



51070 – Operating 4BR Guesthouse & Retreat for Sale in Cepaka – Turnkey Investment Opportunity Near Canggu

Description

A rare turnkey hospitality and wellness investment opportunity located in the peaceful green area of Cepaka, just ±15 minutes from Canggu and Seseh Beach. Surrounded by rice fields and jungle views, this fully operational retreat offers a strong combination of lifestyle, steady rental income, and long-term capital growth. The property is strategically positioned in a growing wellness corridor between Tabanan and Canggu, making it highly attractive for retreat operators, boutique hotel brands, and hospitality investors seeking a ready-to-run business in Bali's high-demand tourism market.

Investment Overview

- Price: USD 720,000 (approx. IDR 12 Billion) – Leasehold 28 years
- Lease Extension (to 50 years): + IDR 8 Billion
- Freehold Option: + IDR 10 Billion
- Transaction Type: Transfer of existing leasehold rights
- Includes: Buildings, infrastructure, and operating business

Property Specifications

- Land Size: 1,280 m²
- Total Building Size: 1,352 m²
- Main Villa: 4 Bedrooms (930 m²)
- Guesthouse Building: 6 Hotel Rooms (320 m²)
- Swimming Pool: Yes
- Yoga Shala: Dedicated space
- Massage Pavilion: On-site
- Sauna: Available
- Rooftop Area: With open views
- Laundry: Equipped with a hot water system
- Electricity: 16,000 kWh

Operating Status

- Active listing on Booking.com
- Established rental and retreat history
- Regular 7-day retreat programs
- On-site external massage services
- Fully operational hospitality team & systems

Legal & Business Status

The property is operated under a fully registered Indonesian business entity:

- IUMK license (issued March 2020)
- Registered activity: Villa rental (KBLI 55194)
- Fully compliant with local taxation (NPWPD – Tabanan)
- All documentation is available for due diligence

Investment Potential

This property is positioned in a rapidly growing wellness and hospitality corridor near Canggu, making it ideal for:

- Boutique resort operators
- Wellness & yoga retreat brands