



TAMPAK BELAKANG



54306 – 33-Room Boutique Hotel Development Project in Tanjung Benoa, Nusa Dua

Description

? **Location:** Tanjung Benoa, Nusa Dua, Badung Regency, Bali (*The Prime Oceano*)

An exceptional Joint Venture (JV) commercial hospitality opportunity in the highly sought-after resort corridor of Tanjung Benoa, Nusa Dua. Spanning **1,275 sqm (12.75 Are)** of premium land with a Freehold Title (SHM) and designated within the official Pink Spatial Zone (*ITR Pink / Tourism Zone*), **The Prime Oceano** is structured for a 33-room boutique hotel and commercial concept. Designed with a dedicated basement parking area, ground-floor lobby, and restaurant/cafe facilities, the multi-story structure features 33 guest rooms across the upper floors, offering a complete foundation for investors and operators seeking a high-yield hotel development in Bali's primary water sports and luxury resort hub.

Property & Project Details

- **Total Land Size:** 1,275 sqm / 12.75 Are
- **Legality & Title:** Freehold Title Certificate (SHM / Hak Milik)
- **Spatial Zoning:** Pink Zone / Tourism Zone (*ITR Pink / Pariwisata*)
- **Total Room Capacity:** 33 Guest Rooms
- **Building & Architectural Layout:**
- **Basement Level:** Dedicated vehicle parking area (*Basement / Area Parkir*)
- **1st Floor:** Hotel Lobby, Restaurant, and Cafe Commercial Spaces
- **2nd Floor (24 Rooms Total):**
 - 12 Rooms x 20.8 sqm
 - 12 Rooms x 22.0 sqm
- **3rd Floor (9 Rooms Total):**
 - 2 Rooms x 34.38 sqm
 - 6 Rooms x 19.38 sqm
 - 1 Room x 26.8 sqm
- **Development Potential:** Boutique hotel, luxury serviced suites, lifestyle resort, or commercial hospitality complex

Transaction & Partnership Terms

- **Partnership Model:** Joint Venture (*JV Opportunity*)
- **Pricing / Deal Terms:** Terms & Structure Available Upon Request (*Contact us for JV terms and project dossier*)

Nearby Locations & Key Advantages

- **Prime Tourism-Zoned (Pink Zone) Land:** Official Pink Zone designation ensures full legal compliance for commercial hotel, restaurant, and tourism operations.
- **Strategic Joint Venture Opportunity:** Offers flexible investment positioning on a freehold site in one of South Bali's most established hospitality destinations.
- **Optimized Commercial Design:** Includes basement parking and dedicated ground-floor F&B/lobby space to maximize operational efficiency and guest capacity.
- **High-Value Nusa Dua Enclave:** Positioned in Tanjung Benoa, within 15 minutes of the ITDC luxury resort area, Bali Mandara Toll Road, and major beach attractions.

? **Interested in this property?** Contact us for Joint Venture proposal details, floor plans, or to arrange a private consultation.

Date Created

2026/10/19

Author

mila