



45936 – For Sale: Fully Operational Boarding House with Prime Investment Opportunity in Mengwi, Bali

Description

Property Overview & Investment Potential

Located in the heart of Mengwi, Badung, this three-story boarding house offers an outstanding investment opportunity with an already-established occupancy rate of 95%. The property is strategically situated in a quiet and friendly neighborhood, surrounded by local residences and rice fields, while still maintaining easy access to main roads and public facilities. Whether you are an investor seeking steady monthly returns or a property owner looking to expand your portfolio in Bali's growing residential market, this property is a perfect choice. The building has been recently renovated in 2023, giving it a fresh, modern appeal while maintaining strong structural integrity. Its solid design ensures long-term durability and low maintenance costs, making it ideal for investors who want a turnkey, ready-to-operate property. The boarding house consists of 20 bedrooms, with 16 units featuring private bathrooms, ensuring comfort and privacy for tenants. The rooms are fully furnished with beds, wardrobes, air conditioning (in 11 rooms), and basic living amenities, making it highly appealing for long-term renters.

Additional shared facilities include:

- A spacious kitchen area, suitable for common use
- A laundry and drying area (jemuran)
- Motorbike parking space for up to 20 units
- Car parking available for 2 cars, with additional parking options nearby for rent

The property's design maximizes the use of space, ensuring good ventilation and natural light throughout. The upper floors feature a wide balcony and open areas that can serve as social or relaxation spaces for tenants. Current room rental prices range from IDR 1,300,000 to 1,500,000 per month, with some premium units generating up to IDR 2,500,000 or 3,500,000 monthly. With a 95% occupancy rate, the property provides a stable and consistent income stream, making it a low-risk investment with high returns. Given the location in Mengwi — an area that continues to see rapid development due to its proximity to Denpasar, Canggu, and Pererenan — rental demand is strong among students, local workers, and professionals seeking affordable yet comfortable accommodation close to major business and educational centers. The legal documents and building permits are complete, offering peace of mind for both domestic and international buyers looking for a legitimate investment in Bali. Overall, this boarding house is a turnkey investment, fully operational and generating steady rental income. With its modern renovations, high occupancy rate, and full legal documentation, it presents a rare opportunity to own a profitable property in Bali's rapidly developing area. So, if you're searching for a ready-to-run rental business with excellent yield potential and minimal management effort, this property in Mengwi, Badung is the perfect choice.

Neighborhood and Surroundings

The property is located on a paved two-way street, surrounded by private homes and local warungs. The front area faces the road, while the rear offers beautiful rice field views, providing a blend of convenience and tranquility. This mix of urban accessibility and scenic surroundings enhances the property's attractiveness to tenants. Mengwi is well known for its strategic location — close to Canggu, Pererenan, and Tabanan — making it one of the most sought-after areas for both residential and commercial property developments. Public facilities such as shops, traditional markets, and eateries are all within walking distance.

Property Details

- Land Size: 170 m²
- Building Size: 405 m²
- Floors: 3
- Bedrooms: 20
- Bathrooms: 16 (en-suite bathrooms)
- Furniture: Fully furnished (11 rooms equipped with air conditioning)
- Occupancy Rate: 95%
- Ownership: Freehold Title / SHM
- Orientation: North-facing
- Year Built: 1998
- Renovated: 2023
- Building Permit: SLF & PBG
- Water Source: Well pump (sumur pompa)
- Road Access: Two-way street (suitable for cars and motorbikes)
- Location: Mengwi, Badung, Bali

PRICE IDR 3,700,000,000

Date Created

2025/11/27