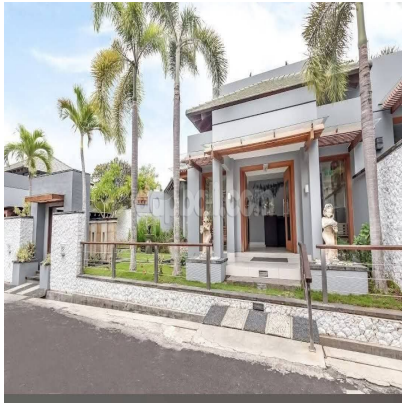




54578 – Villa Complex for Sale Luxury Ocean View Resort Investment in Jimbaran, Bali

Description

? **Location:** Jimbaran, South Kuta District, Badung Regency, Bali (Minutes from Ngurah Rai International Airport, Bali Mandara Toll Road, and Jimbaran Bay dining strip)

An extraordinary boutique villa resort complex spanning **1,600 sqm (16 Are)** of prime elevated land in Jimbaran, offering dramatic panoramic views of the ocean, Ngurah Rai Airport runway, Bali Mandara Toll Road, and Mount Agung. Designed as a gated 24-hour secured compound (*One Gate System*), this fully furnished commercial property features a 2-story hotel-style building with 5 deluxe and suite rooms, alongside 2 private 2-bedroom luxury villas each equipped with their own private pools. Complete with an on-site restaurant, commercial kitchen, front office lobby, expansive landscaped gardens, and staff quarters, this turn-key hospitality asset holds clean Freehold Title (**SHM**) and Building Permits (**IMB**). Offered at **IDR 25,000,000,000 (Negotiable)**, this complex presents an exceptional turn-key investment for boutique hoteliers, villa operators, or retreat investors.

Property Specifications

- **Land Size:** 1,600 sqm / 16 Are
- **Accommodations Layout (10 Bedrooms / 10 Bathrooms Total – Capacity: Up to 20 Guests):**
 - **2-Story Hotel Building:** 5 Standard/Deluxe/Suite Hotel Rooms (All en-suite)
 - **2 Private Pool Villas:** 2 Bedrooms, en-suite bathrooms, private living rooms, and kitchenettes per villa
- **Guest & Resort Facilities:** Front office lobby/reception, full-service restaurant & main kitchen set, guest swimming pool, large tropical gardens, laundry room, and storage facilities
- **Operational Infrastructure:** Staff quarters, airport pickup service operations, 10 AC units
- **Utilities:** 48,000 Watt PLN electrical capacity & PDAM central water connection
- **Parking & Access:** Private gated carport and parking lot for multiple vehicles
- **Legal Title & Permits:** Freehold Title Certificate (*Sertifikat Hak Milik / SHM*) & Building Permit (*IMB*)
- **Furnishing:** Fully Furnished (*Turn-key operational condition*)

Transaction & Pricing Terms

- **Asking Price:** IDR 25,000,000,000 (*Negotiable until deal*)

Key Investment Advantages & Strategic Highlights

- **Unrivaled Panoramic Views:** Elevated topography showcasing spectacular multi-aspect vistas of the ocean, airport runway, Bali Mandara Toll Road, and mountains.
- **Turn-Key Commercial Hospitality Operations:** Established layout ideal for boutique hotel operations, group retreats, or dual management (hotel rooms + luxury private villas).
- **Gated Estate Security:** 24/7 guarded security post within a modern *One Gate System* compound ensuring guest privacy and safety.
- **High Power & Infrastructure Capacity:** Robust 48 kW electrical installation and PDAM connection ready to handle full operational loads.
- **Prime Jimbaran Location:** Quick access to Ngurah Rai International Airport, major tollways, seafood dining strips, and South Bali's top beaches.

? **Asking Price:** IDR 25,000,000,000 (*Negotiable*)

? Fully furnished 10BR boutique villa resort complex (1,600 sqm land) with full ocean/airport views, SHM/IMB, restaurant, and private pools in Jimbaran.