa Dua, Benoa Toll Road, and the Bypass Ngurah Rai main road, tenants enjoy easy access to major areas of Bali such as Jimbaran, Kuta, and Denpasar. Its proximity to beaches, resorts, and offices makes it attractive to both local employees and students, as well as long-term expats seeking affordable accommodation near Nusa Dua's tourist hub. With a current rental rate of IDR 900,000 per room per month, this property ensures steady monthly cash flow and offers great potential for price increases or short-term rental optimization in the future.

Built on a 400 m² plot with approximately 300 m² of constructed space, the property features a two-storey structure designed for comfort and functionality. Each of the 20 rooms is equipped with a private bathroom, providing privacy and convenience for tenants. The interior corridors are bright and airy, ensuring proper ventilation and a pleasant environment. The use of neutral colors and modern finishes enhances the property's appeal while keeping maintenance simple and cost-effective. The upper floor features a balcony-style walkway, allowing natural light and airflow throughout the building — a thoughtful design that contributes to a comfortable living experience for all residents. Motorbike parking is available within the gated property, ensuring safety and accessibility for tenants. The 5-meter paved road access allows easy entry and potential for car parking modification if needed. This 20-room, two-storey boarding house in Nusa Dua presents a rare opportunity to own a high-yield income property in one of Bali's most desirable and rapidly expanding regions. Its combination of strong occupancy, strategic location, and low maintenance makes it a perfect choice for investors seeking passive income with long-term capital growth potential. At an asking price of IDR 4.9 billion (negotiable), this property offers excellent value and a solid foundation for continued profitability.

The Property Details

- Land size: 400 m²
- Building size: ±300 m²
- Floors: 2
- Rooms: 20 bedrooms
- Bathrooms: 20 ensuite bathrooms
- Electricity: Separate KWh meter for each room
- Water source: PDAM (city water)
- Parking: Motorbike parking available
- Road access: 5-meter paved road
- Ownership: Freehold (SHM)
- Rental rate: IDR 900,000 per room/month
- Location: Nusa Dua, Badung, Bali

Investment Highlights

- Prime Location: Located in South Kuta – Nusa Dua, one of Bali's fastest-growing investment zones, within close reach of ITDC tourism complex, major hotels, restaurants, and the Nusa Dua beach area.
- Fully Occupied:

Consistent tenant base, making it a turnkey business for investors. No need for additional marketing or renovation costs — the property is already operating at maximum potential.

- Freehold Ownership (SHM):

Provides long-term security and ownership flexibility for both local and foreign investors through company or nominee structures.

- Stable Cash Flow:

With 20 rented rooms generating monthly income, this asset delivers a dependable return on investment with minimal management requirements.

- Scalable Potential:

Investors may consider upgrading the property with minor improvements such as enhanced room furnishings, shared kitchen, or Wi-Fi to increase rental value and attract digital nomads.

Location Advantages

- 5 minutes to ITDC Nusa Dua Complex
- 10 minutes to Tanjung Benoa Beach
- 15 minutes to Ngurah Rai International Airport