



54328 – Fully Equipped Turnkey Café Takeover in Munggu, Bali

Description

? **Location:** Munggu, Badung Regency, Bali (*Directly across from OMNI Wellness, near Super Gym*)

An outstanding commercial opportunity to acquire a fully equipped café space in Munggu—a rapidly expanding lifestyle and expat destination situated right next to Canggu. Spanning approximately **120 sqm** of total area, the property consists of two indoor modular buildings (4.2m x 4.4m each), a dedicated rear kitchen extension, and a spacious 45 sqm outdoor dining terrace. Positioned directly across from OMNI Wellness and steps away from a major fitness gym, the venue benefits from high foot traffic driven by health, fitness, and lifestyle enthusiasts. With a secure lease running through **13 November 2030** (plus extension options) and multiple takeover configurations available, this turnkey setup allows a new operator to eliminate buildout delays and launch immediately.

Property & Asset Details

- **Business Type:** Café Premises & Infrastructure Takeover
- **Total Premises Area:** Approx. 120 sqm
- **Indoor & Service Structures:** Two indoor buildings (4.2 meters x 4.4 meters each) + dedicated rear kitchen extension
- **Outdoor Area:** 45 sqm outdoor seating/terrace area
- **Location Highlights:** Situated directly opposite OMNI Wellness and adjacent to a premier local gym
- **Lease Term Remaining:** Valid until 13 November 2030 (*Approx. 4 years remaining*), with lease extension options available subject to existing contract terms
- **Operational Flexibility:** Full takeover package available, as well as reduced-scope entry options (e.g., structure & lease only) for lower investment amounts

Transaction & Pricing Terms

- **Option 1 — Full Takeover Package:** IDR 850,000,000
- (*Includes complete fit-out, kitchen infrastructure, equipment, furniture, and remaining lease through Nov 13, 2030*)
- **Alternative Options:** Lower-priced flexible takeover tiers available upon request based on required equipment/fit-out inclusions

Nearby Locations & Key Advantages

- **Prime Wellness & Fitness Hub:** Located directly across from OMNI Wellness and near Super Gym, guaranteeing a steady daily flow of health-conscious expats, digital nomads, and residents.
- **Canggu Neighboring Hotspot:** Munggu is one of West Bali's fastest-growing residential and commercial extension corridors, offering high growth potential with lower overheads than central Canggu.
- **Zero Buildout Delay:** Fully outfitted indoor and outdoor operational zones enable seamless concept rebranding, menu rollout, and immediate revenue generation.
- **Long-Term Lease Security:** Secured lease tenure until November 2030 with formal renewal terms ensures multi-year business stability.

? **Takeover Price:** IDR 850,000,000 (*Full Package, Approx. 4-Year Lease Included*)

? Turnkey 120 sqm café premises with outdoor terrace directly across from OMNI Wellness in Munggu.

? **Interested in this property?** Contact us for custom asset packages, lease agreements, or to arrange a private site inspection.

Date Created

2026/10/19

Author

mila