



54142 – Modern Minimalist 12-Unit Elite Boarding House (Kost) for Sale in Glogor Carik, South Denpasar

Description

? **Location:** Jalan Glogor Carik, South Denpasar, Badung/Denpasar, Bali (3 mins to Sunset Road, 4 mins to Central Kuta)

An exceptional turnkey passive income investment opportunity featuring a 2-story modern minimalist elite boarding house (*Kost-Kosan Elite*) in the highly strategic corridor of Glogor Carik, South Denpasar. Built on a **268 sqm (2.6 Are)** freehold land parcel with a 6-meter paved access road, this fully furnished property comprises 12 private rooms, each equipped with its own ensuite bathroom and private kitchen setup. Complete with full SHM and IMB documentation, 24/7 smartphone-monitored security/management systems, storage room, and on-site parking for 3 cars and 12 motorcycles, the property operates at 100% occupancy—delivering immediate cash flow with zero downtime.

Property Details

- **Total Land Size:** 268 sqm / 2.6 Are
- **Building Concept:** 2-Story Modern Minimalist Elite Boarding House (*Kost-Kosan Elite*)
- **Total Units & Layout:** 12 Fully Furnished Bedrooms / 12 Private Ensuite Bathrooms / Private Kitchen in Each Room
- **Legality & Title:** Freehold Title Certificate (SHM / Hak Milik) & Complete Building Permit (IMB)
- **Storage & Facility:** 1 dedicated storage room (*Gudang*)
- **Parking Capacity:** On-site parking for 3 cars and 12 motorcycles
- **Access Road:** Broad 6-meter paved road access (*Jalan Paving 6 Meter*)
- **Occupancy Status:** 100% Fully Occupied (*Kamar Kos Full Semua*)
- **Current Rental Income Rates:**
 - Monthly Rate: IDR 2,500,000 – IDR 3,500,000 / Room / Month
 - Daily Rate: IDR 300,000 / Room / Day

Transaction & Pricing Terms

- **Asking Sale Price:** IDR 4,900,000,000 (*Negotiable*)

Nearby Locations & Key Advantages

- **Immediate Turnkey Income:** Operating at full capacity, allowing the new owner to take over an established business and collect immediate rental revenue without building from scratch.
- **Remote Management Capability:** Features a 24-hour live CCTV/management system accessible via smartphone from anywhere worldwide, with local property caretaker management assistance available for out-of-town buyers.
- **Prime Transit & Commercial Hub:** Situated on Jalan Glogor Carik—only 3 minutes to Sunset Road, 4 minutes to Raya Kuta, 5 minutes to Central Denpasar (Teuku Umar), 10 minutes to Jimbaran, and 15 minutes to Nusa Dua.
- **High Commercial Value:** Wide 6-meter paved road access and proximity to main business districts ensure ongoing high tenant demand from hospitality workers, business executives, and tourists.

? **Interested in this property?** Contact us for more information or to arrange a private site inspection.

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