



54697 – 6-Unit Apartment Building for Sale, Tourism Zone Rooftop Pool Investment, Jimbaran

Description

6-Unit Apartment Building for Sale, Tourism Zone Rooftop Pool Investment, Jimbaran

? **Location:** Jimbaran, South Kuta, Badung Regency, Bali (*Minutes from GWK Cultural Park, Pandawa Beach, Melasti Beach, and Udayana University*)

An extraordinary commercial real estate asset featuring a modern 3-story apartment building comprising **6 fully furnished and equipped turnkey units**. Situated on a prime plot within a designated Tourism Zone (**Red Zone / Zona Pariwisata**), this property features a total built-up footprint of approximately **380 sqm** utilizing high-quality aerated concrete construction complemented by premium teak and ulin wood finishes. The unit inventory includes **2 Studio Units (32 sqm each)** and **4 One-Bedroom Apartments (58 sqm each)**, all fitted with private kitchens, hot water en-suite bathrooms, separate electricity meters, and individual internet routers. Highlighted by a signature **3.5m x 9m rooftop swimming pool** with a sunbathing deck, dedicated housekeeping quarters, parking, and CCTV security, this property holds a commercial **HGB title (Sertifikat Hak Guna Bangunan)** with building permit compliance (**SLF**) in progress. Offered at an asking price of **IDR 10,200,000,000**.

Property Specifications

- **Building Structure:** 3-Story Commercial Apartment Complex
- **Total Built-Up Area:** Approximately 380 sqm
- **Total Inventory:** 6 Turnkey Apartment Units
 - **Studio Apartments:** 2 Units (*32 sqm each*)
 - **One-Bedroom Apartments:** 4 Units (*58 sqm each*)
- **Property Title:** Building Rights Title Certificate (*Hak Guna Bangunan / HGB*)
- **Spatial Zoning:** Tourism Zone (*Red Zone / Zona Pariwisata*), ideal for legal commercial rental operations
- **Construction Quality & Finishes:** Aerated concrete structure with premium teak and ulin timber detailing
- **In-Unit Features:** Fully furnished, air conditioning, ceiling fans, fully equipped kitchens, private en-suite bathrooms with hot water, plus select balconies and private gardens
- **Rooftop Leisure Deck:** 3.5m x 9m rooftop swimming pool accompanied by a paved sun deck with 4 lounge beds
- **Operational Infrastructure:** Individual PLN electricity meters for each unit, separate Wi-Fi routers, dedicated housekeeping room, CCTV security network, and private parking area
- **Permit Status:** Sertifikat Laik Fungsi (**SLF**) application process actively underway

Transaction & Pricing Terms

- **Asking Sale Price:** IDR 10,200,000,000

Key Investment Advantages & Strategic Highlights

- **Prime Jimbaran – Ungasan Corridor:** Positioned along the strategic Jl. Goa Gong artery, capturing high rental demand from university students, expats, and tourists traveling between Jimbaran Bay and South Kuta beaches.
- **High-Density Multi-Unit Layout:** Multi-tiered inventory (Studios and 1BRs) caters to diverse tenant demographics, ensuring maximum occupancy rates and optimized rental yields.
- **Independent Metering & Operational Efficiency:** Individual power meters and internet routers minimize owner overhead costs, enabling seamless direct billing to tenants or rental management systems.
- **Conversion & Expansion Potential:** Existing housekeeping quarters offer potential for conversion into a front office reception or guest concierge, enhancing boutique hotel operations subject to approvals.

? **Asking Price:** IDR 10,200,000,000

? Modern 6-unit, 3-story apartment building (380 sqm area) with rooftop pool, HGB title, Red Zone status, and independent metering in Jl. Goa Gong, Jimbaran Ungasan.

? **Interested in this property?** Contact us to inspect title documents, review operational financial projections, or schedule a private site viewing.

Date Created

2026/10/28

Author

mila