

54838 – 2 Bedroom Ultra-Modern Villa and Commercial Property in Lodtunduh, Ubud

Description

? **Location:** Lodtunduh, Ubud, Gianyar, Bali *(70 meters from Main Lodtunduh Road, 7 minutes to Bebek Bengil, 10 minutes to Sacred Monkey Forest)*

An outstanding high-grade commercial and residential investment opportunity situated in the heart of Ubud's primary tourism and business corridor. Designed by renowned Balinese architectural firm **GAP Project**, this ultra-modern turnkey property seamlessly blends private luxury living with commercial flexibility. Set upon a **425 sqm Freehold (SHM) plot** with a **117 sqm building area** across two levels plus a private rooftop, the structure features full-glass floor-to-ceiling facades enriched with local timber and natural Balinese stone accents. Uniquely backed by a rare **Commercial Building Permit (IMB for Office & Trade Use)**—a legal classification that is exceptionally difficult to obtain in the Ubud region—this 2-bedroom asset is fully primed for immediate operation as a corporate headquarters, boutique gallery, upscale cafe, or private lifestyle estate.

Property Specifications & Amenities

- **Total Land Area:** 425 sqm (Freehold Certificate / SHM)
- **Building Area:** 117 sqm (Per IMB permit)
- **Building Configuration:** 2 Stories + 1 Elevated Rooftop Area
- **Bedrooms & Bathrooms:** 2 Bedrooms & 2 Bathrooms
- **Multifunctional Spaces:** Open-plan flexible layouts on both 1st and 2nd floors *(ideal for office setups, cafe seating, or social lounges)*
- **Inclusions:** Sold **Fully Furnished** *(Includes 5 AC units, 55-inch TV, fully equipped kitchen, bar counter, meeting table & benches, and 2nd-floor office workstation setup; excludes personal artwork)*
- **Utilities:** 5,500 Watt electrical capacity & Submersible deep-well water pump
- **Architectural Design:** Ultra-Modern design by GAP Project *(Full-glass facade, timber, and natural stone)*
- **Legal Status:** Freehold Certificate (SHM), Commercial Building Permit (IMB Office & Trade), and PBB tax records complete *(in hand, under personal ownership, and clear of any bank encumbrances)*

Transaction & Pricing Terms

- **Asking Price:** IDR 3,800,000,000 (3.8 Billion Rupiah) — *Negotiable*
- **Dual-Currency Equivalent:** Approx. **USD 237,500** *(calculated at ~IDR 16,000 / USD)*

Key Investment Advantages & Strategic Highlights

- **Rare Commercial IMB Permit (Office & Trade):** Legally authorizes foreign or domestic business entities (PT / PT PMA) to operate commercial activities on-site, eliminating typical licensing hurdles in Ubud.
- **Prime Proximity & Accessibility:** Located just 70 meters off Main Lodtunduh Street with short travel times to key regional destinations:
  - 7 Minutes to Bebek Bengil Ubud
  - 10 Minutes to Sacred Monkey Forest Sanctuary
  - 10 Minutes to Bali Zoo
  - 15 Minutes to Ubud Art Market (Central Ubud)
  - 40 Minutes to Sanur Beach Hub
  - Approx. 1 Hour to I Gusti Ngurah Rai International Airport
- **Turnkey Operational Asset:** Fully outfitted with high-end furnishings, office setups, and appliances, ensuring immediate occupancy or commercial leasing without capital delay.
- **Clean & Encumbrance-Free Legal Title:** All SHM, IMB, and PBB documents are verified, in hand, and clear of bank mortgages or third-party disputes.

? **Asking Price:** IDR 3,800,000,000 (Negotiable, direct with Owner) *(Approx. USD 237,500)*

? Ultra-modern 2-BR, 2-storey + rooftop building (117 sqm LB / 425 sqm SHM land) with Commercial Office/Trade IMB in Lodtunduh, Ubud.

? **Interested in this property?** Contact us to review the SHM title and commercial IMB permits, inspect the full inventory list, or schedule a private site viewing.

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