



54292 – Fully Fitted Turnkey Café for Takeover with Scenic Rice Field Views in Pererenan, Bali

Description

? **Location:** Tumbak Bayuh – Pererenan Corridor, Pererenan, Badung Regency, Bali

An exceptional commercial turnkey opportunity to acquire and launch a fully fitted café situated along the thriving Tumbak Bayuh–Pererenan lifestyle corridor. Currently closed and ready for immediate concept rebranding, this business asset includes a complete front-of-house furniture setup, a fully equipped commercial kitchen, high-end professional coffee machinery, and a wide-open backdrop of lush rice field views. With flexible 1-year and 2-year lease inclusive takeover packages, this turnkey asset presents the ultimate foundation for an owner-operator or established food & beverage brand to open a specialty coffee shop, brunch hotspot, or casual dining destination in one of West Bali's most vibrant coastal markets.

Property & Asset Details

- **Business Type:** Fully Fitted Café Takeover (*Commercial F&B Premises*)
- **Current Operational Status:** Closed / Ready for Immediate Concept Relaunch
- **Seating Capacity:** 43 Total Seats (*23 chairs & 16 tables across indoor and outdoor dining areas*)
- **Views & Atmosphere:** Unobstructed, scenic rice field vistas (*View Sawah*)
- **Climate Control:** Indoor air conditioning and ambient ceiling fans
- **Facilities & Amenities:** 2 guest bathrooms, motorcycle parking area, and a dedicated delivery-driver waiting bench
- **Electrical Infrastructure:** Upgraded 3-phase electrical power setup
- **Commercial Kitchen Equipment:** Commercial kitchen exhaust hood, slow juicers, heavy-duty blenders, commercial refrigeration, and chest freezers
- **Professional Coffee Setup:** Bezzera Arcadia DE 2-group espresso machine, Mazzer Super Jolly V Pro grinder, and DF64 Titanium grinder

Transaction & Pricing Terms

- **Option 1 — One-Year Takeover Package:** IDR 650,000,000
(*Includes complete turnkey café asset takeover + 1 year of prepaid land/building rent*)
- **Option 2 — Two-Year Takeover Package:** IDR 775,000,000
(*Includes complete turnkey café asset takeover + 2 years of prepaid land/building rent*)

Nearby Locations & Key Advantages

- **High-Growth Coastal Corridor:** Strategic location on the busy Tumbak Bayuh–Pererenan connector road, surrounded by villas, expat residences, and steady tourist traffic.
- **Turnkey Capital Savings:** Outfitted with commercial-grade kitchen equipment, upgraded 3-phase power, and premium espresso machinery—saving months of pre-opening buildout time and significant capital expenditure.
- **Picturesque Rice Field Backdrop:** Highly photogenic setting featuring indoor and outdoor seating overlooking classic Bali rice paddies.
- **Flexible Entry Options:** Choice between 1-year or 2-year lease packages provides financial flexibility for emerging café concepts or expanding culinary brands.

? **Takeover Price:** IDR 650,000,000 (*1-Year Lease Included*) | IDR 775,000,000 (*2-Year Lease Included*)

? Fully fitted 43-seat rice-field-view café with commercial kitchen and espresso setup in Pererenan.

? **Interested in this property?** Contact us for full asset inventories, lease agreement terms, or to arrange a private site inspection.

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